

# CHURCH ESTATE

England & Wales · Charity number 254896

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1968-01-30

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

## Contact

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**Address** 58 Brinkinfield Road  
Chalgrove  
Oxford  
OX44 7QX

**Phone** 01865890392

## Activities

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**Objects:** THE REPAIR,IMPROVEMENT AND MAINTENANCE OF THE FABRIC AND FURNITURE OF THE PARISH CHURCH OF CHALGROVE AND THE MAINTENANCE OF THE SERVICES THEREOF

**Activities:** Managing and Receiving Income from Properties and Investments

## Classification

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

## Geography

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- **Area of benefit:** THE ECCLESIASTICAL PARISH OF CHALGROVE
- Oxfordshire

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-12-31 | £84,710 | £61,311     | -      | -         |
| 2024-12-31 | £70,147 | £65,087     | -      | -         |
| 2023-12-31 | £86,595 | £63,284     | -      | -         |
| 2022-12-31 | £65,084 | £44,255     | -      | -         |
| 2021-12-31 | £55,879 | £37,175     | -      | -         |
| 2020-12-31 | £56,417 | £37,334     | -      | -         |

## Trustees

| Name                     | Role  | Appointed  |
|--------------------------|-------|------------|
| <b>Rev Michael Lakey</b> | Chair | 2019-09-12 |
| Alexander Daniel Tong    |       | 2026-05-20 |
| Andrew James White       |       | 2026-05-18 |
| Jane Reeve               |       | 2021-07-15 |
| Mark Wasmuth             |       | 2024-01-28 |
| Robert John Hines        |       | 2025-07-19 |
| SARAH WATSON BROWN       |       | 2021-01-19 |

**CHURCH ESTATE**

England & Wales - Charity number 254896

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# Accounts

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# Trustees' annual report for the period



CHARITY COMMISSION  
FOR ENGLAND AND WALES

From: 1 January 2025 To: 31 December 2025

Charity name: The Church Estate, Chalgrove

Charity registration number: 254896

Company number: Not Applicable

## Objectives and Activities

|  | SORP reference     |  |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document  | Para 1.17          | The charity's objects are the repair, improvement and maintenance of the fabric and furniture of the Parish Church of Chalgrove and the maintenance of the services thereof.   |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19 | <p>The fixed asset investments of the charity are held as endowment funds.</p> <p>The policies adopted in furtherance of these objects are generating income for the charity's investments and making grants to the Parochial Church Council of Chalgrove Parish Church and there has been no change in these during the year.</p> <p>The charity continues to generate income through the rental of its investment properties. The income is applied to achieve the objects of the charity by way of providing photocopying facilities to support services, and grants to the Parochial Church Council for the maintenance of the fabric of the church.</p> |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit.  | Para 1.18          | The Trustees have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.   |

## Additional information (optional)

You may choose to include further statements where relevant about:

|  | SORP reference |  |
|--|----------------|--|
| Policy on grant making   | Para 1.38      |  |
| Policy on social investment including program related investment | Para 1.38      |  |
| Contribution made by volunteers                                  | Para 1.38      |  |
| Other  |                |  |

## Achievements and Performance

|   | SORP reference |   |
|---|----------------|---|
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20      | <p>The charity met five times during the year.</p> <p>The Trustees continued discussions with their agents, Carter Jonas LLP, regarding the 2022 &amp; 2025 rent reviews under the Lease for the Red Lion.</p> <p>The Trustees continued their review of the Trust Schemes, together with their review of the property held in the permanent endowment. The Trustees sought legal advice on their powers to purchase/sell permanent endowment property to ensure a well-balanced portfolio.</p> <p>The Trustees determined to sell the Church Cottage properties and to retain any proceeds in the permanent endowment as alternative property or financial investments. The Trustees agreed to appoint a Designated Adviser as the first step in this process.</p> <p>The Trustees continued to support the Parochial Church Council of St Mary's Church, Chalgrove with the maintenance of the fabric and services. A new Discretionary Spend Grant Request Form was implemented to improve the procedure for obtaining a grant for discretionary items of expenditure over £250.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|  | SORP reference |  |
|--|----------------|--|
| Achievements against objectives set                          | Para 1.41      |  |
| Performance of fundraising activities against objectives set | Para 1.41      |  |
| Investment performance against objectives                    | Para 1.41      |  |
| Other  |                |  |

## Financial Review

|  | <b>SORP reference</b> |   |
|--|-----------------------|---|
| Review of the charity's financial position at the end of the period              | Para 1.21             | <p>The charity continues to accumulate funds through careful investment and management of its properties enabling it to make grants to the Parochial Church Council of Chalgrove Parish Church.</p> <p>Mindful of the economic situation and the financial implications for this charity all monies are placed on deposit and invested carefully with the Central Board of Finance for the Church of England.</p> |
| Statement explaining the policy for holding reserves stating why they are held   | Para 1.22             | <p>As a grant making charity with reasonably predictable income sources, the trustees consider that the current level of unrestricted reserves is sufficient for winding up of the charity.</p> <p>A reserve fund (Extraordinary Repair Fund) is maintained for the purpose of providing for the extraordinary repair, improvement extension or rebuilding of the Parish Church of Chalgrove.</p>                 |
| Amount of reserves held  | Para 1.22             | £6,296.62   |
| Reasons for holding zero reserves  | Para 1.22             |   |
| Details of fund materially in deficit  | Para 1.24             |   |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23             |   |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | <b>SORP reference</b> |  |
|---|-----------------------|--|
| The charity's principal sources of funds (including any fundraising)            | Para 1.47             |  |
| Investment policy and objectives including any social investment policy adopted | Para 1.46             |  |
| A description of the principal risks facing the charity                         | Para 1.46             |  |
| Other   |                       |  |

## Structure, Governance and Management

| Description of charity's trusts:  | SORP reference |   |
|---|----------------|---|
| Type of governing document: eg trust deed, memorandum and articles of association etc.  | Para 1.25      | The charity was established by a charitable trust deed on 29 March 1887 as varied by a Scheme of 15 May 1967 and 22 August 1990.  |
| How is the charity constituted? eg limited company, unincorporated association, CIO   | Para 1.25      | Trust   |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25      | <p>The trust deed stipulates seven trustees comprising three ex officio trustees, two nominative trustees and two co-optative trustees.</p> <p>The Vicar and Churchwardens of Chalgrove Parish Church are ex-officio trustees.</p> <p>The Nominative trustees are appointed by the Parochial Church Council of Chalgrove Parish Church.</p> <p>The Co-optative trustees are appointed by the other trustees.</p> <p>Co-optative trustees serve for five years and the other trustees for four years respectively.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | SORP reference |  |
|---|----------------|--|
| Policies and procedures adopted for the induction and training of trustees                | Para 1.51      | <p>On appointment trustees sign a declaration of acceptance and willingness to act in the trust of the Charity in the Minute Book. Copies of the trust deeds are provided.</p> <p>Trustee induction is an informal process with serving trustees explaining the background, relevant issues, risk factors and financial position to incoming trustees.</p> |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51      | <p>The Charity is managed by the Board of Trustees who meet at least four times during the year.</p> <p>The Trustees delegate the day to day management of the rental properties to letting agents Carter Jonas LLP.</p>   |
| Relationship with any related parties   | Para 1.51      |  |
| Other   |                | The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems and procedures are in place to mitigate exposure to those risks.   |

## Reference and Administrative Details

|                             |  |
|-----------------------------|--|
| Charity name                | The Church Estate, Chalgrove                                   |
| Other name the charity uses | Chalgrove Church Estate  |
| Registered charity number   | 254896   |
| Charity's principal address | The Vicarage, 58 Brinkinfield Road, Chalgrove, Oxford OX44 7QX |

### Names of the charity trustees who manage the charity

|    | Trustee name           | Office (if any) | Dates acted if not for whole year                  | Name of person (or body) entitled to appoint trustee (if any) |
|----|------------------------|-----------------|--|---|
| 1  | Reverend Michael Lakey | Chairman        | N/A  |   |
| 2  | Mrs S W Brown          | Secretary       | 01/01/2025 – 18/01/2025<br>01/02/2025 – 31/12/2025 |   |
| 3  | Mr M Wasmuth           | Treasurer       | N/A  |   |
| 4  | Mrs P Hunt             |                 | N/A  |   |
| 6  | Mrs J Reeve            |                 | N/A  |   |
| 7  | Mr B Spicer            |                 | 01/01/2025 – 08/07/2025                            |   |
| 8  | Mr M Jacques           |                 | 01/01/2025 – 01/02/2025                            |   |
| 9  | Mr R Hines             |                 | 19/07/2025 – 31/12/2025                            |   |
| 10 |                        |                 |  |   |
| 11 |                        |                 |  |   |
| 12 |                        |                 |  |   |

**Reference and Administrative Details****(cont)**

Corporate trustees – names of the directors at the date the report was approved

| Director name |  |
|---------------|--|
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |

Name of trustees holding title to property belonging to the charity

| Trustee name | Dates acted if not for whole year |
|--------------|-----------------------------------|
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |

## Funds held as custodian trustees on behalf of others

|   |   |
|---|---|
| Description of the assets held in this capacity   | The charity holds funds of £66.59 as custodian for the Chalgrove Ecclesiastical Charity.<br>Since 12 December 2025, this charity has been exempted from the requirement to register as a charity with the Charity Commission for England and Wales. |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | The Chalgrove Ecclesiastical Charity receives income from investments and expends on services for sermons and holy communion.   |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets                         | The funds are invested in the CBF Church of England Investment Fund.  |

### Additional information (optional)

#### Names and addresses of advisers (optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|                 |      |         |
|                 |      |         |
|                 |      |         |
|                 |      |         |

#### Name of chief executive or names of senior staff members (optional information)

### Exemptions from disclosure

Reason for non-disclosure of key personnel details

### Other optional information

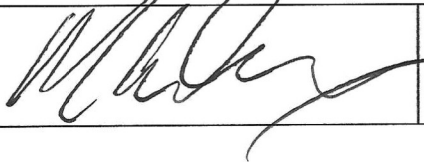
## Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

**Signed on behalf of the charity's trustees/directors**

Signature(s)

|  |  |
|--|--|
|  |  |
|--|--|

Full name(s)

|                        |  |
|------------------------|--|
| Reverend Michael Lakey |  |
|------------------------|--|

Position (for example Secretary,  
Chair, etc.)

|                   |  |
|-------------------|--|
| Trustee, Chairman |  |
|-------------------|--|

Date

|                           |
|---------------------------|
| 27 <sup>th</sup> May 2026 |
|---------------------------|



CHARITY COMMISSION  
FOR ENGLAND AND WALES

The Church Estate, Chalgrove

254896

## Receipts and payments accounts

CC16a

|                        |              |    |               |
|------------------------|--------------|----|---------------|
| For the period<br>from | 1st Jan 2025 | To | 31st Dec 2025 |
|------------------------|--------------|----|---------------|

### Section A Receipts and payments

|   | Unrestricted<br>funds<br>to the nearest<br>£ | Restricted<br>funds<br>to the nearest £ | Endowment<br>funds<br>to the nearest £ | Total funds<br>to the nearest £ | Last year<br>to the nearest £ |
|---|--|---|--|---------------------------------|-------------------------------|
| <b>A1 Receipts</b>                                    |  |   |  |                                 |                               |
| Donations and gifts                                   | -  | -                                       | -                                      | -                               | -                             |
| Interest income                                       | 4,597  | -                                       | -                                      | 4,597                           | 1,859                         |
| Dividend income                                       | 4,028  | -                                       | -                                      | 4,028                           | 3,934                         |
| Rental income   | 76,085                                       | -                                       | -                                      | 76,085                          | 64,354                        |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
| <b>Sub total (Gross income for AR)</b>                | <b>84,710</b>                                | <b>-</b>                                | <b>-</b>                               | <b>84,710</b>                   | <b>70,147</b>                 |
| <b>A2 Asset and investment sales, (see table).</b>    |  |   |  |                                 |                               |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
| <b>Sub total</b>                                      | <b>-</b>                                     | <b>-</b>                                | <b>-</b>                               | <b>-</b>                        | <b>-</b>                      |
| <b>Total receipts</b>                                 | <b>84,710</b>                                | <b>-</b>                                | <b>-</b>                               | <b>84,710</b>                   | <b>70,147</b>                 |
| <b>A3 Payments</b>                                    |  |   |  |                                 |                               |
| Management costs                                      | 21,495                                       | -                                       | -                                      | 21,495                          | 41,760                        |
| Grant funding of activities                           | 34,782                                       | -                                       | -                                      | 34,782                          | 22,907                        |
| Governance Costs                                      | 5,034  | -                                       | -                                      | 5,034                           | 420                           |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
| <b>Sub total</b>                                      | <b>61,311</b>                                | <b>-</b>                                | <b>-</b>                               | <b>61,311</b>                   | <b>65,087</b>                 |
| <b>A4 Asset and investment purchases. (see table)</b> |  |   |  |                                 |                               |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
| <b>Sub total</b>                                      | <b>-</b>                                     | <b>-</b>                                | <b>-</b>                               | <b>-</b>                        | <b>-</b>                      |
| <b>Total payments</b>                                 | <b>61,311</b>                                | <b>-</b>                                | <b>-</b>                               | <b>61,311</b>                   | <b>65,087</b>                 |
| <b>Net of receipts/(payments)</b>                     | <b>23,399</b>                                | <b>-</b>                                | <b>-</b>                               | <b>23,399</b>                   | <b>5,060</b>                  |
| A5 Transfers between funds                            | -  | -                                       | -                                      | -                               | -                             |
| A6 Cash funds last year end                           | 123,665                                      | -                                       | -                                      | 123,665                         | 118,605                       |
| <b>Cash funds this year end</b>                       | <b>147,064</b>                               | <b>-</b>                                | <b>-</b>                               | <b>147,064</b>                  | <b>123,665</b>                |

# Section B Statement of assets and liabilities at the end of the period

| Categories           | Details   | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>to nearest £ |
|----------------------|---|------------------------------------|----------------------------------|---------------------------------|
| <b>B1 Cash funds</b> | Main Account  | 29,339                             | -                                | -                               |
|                      | Less cheques written in current year but not cleared/ changed amount in retainer held by Carter Jonas | 180                                | -                                | -                               |
|                      | Deposit account   | 117,905                            | -                                | -                               |
|                      | <b>Total cash funds</b>   | <b>147,064</b>                     | <b>-</b>                         | <b>-</b>                        |
|                      | (agree balances with receipts and payments account(s))  | OK                                 | OK                               | OK                              |

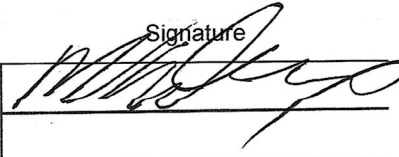
| Categories                      | Details  | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>to nearest £ |
|---------------------------------|--|------------------------------------|----------------------------------|---------------------------------|
| <b>B2 Other monetary assets</b> | Retainer held by Carter Jonas (usually set at £1000) | 820                                | -                                | -                               |
|                                 | Retainer held by Carter Jonas for Red Lion           | 7,500                              | -                                | -                               |
|                                 |  | -                                  | -                                | -                               |
|                                 |  | -                                  | -                                | -                               |
|                                 |  | -                                  | -                                | -                               |
|                                 |  | -                                  | -                                | -                               |

| Categories                  | Details               | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|-----------------------------|-----------------------|-----------------------------|-----------------|--------------------------|
| <b>B3 Investment assets</b> | Investment properties | Endowment                   | -               | 1,015,000                |
|                             | Shareholdings         | Endowment                   | -               | 145,480                  |
|                             |                       |                             | -               | -                        |
|                             |                       |                             | -               | -                        |
|                             |                       |                             | -               | -                        |

| Categories  | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|---|---------|-----------------------------|-----------------|--------------------------|
| <b>B4 Assets retained for the charity's own use</b> |         |                             | -               | -                        |
|   |         |                             | -               | -                        |
|   |         |                             | -               | -                        |
|   |         |                             | -               | -                        |
|   |         |                             | -               | -                        |
|   |         |                             | -               | -                        |
|   |         |                             | -               | -                        |
|   |         |                             | -               | -                        |
|   |         |                             | -               | -                        |
|   |         |                             | -               | -                        |

| Categories            | Details | Fund to which liability relates | Amount due (optional) | When due (optional) |
|-----------------------|---------|---------------------------------|-----------------------|---------------------|
| <b>B5 Liabilities</b> |         |                                 | -                     |                     |
|                       |         |                                 | -                     |                     |
|                       |         |                                 | -                     |                     |
|                       |         |                                 | -                     |                     |
|                       |         |                                 | -                     |                     |

Signed by one or two trustees on behalf of all the trustees

|  |                       |                               |
|--|-----------------------|-------------------------------|
| Signature<br> | Print Name<br>M LAKEY | Date of approval<br>27/5/2026 |
|--|-----------------------|-------------------------------|



**Section A**

**Independent Examiner's Report**

|   |                                |  |
|---|--------------------------------|--|
| <b>Report to the trustees/<br/>members of</b>                                     |                                |  |
| Charity Name<br>The Church Estate, Chalgrove                                      |                                |  |
| <b>On accounts for the year<br/>ended</b>   | <b>Charity no<br/>(if any)</b> |  |
| 31 <sup>st</sup> December 2025  | 254896                         |  |
| <b>Set out on pages</b>   |                                |  |
| 1-2<br><small>(remember to include the page numbers of additional sheets)</small> |                                |  |

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:** A Jacobs **Date:** 23/03/2026

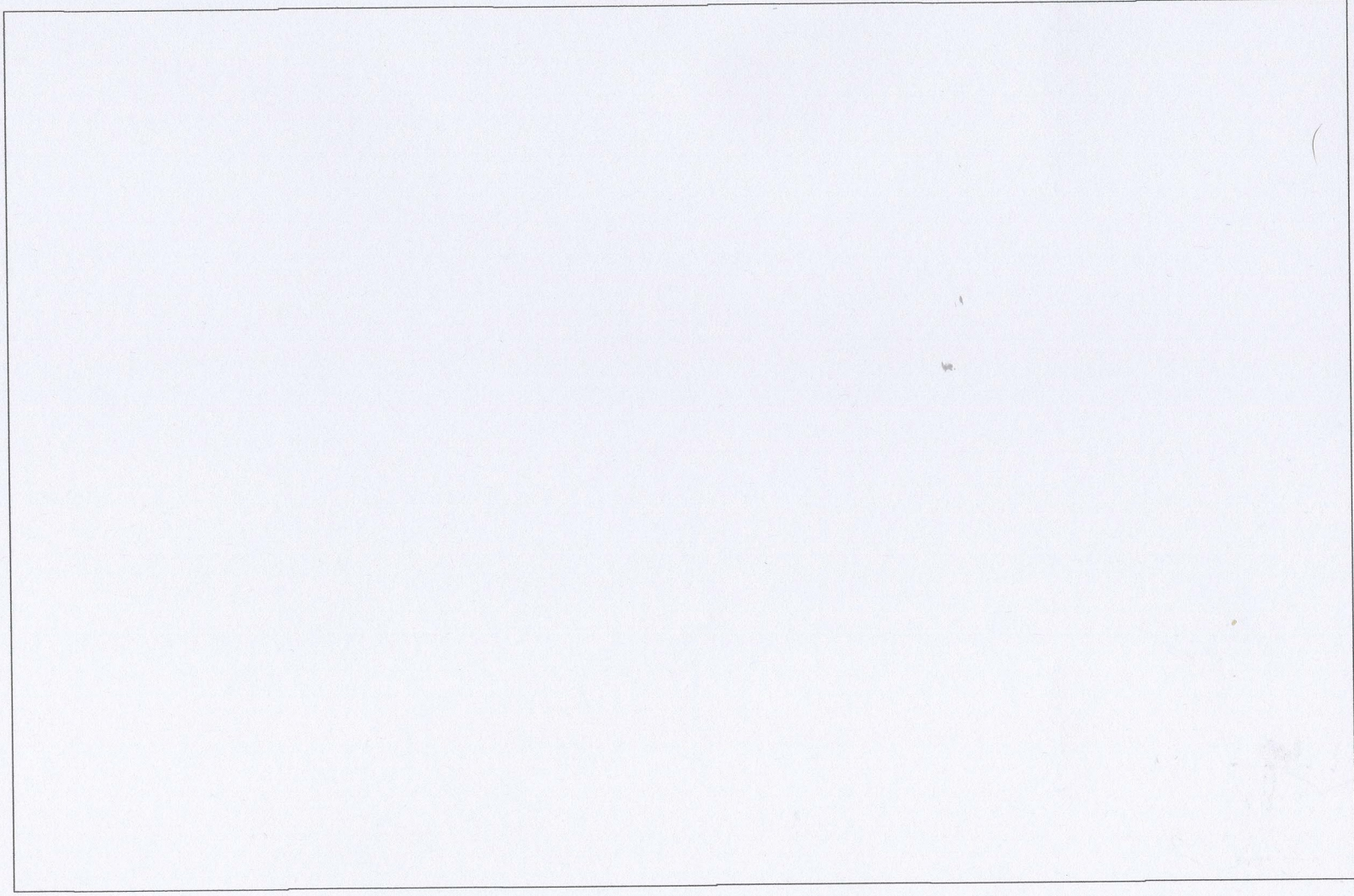
**Name:** Anne-Marie Eleanor Jacobs

**Relevant professional  
qualification(s) or body  
(if any):**

**Address:**  
11 Chibnall Close, Chalgrove, OX44 7SD

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**



**CHURCH ESTATE**

England & Wales - Charity number 254896

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# Accounts

---

# Trustees' annual report for the period



CHARITY COMMISSION  
FOR ENGLAND AND WALES

From: 1 January 2024 To: 31 December 2024

Charity name: The Church Estate, Chalgrove

Charity registration number: 254896

Company number: Not Applicable

## Objectives and Activities

|  | SORP reference     |  |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document  | Para 1.17          | The charity's objects are the repair, improvement and maintenance of the fabric and furniture of the Parish Church of Chalgrove and the maintenance of the services thereof.   |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19 | <p>The fixed asset investments of the charity are held as endowment funds.</p> <p>The policies adopted in furtherance of these objects are generating income for the charity's investments and making grants to the Parochial Church Council of Chalgrove Parish Church and there has been no change in these during the year.</p> <p>The charity continues to generate income through the rental of its investment properties. The income is applied to achieve the objects of the charity by way of providing photocopying facilities to support services, and grants to the Parochial Church Council for the maintenance of the fabric of the church.</p> |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit.  | Para 1.18          | The Trustees have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.   |

## Additional information (optional)

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|  | SORP reference |  |
|--|----------------|--|
| Policy on grant making   | Para 1.38      |  |
| Policy on social investment including program related investment | Para 1.38      |  |
| Contribution made by volunteers                                  | Para 1.38      |  |
| Other  |                |  |

## Achievements and Performance

|   | <b>SORP reference</b> |  |
|---|-----------------------|--|
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20             | <p>The charity met five times during the year.</p> <p>The Trustees continued discussions with their agents, Carter Jonas LLP, regarding the 2022 rent review under the lease for The Red Lion, together with commencing the 2025 rent review.</p> <p>Discussions were held during the year regarding the maintenance of the Church Cottage properties, especially No 6 which may require some extensive repairs to the gable wall.</p> <p>The Trustees closed the NatWest bank account and transferred funds to CAF bank, an online banking system</p> <p>The Trustees have commenced a review of the Trust Schemes, together with an associated review of the property held in the permanent endowment.</p> <p>The Trustees continued to support the Parochial Church Council of St. Mary's Church, Chalgrove with the maintenance of the fabric and services, including the update of a virtual tour app for use in Saint Mary's Church.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|  | <b>SORP reference</b> |  |
|--|-----------------------|--|
| Achievements against objectives set                          | Para 1.41             |  |
| Performance of fundraising activities against objectives set | Para 1.41             |  |
| Investment performance against objectives                    | Para 1.41             |  |
| Other  |                       |  |

## Financial Review

|  | <b>SORP reference</b> |   |
|--|-----------------------|---|
| Review of the charity's financial position at the end of the period              | Para 1.21             | <p>The charity continues to accumulate funds through careful investment and management of its properties enabling it to make grants to the Parochial Church Council of Chalgrove Parish Church.</p> <p>Mindful of the economic situation and the financial implications for this charity all monies are placed on deposit and invested carefully with the Central Board of Finance for the Church of England.</p> |
| Statement explaining the policy for holding reserves stating why they are held   | Para 1.22             | <p>As a grant making charity with reasonably predictable income sources, the trustees consider that the current level of unrestricted reserves is sufficient for winding up of the charity.</p> <p>A reserve fund (Extraordinary Repair Fund) is maintained for the purpose of providing for the extraordinary repair, improvement extension or rebuilding of the Parish Church of Chalgrove.</p>                 |
| Amount of reserves held  | Para 1.22             | £6,370.99   |
| Reasons for holding zero reserves  | Para 1.22             |   |
| Details of fund materially in deficit  | Para 1.24             |   |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23             |   |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | <b>SORP reference</b> |  |
|---|-----------------------|--|
| The charity's principal sources of funds (including any fundraising)            | Para 1.47             |  |
| Investment policy and objectives including any social investment policy adopted | Para 1.46             |  |
| A description of the principal risks facing the charity                         | Para 1.46             |  |
| Other   |                       |  |

## Structure, Governance and Management

| Description of charity's trusts:  | SORP reference |   |
|---|----------------|---|
| Type of governing document: eg trust deed, memorandum and articles of association etc.  | Para 1.25      | The charity was established by a charitable trust deed on 29 March 1887 as varied by a Scheme of 15 May 1967 and 22 August 1990.  |
| How is the charity constituted? eg limited company, unincorporated association, CIO   | Para 1.25      | Trust   |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25      | <p>The trust deed stipulates seven trustees comprising three ex officio trustees, two nominative trustees and two co-optative trustees.</p> <p>The Vicar and Churchwardens of Chalgrove Parish Church are ex-officio trustees.</p> <p>The Nominative trustees are appointed by the Parochial Church Council of Chalgrove Parish Church.</p> <p>The Co-optative trustees are appointed by the other trustees.</p> <p>Co-optative trustees serve for five years and the other trustees for four years respectively.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | SORP reference |  |
|---|----------------|--|
| Policies and procedures adopted for the induction and training of trustees                | Para 1.51      | <p>On appointment trustees sign a declaration of acceptance and willingness to act in the trust of the Charity in the Minute Book. Copies of the trust deeds are provided.</p> <p>Trustee induction is an informal process with serving trustees explaining the background, relevant issues, risk factors and financial position to incoming trustees.</p> |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51      | <p>The Charity is managed by the Board of Trustees who meet at least four times during the year.</p> <p>The Trustees delegate the day to day management of the rental properties to letting agents Carter Jonas LLP.</p>   |
| Relationship with any related parties   | Para 1.51      |  |
| Other   |                | The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems and procedures are in place to mitigate exposure to those risks.   |

## Reference and Administrative Details

|                             |  |
|-----------------------------|--|
| Charity name                | The Church Estate, Chalgrove                                   |
| Other name the charity uses | Chalgrove Church Estate  |
| Registered charity number   | 254896   |
| Charity's principal address | The Vicarage, 58 Brinkinfield Road, Chalgrove, Oxford OX44 7QX |

### Names of the charity trustees who manage the charity

|    | Trustee name           | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|------------------------|-----------------|-----------------------------------|---|
| 1  | Reverend Michael Lakey | Chairman        | N/A                               |   |
| 2  | Mrs S W Brown          | Secretary       | N/A                               |   |
| 3  | Mrs P Hunt             |                 | N/A                               |   |
| 4  | Mr B Spicer            |                 | N/A                               |   |
| 5  | Mrs J Reeves           |                 | N/A                               |   |
| 6  | Mr Mark Wasmuth        | Treasurer       | N/A                               |   |
| 7  | Mr Michael Jacques     |                 | N/A                               |   |
| 8  |                        |                 |                                   |   |
| 9  |                        |                 |                                   |   |
| 10 |                        |                 |                                   |   |
| 11 |                        |                 |                                   |   |

**Reference and Administrative Details****(cont)**

Corporate trustees – names of the directors at the date the report was approved

| Director name |  |
|---------------|--|
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |

Name of trustees holding title to property belonging to the charity

| Trustee name | Dates acted if not for whole year |
|--------------|-----------------------------------|
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |

## Funds held as custodian trustees on behalf of others

|   |   |
|---|---|
| Description of the assets held in this capacity   | The charity holds funds of £69.37 as custodian for the Chalgrove Ecclesiastical Charity, registered number 275431.            |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | The Chalgrove Ecclesiastical Charity receives income from investments and expends on services for sermons and holy communion. |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets                         | The funds are invested in the CBF Church of England Investment Fund.  |

### Additional information (optional)

#### Names and addresses of advisers (optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|                 |      |         |
|                 |      |         |
|                 |      |         |
|                 |      |         |

#### Name of chief executive or names of senior staff members (optional information)

|  |
|--|
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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

|  |
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### Other optional information

|  |
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## Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

**Signed on behalf of the charity's trustees/directors**

Signature(s)



Full name(s)

Reverend Michael Lakey

Position (for example Secretary,  
Chair, etc.)

Trustee, Chairman

Date

5-4-2025



CHARITY COMMISSION  
FOR ENGLAND AND WALES

The Church Estate, Chalgrove

254896

## Receipts and payments accounts

CC16a

For the period  
from

1st Jan 2024

To

31st Dec 2024

### Section A Receipts and payments

|   | Unrestricted<br>funds<br>to the nearest<br>£ | Restricted<br>funds<br>to the nearest £ | Endowment<br>funds<br>to the nearest £ | Total funds<br>to the nearest £ | Last year<br>to the nearest £ |
|---|--|---|--|---------------------------------|-------------------------------|
| <b>A1 Receipts</b>                                    |  |   |  |                                 |                               |
| Donations and gifts                                   | -  | -                                       | -                                      | -                               | 27                            |
| Interest income                                       | 1,859  | -                                       | -                                      | 1,859                           | 1,769                         |
| Dividend income                                       | 3,934  | -                                       | -                                      | 3,934                           | 3,874                         |
| Rental income   | 64,354                                       | -                                       | -                                      | 64,354                          | 80,925                        |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
| <b>Sub total (Gross income for AR)</b>                | <b>70,147</b>                                | <b>-</b>                                | <b>-</b>                               | <b>70,147</b>                   | <b>86,595</b>                 |
| <b>A2 Asset and investment sales, (see table).</b>    |  |   |  |                                 |                               |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
| <b>Sub total</b>                                      | <b>-</b>                                     | <b>-</b>                                | <b>-</b>                               | <b>-</b>                        | <b>-</b>                      |
| <b>Total receipts</b>                                 | <b>70,147</b>                                | <b>-</b>                                | <b>-</b>                               | <b>70,147</b>                   | <b>86,595</b>                 |
| <b>A3 Payments</b>                                    |  |   |  |                                 |                               |
| Management costs                                      | 41,760                                       | -                                       | -                                      | 41,760                          | 43,757                        |
| Grant funding of activities                           | 22,907                                       | -                                       | -                                      | 22,907                          | 19,122                        |
| Governance Costs                                      | 420  | -                                       | -                                      | 420                             | 405                           |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
| <b>Sub total</b>                                      | <b>65,087</b>                                | <b>-</b>                                | <b>-</b>                               | <b>65,087</b>                   | <b>63,284</b>                 |
| <b>A4 Asset and investment purchases, (see table)</b> |  |   |  |                                 |                               |
|   | -  | -                                       | -                                      | -                               | -                             |
|   | -  | -                                       | -                                      | -                               | -                             |
| <b>Sub total</b>                                      | <b>-</b>                                     | <b>-</b>                                | <b>-</b>                               | <b>-</b>                        | <b>-</b>                      |
| <b>Total payments</b>                                 | <b>65,087</b>                                | <b>-</b>                                | <b>-</b>                               | <b>65,087</b>                   | <b>63,284</b>                 |
| <b>Net of receipts/(payments)</b>                     | <b>5,060</b>                                 | <b>-</b>                                | <b>-</b>                               | <b>5,060</b>                    | <b>23,311</b>                 |
| <b>A5 Transfers between funds</b>                     | <b>-</b>                                     | <b>-</b>                                | <b>-</b>                               | <b>-</b>                        | <b>-</b>                      |
| <b>A6 Cash funds last year end</b>                    | <b>118,605</b>                               | <b>-</b>                                | <b>-</b>                               | <b>118,605</b>                  | <b>95,294</b>                 |
| <b>Cash funds this year end</b>                       | <b>123,665</b>                               | <b>-</b>                                | <b>-</b>                               | <b>123,665</b>                  | <b>118,605</b>                |

## Section B Statement of assets and liabilities at the end of the period

| Categories  | Details  | Unrestricted funds<br>to nearest £     | Restricted funds<br>to nearest £     | Endowment funds<br>to nearest £     |
|---|--|--|--------------------------------------|-------------------------------------|
| <b>B1 Cash funds</b>  | Main Account   | 14,351                                 | -                                    | -                                   |
|   | Less cheques written in current year but not cleared   | -                                      | -                                    | -                                   |
|   | Deposit account  | 109,314                                | -                                    | -                                   |
|   | <b>Total cash funds</b>                                | <b>123,665</b>                         | <b>-</b>                             | <b>-</b>                            |
|   | (agree balances with receipts and payments account(s)) | OK                                     | OK                                   | OK                                  |
| <b>B2 Other monetary assets</b>                             | <b>Details</b>   | <b>Unrestricted funds to nearest £</b> | <b>Restricted funds to nearest £</b> | <b>Endowment funds to nearest £</b> |
|   | Retainer held by Carter Jones                          | 1,000                                  | -                                    | -                                   |
|   | Retainer held by Carter Jones for Red Lion             | 8,095                                  | -                                    | -                                   |
|   |  | -                                      | -                                    | -                                   |
|   |  | -                                      | -                                    | -                                   |
|   |  | -                                      | -                                    | -                                   |
| <b>B3 Investment assets</b>                                 | <b>Details</b>   | <b>Fund to which asset belongs</b>     | <b>Cost (optional)</b>               | <b>Current value (optional)</b>     |
|   | Investment properties                                  | Endowment                              | -                                    | 1,015,000                           |
|   | Shareholdings  | Endowment                              | -                                    | 151,350                             |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
| <b>B4 Assets retained for the charity's own use</b>         | <b>Details</b>   | <b>Fund to which asset belongs</b>     | <b>Cost (optional)</b>               | <b>Current value (optional)</b>     |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
| <b>B5 Liabilities</b>                                       | <b>Details</b>   | <b>Fund to which liability relates</b> | <b>Amount due (optional)</b>         | <b>When due (optional)</b>          |
|   |  |  | -                                    |                                     |
|   |  |  | -                                    |                                     |
|   |  |  | -                                    |                                     |
|   |  |  | -                                    |                                     |
| Signed by one or two trustees on behalf of all the trustees | Signature  | Print Name                             | Date of approval                     |                                     |
|   |  |  |                                      |                                     |



**Report to the trustees/  
members of**

Charity Name  
The Church Estate, Chalgrove

**On accounts for the year  
ended**

31<sup>st</sup> December 2024

**Charity no  
(if any)**

254896

**Set out on pages**

1-2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

**Signed:**

*A Jacobs*

**Date:**

26/02/2025

**Name:**

Anne-Marie Eleanor Jacobs

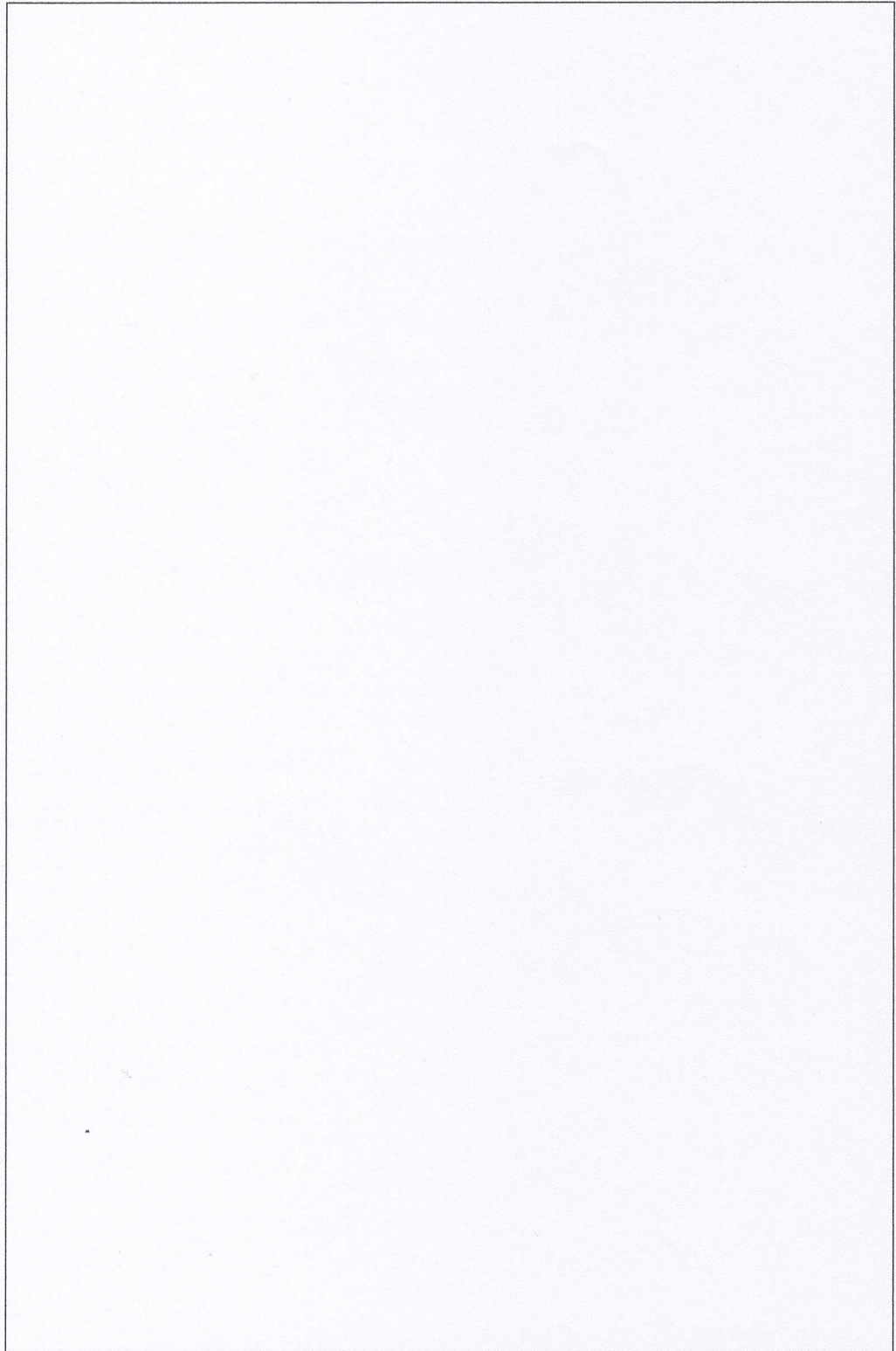
**Relevant professional  
qualification(s) or body  
(if any):**

**Address:**

11 Chibnall Close, Chalgrove, OX44 7SD

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**



**CHURCH ESTATE**

England & Wales - Charity number 254896

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# Accounts

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# Trustees' annual report for the period



CHARITY COMMISSION  
FOR ENGLAND AND WALES

From: 1 January 2023

To: 31 December 2023

Charity name:

The Church Estate, Chalgrove

Charity registration number:

254896

Company number:

Not Applicable

## Objectives and Activities

|  | SORP reference     |  |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document  | Para 1.17          | The charity's objects are the repair, improvement and maintenance of the fabric and furniture of the Parish Church of Chalgrove and the maintenance of the services thereof.   |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19 | <p>The fixed asset investments of the charity are held as endowment funds.</p> <p>The policies adopted in furtherance of these objects are generating income for the charity's investments and making grants to the Parochial Church Council of Chalgrove Parish Church and there has been no change in these during the year.</p> <p>The charity continues to generate income through the rental of its investment properties. The income is applied to achieve the objects of the charity by way of providing photocopying facilities to support services, and grants to the Parochial Church Council for the maintenance of the fabric of the church.</p> |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit.  | Para 1.18          | The Trustees have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.   |

## Additional information (optional)

You may choose to include further statements where relevant about:

|  | SORP reference |  |
|--|----------------|--|
| Policy on grant making   | Para 1.38      |  |
| Policy on social investment including program related investment | Para 1.38      |  |
| Contribution made by volunteers                                  | Para 1.38      |  |
| Other  |                |  |

| <b>Achievements and Performance</b>   |                       |   |
|---|-----------------------|---|
|   | <b>SORP reference</b> |   |
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20             | <p>The charity met five times during the year.</p> <p>The Trustees resolved the issues which had affected the tenants of the Red Lion because of the COVID-19 Pandemic, acting to protect the assets of the Trust.</p> <p>The Trustees formally recorded the rent reviews for 2016 &amp; 2019 and continued discussions with their agents, Carter Jonas LLP, regarding the 2022 rent review under the Lease for the Red Lion.</p> <p>The Trustees finalised new terms of business with their agents, Carter Jonas LLP, for the Church Cottage properties.</p> <p>The Trustees continued to support the parochial church council of St. Mary's Church, Chalgrove with the maintenance of the fabric and services. This included a grant (limited to £4,000) for the installation of a projector, screen and associated AV kit, conditional on the return of the grant if any additional funds were obtained and on the premise that the PCC would continue to look for additional funding where possible.</p> <p>Mrs. K. Mulcahy indicated her intention to resign at the end of her term on 12 December 2023 and the trustees identified Mr. M. Wasmuth as a replacement Co-optative Trustee and Treasurer.</p> |

### **Additional information (optional)**

You may choose to include further statements where relevant about:

|  | <b>SORP reference</b> |  |
|--|-----------------------|--|
| Achievements against objectives set                          | Para 1.41             |  |
| Performance of fundraising activities against objectives set | Para 1.41             |  |
| Investment performance against objectives                    | Para 1.41             |  |
| Other  |                       |  |

## Financial Review

### Additional information (optional)

|  | <b>SORP reference</b> |   |
|--|-----------------------|---|
| Review of the charity's financial position at the end of the period              | Para 1.21             | <p>The charity continues to accumulate funds through careful investment and management of its properties enabling it to make grants to the Parochial Church Council of Chalgrove Parish Church.</p> <p>Mindful of the economic situation and the financial implications for this charity all monies are placed on deposit and invested carefully with the Central Board of Finance for the Church of England.</p> |
| Statement explaining the policy for holding reserves stating why they are held   | Para 1.22             | <p>As a grant making charity with reasonably predictable income sources, the trustees consider that the current level of unrestricted reserves is sufficient for winding up of the charity.</p> <p>A reserve fund (Extraordinary Repair Fund) is maintained for the purpose of providing for the extraordinary repair, improvement extension or rebuilding of the Parish Church of Chalgrove.</p>                 |
| Amount of reserves held  | Para 1.22             | £6,061.55   |
| Reasons for holding zero reserves  | Para 1.22             |   |
| Details of fund materially in deficit  | Para 1.24             |   |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23             |   |

You may choose to include further statements where relevant about:

|   | <b>SORP reference</b> |  |
|---|-----------------------|--|
| The charity's principal sources of funds (including any fundraising)            | Para 1.47             |  |
| Investment policy and objectives including any social investment policy adopted | Para 1.46             |  |
| A description of the principal risks facing the charity                         | Para 1.46             |  |
| Other   |                       |  |

## Structure, Governance and Management

| Description of charity's trusts:  | SORP reference |   |
|---|----------------|---|
| Type of governing document: eg trust deed, memorandum and articles of association etc.  | Para 1.25      | The charity was established by a charitable trust deed on 29 March 1887 as varied by a Scheme of 15 May 1967 and 22 August 1990.  |
| How is the charity constituted? eg limited company, unincorporated association, CIO   | Para 1.25      | Trust   |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25      | <p>The trust deed stipulates seven trustees comprising three ex officio trustees, two nominative trustees and two co-optative trustees.</p> <p>The Vicar and Churchwardens of Chalgrove Parish Church are ex-officio trustees.</p> <p>The Nominative trustees are appointed by the Parochial Church Council of Chalgrove Parish Church.</p> <p>The Co-optative trustees are appointed by the other trustees.</p> <p>Co-optative trustees serve for five years and the other trustees for four years respectively.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | SORP reference |  |
|---|----------------|--|
| Policies and procedures adopted for the induction and training of trustees                | Para 1.51      | <p>On appointment trustees sign a declaration of acceptance and willingness to act in the trust of the Charity in the Minute Book. Copies of the trust deeds are provided.</p> <p>Trustee induction is an informal process with serving trustees explaining the background, relevant issues, risk factors and financial position to incoming trustees.</p> |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51      | <p>The Charity is managed by the Board of Trustees who meet at least four times during the year.</p> <p>The Trustees delegate the day to day management of the rental properties to letting agents Carter Jonas LLP.</p>   |
| Relationship with any related parties   | Para 1.51      |  |
| Other   |                | The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems and procedures are in place to mitigate exposure to those risks.   |

## Reference and Administrative Details

|                             |  |
|-----------------------------|--|
| Charity name                | The Church Estate, Chalgrove                                   |
| Other name the charity uses | Chalgrove Church Estate  |
| Registered charity number   | 254896   |
| Charity's principal address | The Vicarage, 58 Brinkinfield Road, Chalgrove, Oxford OX44 7QX |

### Names of the charity trustees who manage the charity

|    | Trustee name           | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|------------------------|-----------------|-----------------------------------|---|
| 1  | Reverend Michael Lakey | Chairman        | N/A                               |   |
| 2  | Mrs S W Brown          | Secretary       | N/A                               |   |
| 3  | Mrs P Hunt             |                 | N/A                               |   |
| 4  | Mrs K Mulcahy          |                 | 01.01.2023 – 12.12.2023           |   |
| 6  | Mr B Spicer            |                 | N/A                               |   |
| 7  | Mrs J Reeve            |                 | N/A                               |   |
| 8  |                        |                 |                                   |   |
| 9  |                        |                 |                                   |   |
| 10 |                        |                 |                                   |   |
| 11 |                        |                 |                                   |   |
| 12 |                        |                 |                                   |   |



## Funds held as custodian trustees on behalf of others

|   |   |
|---|---|
| Description of the assets held in this capacity   | The charity holds funds of £67.82 as custodian for the Chalgrove Ecclesiastical Charity, registered number 275431.            |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | The Chalgrove Ecclesiastical Charity receives income from investments and expends on services for sermons and holy communion. |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets                         | The funds are invested in the CBF Church of England Investment Fund.  |

### Additional information (optional)

#### Names and addresses of advisers (optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|                 |      |         |
|                 |      |         |
|                 |      |         |
|                 |      |         |

#### Name of chief executive or names of senior staff members (optional information)

|  |
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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

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|  |
|--|

### Other optional information

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## Funds held as custodian trustees on behalf of others

|   |   |
|---|---|
| Description of the assets held in this capacity   | The charity holds funds of £67.82 as custodian for the Chalgrove Ecclesiastical Charity, registered number 275431.            |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | The Chalgrove Ecclesiastical Charity receives income from investments and expends on services for sermons and holy communion. |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets                         | The funds are invested in the CBF Church of England Investment Fund.  |

### Additional information (optional)

#### Names and addresses of advisers (optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|                 |      |         |
|                 |      |         |
|                 |      |         |
|                 |      |         |

#### Name of chief executive or names of senior staff members (optional information)

|  |
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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

|  |
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### Other optional information

|  |
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## Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)



Full name(s)

Reverend Michael Lahey

Position (for example Secretary,  
Chair, etc.)

Trustee, Chairman

Date

26-06-2024



CHARITY COMMISSION  
FOR ENGLAND AND WALES

The Church Estate, Chalgrove

254896

## Receipts and payments accounts

CC16a

For the period  
from

1st Jan 2023

To

31st Dec 2023

### Section A Receipts and payments

|   | Unrestricted<br>funds<br>to the nearest<br>£ | Restricted<br>funds<br>to the nearest<br>£ | Endowment<br>funds<br>to the nearest<br>£ | Total funds<br>to the nearest<br>£ | Last year<br>to the nearest<br>£ |
|---|--|--|---|------------------------------------|----------------------------------|
| <b>A1 Receipts</b>                                    |  |  |   |                                    |                                  |
| Donations and gifts                                   | 27   | -  | -   | 27                                 | 6                                |
| Interest income                                       | 1,769  | -  | -   | 1,769                              | 475                              |
| Dividend income                                       | 3,874  | -  | -   | 3,874                              | 3,853                            |
| Rental income   | 80,925                                       | -  | -   | 80,925                             | 60,750                           |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
| <b>Sub total (Gross income for AR)</b>                | <b>86,595</b>                                | <b>-</b>                                   | <b>-</b>                                  | <b>86,595</b>                      | <b>65,084</b>                    |
| <b>A2 Asset and investment sales, (see table).</b>    |  |  |   |                                    |                                  |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
| <b>Sub total</b>                                      | <b>-</b>                                     | <b>-</b>                                   | <b>-</b>                                  | <b>-</b>                           | <b>-</b>                         |
| <b>Total receipts</b>                                 | <b>86,595</b>                                | <b>-</b>                                   | <b>-</b>                                  | <b>86,595</b>                      | <b>65,084</b>                    |
| <b>A3 Payments</b>                                    |  |  |   |                                    |                                  |
| Management costs                                      | 43,757                                       | -  | -   | 43,757                             | 22,100                           |
| Grant funding of activities                           | 19,122                                       | -  | -   | 19,122                             | 21,720                           |
| Governance Costs                                      | 405  | -  | -   | 405                                | 435                              |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
| <b>Sub total</b>                                      | <b>63,284</b>                                | <b>-</b>                                   | <b>-</b>                                  | <b>63,284</b>                      | <b>44,255</b>                    |
| <b>A4 Asset and investment purchases, (see table)</b> |  |  |   |                                    |                                  |
|   | -  | -  | -   | -                                  | -                                |
|   | -  | -  | -   | -                                  | -                                |
| <b>Sub total</b>                                      | <b>-</b>                                     | <b>-</b>                                   | <b>-</b>                                  | <b>-</b>                           | <b>-</b>                         |
| <b>Total payments</b>                                 | <b>63,284</b>                                | <b>-</b>                                   | <b>-</b>                                  | <b>63,284</b>                      | <b>44,255</b>                    |
| <b>Net of receipts/(payments)</b>                     | <b>23,311</b>                                | <b>-</b>                                   | <b>-</b>                                  | <b>23,311</b>                      | <b>20,829</b>                    |
| <b>A5 Transfers between funds</b>                     | <b>-</b>                                     | <b>-</b>                                   | <b>-</b>                                  | <b>-</b>                           | <b>-</b>                         |
| <b>A6 Cash funds last year end</b>                    | <b>95,294</b>                                | <b>-</b>                                   | <b>-</b>                                  | <b>95,294</b>                      | <b>74,465</b>                    |
| <b>Cash funds this year end</b>                       | <b>118,605</b>                               | <b>-</b>                                   | <b>-</b>                                  | <b>118,605</b>                     | <b>95,294</b>                    |

## Section B Statement of assets and liabilities at the end of the period

| Categories  | Details  | Unrestricted funds to nearest £        | Restricted funds to nearest £        | Endowment funds to nearest £        |
|---|--|--|--------------------------------------|-------------------------------------|
| <b>B1 Cash funds</b>  | Main Account   | 75,044                                 | -                                    | -                                   |
|   | Less cheques written in current year but not cleared   | -                                      | -                                    | -                                   |
|   | Deposit account  | 43,561                                 | -                                    | -                                   |
|   | <b>Total cash funds</b>                                | <b>118,605</b>                         | <b>-</b>                             | <b>-</b>                            |
|   | (agree balances with receipts and payments account(s)) | OK                                     | OK                                   | OK                                  |
| <b>B2 Other monetary assets</b>                             | <b>Details</b>   | <b>Unrestricted funds to nearest £</b> | <b>Restricted funds to nearest £</b> | <b>Endowment funds to nearest £</b> |
|   | Retainer held by Carter Jones                          | 1,000                                  | -                                    | -                                   |
|   |  | -                                      | -                                    | -                                   |
|   |  | -                                      | -                                    | -                                   |
|   |  | -                                      | -                                    | -                                   |
|   |  | -                                      | -                                    | -                                   |
| <b>B3 Investment assets</b>                                 | <b>Details</b>   | <b>Fund to which asset belongs</b>     | <b>Cost (optional)</b>               | <b>Current value (optional)</b>     |
|   | Investment properties                                  | Endowment                              | -                                    | 1,015,000                           |
|   | Shareholdings  | Endowment                              | -                                    | 147,797                             |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
| <b>B4 Assets retained for the charity's own use</b>         | <b>Details</b>   | <b>Fund to which asset belongs</b>     | <b>Cost (optional)</b>               | <b>Current value (optional)</b>     |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
|   |  |  | -                                    | -                                   |
| <b>B5 Liabilities</b>                                       | <b>Details</b>   | <b>Fund to which liability relates</b> | <b>Amount due (optional)</b>         | <b>When due (optional)</b>          |
|   |  |  | -                                    |                                     |
|   |  |  | -                                    |                                     |
|   |  |  | -                                    |                                     |
|   |  |  | -                                    |                                     |
| Signed by one or two trustees on behalf of all the trustees | Signature  | Print Name                             | Date of approval                     |                                     |
|   |  |  |                                      |                                     |



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name: The Church Estate, Chalgrove

On accounts for the year ended

31st December 2023 Charity no (if any) 254896

Set out on pages

1-2 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023.

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
• the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed: A Jacobs

Date: 11/03/2024

Name: ANNE-MARIE JACOBS

Relevant professional qualification(s) or body (if any):

Address:

11, CHIBNALL CLOSE, CHALGROVE, OX44 7SD

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

**CHURCH ESTATE**

England & Wales - Charity number 254896

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# Accounts

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# Trustees' annual report for the period



CHARITY COMMISSION  
FOR ENGLAND AND WALES

From: 1 January 2022 To: 31 December 2022

Charity name: The Church Estate, Chalgrove

Charity registration number: 254896

Company number: Not Applicable

## Objectives and Activities

|  | <b>SORP reference</b> |  |
|--|-----------------------|--|
| Summary of the purposes of the charity as set out in its governing document  | Para 1.17             | The charity's objects are the repair, improvement and maintenance of the fabric and furniture of the Parish Church of Chalgrove and the maintenance of the services thereof.   |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19    | <p>The fixed asset investments of the charity are held as endowment funds.</p> <p>The policies adopted in furtherance of these objects are generating income for the charity's investments and making grants to the Parochial Church Council of Chalgrove Parish Church and there has been no change in these during the year.</p> <p>The charity continues to generate income through the rental of its investment properties. The income is applied to achieve the objects of the charity by way of providing photocopying facilities to support services, and grants to the Parochial Church Council for the maintenance of the fabric of the church.</p> |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit.  | Para 1.18             | The Trustees have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.   |

## Additional information (optional)

You may choose to include further statements where relevant about:

|  | <b>SORP reference</b> |  |
|--|-----------------------|--|
| Policy on grant making   | Para 1.38             |  |
| Policy on social investment including program related investment | Para 1.38             |  |
| Contribution made by volunteers                                  | Para 1.38             |  |
| Other  |                       |  |

## Achievements and Performance

|   | <b>SORP reference</b> |  |
|---|-----------------------|--|
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20             | <p>The charity met 4 times during the year.</p> <p>The Trustees continued to address issues affecting tenants in light of the COVID-19 Pandemic and to act accordingly to protect the assets of the Trust.</p> <p>The Trustees continued discussions with their agents, Carter Jonas LLP, regarding the rent reviews under the Lease for the Red Lion.</p> <p>The Trustees continued to support the parochial church council of St Mary's Church, Chalgrove with the maintenance of the fabric and services.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|  | <b>SORP reference</b> |  |
|--|-----------------------|--|
| Achievements against objectives set                          | Para 1.41             |  |
| Performance of fundraising activities against objectives set | Para 1.41             |  |
| Investment performance against objectives                    | Para 1.41             |  |
| Other  |                       |  |

## Financial Review

|  | <b>SORP reference</b> |  |
|--|-----------------------|--|
|--|-----------------------|--|

|  |           |  |
|--|-----------|--|
| Review of the charity's financial position at the end of the period              | Para 1.21 | The charity continues to accumulate funds through careful investment and management of its properties enabling it to make grants to the Parochial Church Council of Chalgrove Parish Church.<br><br>Mindful of the economic situation and the financial implications for this charity all monies are placed on deposit and invested carefully with the Central Board of Finance for the Church of England. |
| Statement explaining the policy for holding reserves stating why they are held   | Para 1.22 | As a grant making charity with reasonably predictable income sources, the trustees consider that the current level of unrestricted reserves is sufficient for winding up of the charity.<br><br>A reserve fund (Extraordinary Repair Fund) is maintained for the purpose of providing for the extraordinary repair, improvement extension or rebuilding of the Parish Church of Chalgrove.                 |
| Amount of reserves held  | Para 1.22 | £5,384.90  |
| Reasons for holding zero reserves  | Para 1.22 |  |
| Details of fund materially in deficit  | Para 1.24 |  |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23 |  |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | <b>SORP reference</b> |  |
|---|-----------------------|--|
| The charity's principal sources of funds (including any fundraising)            | Para 1.47             |  |
| Investment policy and objectives including any social investment policy adopted | Para 1.46             |  |
| A description of the principal risks facing the charity                         | Para 1.46             |  |
| Other   |                       |  |

## Structure, Governance and Management

| Description of charity's trusts:  | SORP reference |   |
|---|----------------|---|
| Type of governing document: eg trust deed, memorandum and articles of association etc.  | Para 1.25      | The charity was established by a charitable trust deed on 29 March 1887 as varied by a Scheme of 15 May 1967 and 22 August 1990.  |
| How is the charity constituted? eg limited company, unincorporated association, CIO   | Para 1.25      | Trust   |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25      | <p>The trust deed stipulates seven trustees comprising three ex officio trustees, two nominative trustees and two co-optative trustees.</p> <p>The Vicar and Churchwardens of Chalgrove Parish Church are ex-officio trustees.</p> <p>The Nominative trustees are appointed by the Parochial Church Council of Chalgrove Parish Church.</p> <p>The Co-optative trustees are appointed by the other trustees.</p> <p>Co-optative trustees serve for five years and the other trustees for four years respectively.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | SORP reference |  |
|---|----------------|--|
| Policies and procedures adopted for the induction and training of trustees                | Para 1.51      | <p>On appointment trustees sign a declaration of acceptance and willingness to act in the trust of the Charity in the Minute Book. Copies of the trust deeds are provided.</p> <p>Trustee induction is an informal process with serving trustees explaining the background, relevant issues, risk factors and financial position to incoming trustees.</p> |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51      | <p>The Charity is managed by the Board of Trustees who meet at least four times during the year.</p> <p>The Trustees delegate the day to day management of the rental properties to letting agents Carter Jonas LLP.</p>   |
| Relationship with any related parties   | Para 1.51      |  |
| Other   |                | The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems and procedures are in place to mitigate exposure to those risks.   |

## Reference and Administrative Details

|                             |  |
|-----------------------------|--|
| Charity name                | The Church Estate, Chalgrove                                   |
| Other name the charity uses | Chalgrove Church Estate  |
| Registered charity number   | 254896   |
| Charity's principal address | The Vicarage, 58 Brinkinfield Road, Chalgrove, Oxford OX44 7QX |

### Names of the charity trustees who manage the charity

|    | Trustee name           | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|------------------------|-----------------|-----------------------------------|---|
| 1  | Reverend Michael Lakey | Chairman        | N/A                               |   |
| 2  | Mrs S W Brown          | Secretary       | N/A                               |   |
| 3  | Mrs P Hunt             |                 | N/A                               |   |
| 4  | Mr M Jacques           |                 | 01.01.2022 – 12.12.2022           |   |
| 5  | Mrs K Mulcahy          |                 | N/A                               |   |
| 6  | Mr B Spicer            |                 | N/A                               |   |
| 7  | Mrs J Reeve            |                 | N/A                               |   |
| 8  |                        |                 |                                   |   |
| 9  |                        |                 |                                   |   |
| 10 |                        |                 |                                   |   |
| 11 |                        |                 |                                   |   |
| 12 |                        |                 |                                   |   |

**Reference and Administrative Details****(cont)**

Corporate trustees – names of the directors at the date the report was approved

| Director name |  |
|---------------|--|
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |

Name of trustees holding title to property belonging to the charity

| Trustee name | Dates acted if not for whole year |
|--------------|-----------------------------------|
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |

## Funds held as custodian trustees on behalf of others

|   |   |
|---|---|
| Description of the assets held in this capacity   | The charity holds funds of £62.10 as custodian for the Chalgrove Ecclesiastical Charity, registered number 275431.            |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | The Chalgrove Ecclesiastical Charity receives income from investments and expends on services for sermons and holy communion. |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets                         | The funds are invested in the CBF Church of England Investment Fund.  |

### Additional information (optional)

#### Names and addresses of advisers (optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|-----------------|------|---------|

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

#### Name of chief executive or names of senior staff members (optional information)

|  |
|--|
|  |
|--|

### Exemptions from disclosure

Reason for non-disclosure of key personnel details

|  |
|--|
|  |
|--|

### Other optional information

|  |
|--|
|  |
|--|

**Declarations**

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s) 

Full name(s) Reverend Michael Lakey

Position (for example Secretary, Chair, etc.) Trustee, Chairman

Date 20/9/2023

Section A Receipts and payments

A1 Receipts

Donations and gifts

Interest income

Dividend income

Rental income

Sub total(Gross income for AR)

A2 Asset and investment sales, (see table).

Sub total

Total receipts

A3 Payments

Management costs

Grant funding of activities

Governance Costs

Sub total

A4 Asset and investment purchases, (see table)

Sub total

Total payments

Net of receipts/(payments)

A5 Transfers between funds

A6 Cash funds last year end

Cash funds this year end

Section B Statement of assets and liabilities at the end of the period

Categories

B1 Cash funds

B2 Other monetary assets

B3 Investment assets

B4 Assets retained for the charity's own use


B5 Liabilities


Signed by one or two trustees on behalf of all the trustees

The Church Estate, Chalgrove

Receipts and payments accounts  
For the period from

1st Jan 2022

Unrestricted funds  
to the nearest 

Restricted funds  
to the nearest 

|   |       |   |
|---|-------|---|
|   | 6     | - |
|   | 475   | - |
|   | 3853  | - |
|   | 60750 | - |
| - |       | - |
| - |       | - |
| - |       | - |
| - |       | - |
|   | 65084 | - |
| - |       | - |
| - |       | - |
| - |       | - |
|   | 65084 | - |
|   | 22100 | - |
|   | 21720 | - |
|   | 435   | - |
| - |       | - |
| - |       | - |
| - |       | - |
| - |       | - |
| - |       | - |
| - |       | - |
|   | 44255 | - |
| - |       | - |
| - |       | - |
| - |       | - |
|   | 44255 | - |
|   | 20829 | - |
| - |       | - |
|   | 74465 | - |
|   | 95294 | - |

Details

Main Account

Less cheques written in current year but not cleared

Deposit account

Total cash funds

(agree balances with receipts and payments account(s))

Details

Retainer held by Carter Jones

Details

Investment properties

Shareholdings

Details


Details


Signature

254896

To 31st Dec 2022

| Endowment funds<br>to the nearest | Total funds<br>to the nearest |
|-----------------------------------|-------------------------------|
| -                                 | 6                             |
| -                                 | 475                           |
| -                                 | 3853                          |
| -                                 | 60750                         |
| -                                 | -                             |
| -                                 | -                             |
| -                                 | -                             |
| -                                 | 65084                         |
| -                                 | -                             |
| -                                 | -                             |
| -                                 | 65084                         |
| -                                 | 22100                         |
| -                                 | 21720                         |
| -                                 | 435                           |
| -                                 | -                             |
| -                                 | -                             |
| -                                 | -                             |
| -                                 | -                             |
| -                                 | 44255                         |
| -                                 | -                             |
| -                                 | -                             |
| -                                 | 44255                         |
| -                                 | 20829                         |
| -                                 | -                             |
| -                                 | 74465                         |
| -                                 | 95294                         |

Unrestricted funds  
to nearest   
57376  
-  
37918  
95294


OK  
Unrestricted funds  
to nearest   
1000  
-  
-  
-  
-  
-

Fund to which asset belongs  
Endowment  
Endowment


Fund to which asset belongs

Fund to which liability relates

Print Name

Restricted funds  
to nearest 

-  
-  
-  
-

OK  
Restricted funds  
to nearest 

-  
-  
-  
-  
-

Cost (optional)

-  
-  
-  
-  
-


Cost (optional)

-  
-  
-  
-  
-  
-  
-  
-

Amount due (optional)

-  
-  
-  
-  
-

CC16a

Last year  
to the nearest 

22  
16  
3726  
34192

-  
-  
-  
-

37956

-  
-

37956

13307  
12056  
3267

-  
-  
-  
-  
-  
-

28630

-

28630

9326

-

65139  
74465

Endowment funds  
to nearest

-  
-  
-  
-

OK  
Endowment funds  
to nearest

-  
-  
-  
-  
-

Current value (optional)  
1015000  
134831

-  
-  
-

Current value (optional)

-  
-  
-  
-  
-  
-  
-  
-

When due (optional)

Date of approval



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name  
The Church Estate, Chalgrove

On accounts for the year ended

31st December 2022

Charity no (if any)

254896

Set out on pages

1-2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

Signed:

A Jacobs

Date:

Name:

Anne-Marie Jacobs

Relevant professional qualification(s) or body (if any):

Address:

11 CHIBNALL CLOSE, CHALGROVE, OX44 7SD.

**CHURCH ESTATE**

England & Wales - Charity number 254896

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# Accounts

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# Trustees' annual report for the period



CHARITY COMMISSION  
FOR ENGLAND AND WALES

From: 1 January 2021 To: 31 December 2021  
 Charity name: The Church Estate, Chalgrove  
 Charity registration number: 254896  
 Company number: Not Applicable

## Objectives and Activities

|  | SORP reference     |  |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document  | Para 1.17          | The charity's objects are the repair, improvement and maintenance of the fabric and furniture of the Parish Church of Chalgrove and the maintenance of the services thereof.   |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19 | <p>The fixed asset investments of the charity are held as endowment funds.</p> <p>The policies adopted in furtherance of these objects are generating income for the charity's investments and making grants to the Parochial Church Council of Chalgrove Parish Church and there has been no change in these during the year.</p> <p>The charity continues to generate income through the rental of its investment properties. The income is applied to achieve the objects of the charity by way of providing photocopying facilities to support services, and grants to the Parochial Church Council for the maintenance of the fabric of the church.</p> |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit.  | Para 1.18          | The Trustees have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.   |

## Additional information (optional)

You may choose to include further statements where relevant about:

|  | SORP reference |  |
|--|----------------|--|
| Policy on grant making   | Para 1.38      |  |
| Policy on social investment including program related investment | Para 1.38      |  |
| Contribution made by volunteers                                  | Para 1.38      |  |
| Other  |                |  |

## Achievements and Performance

|   | SORP reference |   |
|---|----------------|---|
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20      | <p>The charity met 6 times during the year.</p> <p>The Trustees continued to address the issues affecting the tenants because of the COVID-19 Pandemic and acted accordingly to protect the assets of the Trust. In support of their decisions, the Trustees sought and received legal advice on their general duties and powers, together with advice on more specific obligations/considerations regarding The Red Lion as a property asset.</p> <p>The Trustees' agents, Carter Jonas LLP provided an updated valuation report for the property portfolio.</p> <p>The Trustees continued discussions with their agents, Carter Jonas LLP, regarding the rent reviews under the Lease for the Red Lion.</p> <p>The Trustees continued to support the parochial church council of St Mary's Church, Chalgrove with the maintenance of the fabric and services. The trustees supported a grant of £1,000 to Reverend Dr. M. Lakey for the purchase of a laptop.</p> <p>Mr. B. Spicer retired as an Ex Officio Trustee on 4 July 2021 and was subsequently appointed as a Co-optative Trustee on 9 December 2021. Mrs. J. Reeve was appointed as an Ex Officio Trustee on 15 July 2021. Mr. G. Leaney retired as a Co-optative Trustee on 14 September 2021 after 15 years of service.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|  | SORP reference |  |
|--|----------------|--|
| Achievements against objectives set                          | Para 1.41      |  |
| Performance of fundraising activities against objectives set | Para 1.41      |  |
| Investment performance against objectives                    | Para 1.41      |  |
| Other  |                |  |

## Financial Review

|  | SORP reference |   |
|--|----------------|---|
| Review of the charity's financial position at the end of the period              | Para 1.21      | <p>The charity continues to accumulate funds through careful investment and management of its properties enabling it to make grants to the Parochial Church Council of Chalgrove Parish Church.</p> <p>Mindful of the economic situation and the financial implications for this charity all monies are placed on deposit and invested carefully with the Central Board of Finance for the Church of England.</p> |
| Statement explaining the policy for holding reserves stating why they are held   | Para 1.22      | <p>As a grant making charity with reasonably predictable income sources, the trustees consider that the current level of unrestricted reserves is sufficient for winding up of the charity.</p> <p>A reserve fund (Extraordinary Repair Fund) is maintained for the purpose of providing for the extraordinary repair, improvement extension or rebuilding of the Parish Church of Chalgrove.</p>                 |
| Amount of reserves held  | Para 1.22      | £5,928.34   |
| Reasons for holding zero reserves  | Para 1.22      |   |
| Details of fund materially in deficit  | Para 1.24      |   |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23      |   |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | SORP reference |  |
|---|----------------|--|
| The charity's principal sources of funds (including any fundraising)            | Para 1.47      |  |
| Investment policy and objectives including any social investment policy adopted | Para 1.46      |  |
| A description of the principal risks facing the charity                         | Para 1.46      |  |
| Other   |                |  |

## Structure, Governance and Management

| Description of charity's trusts:  | SORP reference |   |
|---|----------------|---|
| Type of governing document: eg trust deed, memorandum and articles of association etc.  | Para 1.25      | The charity was established by a charitable trust deed on 29 March 1887 as varied by a Scheme of 15 May 1967 and 22 August 1990.  |
| How is the charity constituted? eg limited company, unincorporated association, CIO   | Para 1.25      | Trust   |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25      | <p>The trust deed stipulates seven trustees comprising three ex officio trustees, two nominative trustees and two co-optative trustees.</p> <p>The Vicar and Churchwardens of Chalgrove Parish Church are ex-officio trustees.</p> <p>The Nominative trustees are appointed by the Parochial Church Council of Chalgrove Parish Church.</p> <p>The Co-optative trustees are appointed by the other trustees.</p> <p>Co-optative trustees serve for five years and the other trustees for four years respectively.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | SORP reference |  |
|---|----------------|--|
| Policies and procedures adopted for the induction and training of trustees                | Para 1.51      | <p>On appointment trustees sign a declaration of acceptance and willingness to act in the trust of the Charity in the Minute Book. Copies of the trust deeds are provided.</p> <p>Trustee induction is an informal process with serving trustees explaining the background, relevant issues, risk factors and financial position to incoming trustees.</p> |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51      | <p>The Charity is managed by the Board of Trustees who meet at least four times during the year.</p> <p>The Trustees delegate the day to day management of the rental properties to letting agents Carter Jonas LLP.</p>   |
| Relationship with any related parties   | Para 1.51      |  |
| Other   |                | The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems and procedures are in place to mitigate exposure to those risks.   |

## Reference and Administrative Details

|                             |  |
|-----------------------------|--|
| Charity name                | The Church Estate, Chalgrove                                   |
| Other name the charity uses | Chalgrove Church Estate  |
| Registered charity number   | 254896   |
| Charity's principal address | The Vicarage, 58 Brinkinfield Road, Chalgrove, Oxford OX44 7QX |

### Names of the charity trustees who manage the charity

|    | Trustee name           | Office (if any) | Dates acted if not for whole year                  | Name of person (or body) entitled to appoint trustee (if any) |
|----|------------------------|-----------------|--|---|
| 1  | Reverend Michael Lakey | Chairman        | N/A  |   |
| 2  | Mrs S W Brown          | Secretary       | N/A  |   |
| 3  | Mrs P Hunt             |                 | N/A  |   |
| 4  | Mr M Jacques           |                 | N/A  |   |
| 5  | Mr G Leaney            |                 | 01/01/2021 – 14/09/2021                            |   |
| 6  | Mrs K Mulcahy          |                 | N/A  |   |
| 7  | Mr B Spicer            |                 | 01/01/2021 – 04/07/2021<br>09/12/2021 – 31/12/2021 |   |
| 8  | Mrs J Reeve            |                 | 15/07/2021 – 31/12/2021                            |   |
| 9  |                        |                 |  |   |
| 10 |                        |                 |  |   |
| 11 |                        |                 |  |   |
| 12 |                        |                 |  |   |

**Reference and Administrative Details****(cont)**

Corporate trustees – names of the directors at the date the report was approved

| Director name |  |
|---------------|--|
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |

Name of trustees holding title to property belonging to the charity

| Trustee name | Dates acted if not for whole year |
|--------------|-----------------------------------|
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |

## Funds held as custodian trustees on behalf of others

|   |   |
|---|---|
| Description of the assets held in this capacity   | The charity holds funds of £70.25 as custodian for the Chalgrove Ecclesiastical Charity, registered number 275431.            |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | The Chalgrove Ecclesiastical Charity receives income from investments and expends on services for sermons and holy communion. |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets                         | The funds are invested in the CBF Church of England Investment Fund.  |

## Additional information (optional)

### Names and addresses of advisers (optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|                 |      |         |
|                 |      |         |
|                 |      |         |
|                 |      |         |

### Name of chief executive or names of senior staff members (optional information)

|  |
|--|
|  |
|--|

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

|  |
|--|
|  |
|--|

## Other optional information

|  |
|--|
|  |
|--|

## Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)



Full name(s)

Reverend Michael Lakey

Position (for example Secretary,  
Chair, etc.)

Trustee, Chairman

Date

11 Oct 2022



## Receipts and payments accounts

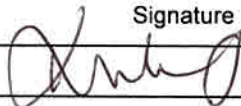
CC16a

|                     |  |    |  |
|---------------------|--|----|--|
| For the period from |  | To |  |
|---------------------|--|----|--|

### Section A Receipts and payments

|   | Unrestricted funds<br>to the nearest £ | Restricted funds<br>to the nearest £ | Endowment funds<br>to the nearest £ | Total funds<br>to the nearest £ | Last year<br>to the nearest £ |
|---|--|--------------------------------------|-------------------------------------|---------------------------------|-------------------------------|
| <b>A1 Receipts</b>                                    |  |                                      |                                     |                                 |                               |
| Donations and gifts                                   | 22                                     | -                                    | -                                   | 22                              | 38                            |
| Interest income                                       | 16                                     | -                                    | -                                   | 16                              | 116                           |
| Dividend income                                       | 3,726                                  | -                                    | -                                   | 3,726                           | 3,598                         |
| Rental income   | 34,192                                 | -                                    | -                                   | 34,192                          | 52,127                        |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total (Gross income for AR)</b>                | <b>37,956</b>                          | <b>-</b>                             | <b>-</b>                            | <b>37,956</b>                   | <b>55,879</b>                 |
| <b>A2 Asset and investment sales, (see table).</b>    |  |                                      |                                     |                                 |                               |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>-</b>                               | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>-</b>                      |
| <b>Total receipts</b>                                 | <b>37,956</b>                          | <b>-</b>                             | <b>-</b>                            | <b>37,956</b>                   | <b>55,879</b>                 |
| <b>A3 Payments</b>                                    |  |                                      |                                     |                                 |                               |
| Management costs                                      | 13,307                                 | -                                    | -                                   | 13,307                          | 18,720                        |
| Grant funding of activities                           | 12,056                                 | -                                    | -                                   | 12,056                          | 17,510                        |
| Governance Costs                                      | 3,267                                  | -                                    | -                                   | 3,267                           | 945                           |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>28,630</b>                          | <b>-</b>                             | <b>-</b>                            | <b>28,630</b>                   | <b>37,175</b>                 |
| <b>A4 Asset and investment purchases, (see table)</b> |  |                                      |                                     |                                 |                               |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>-</b>                               | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>-</b>                      |
| <b>Total payments</b>                                 | <b>28,630</b>                          | <b>-</b>                             | <b>-</b>                            | <b>28,630</b>                   | <b>37,175</b>                 |
| <b>Net of receipts/(payments)</b>                     | <b>9,326</b>                           | <b>-</b>                             | <b>-</b>                            | <b>9,326</b>                    | <b>18,704</b>                 |
| <b>A5 Transfers between funds</b>                     | <b>-</b>                               | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>-</b>                      |
| <b>A6 Cash funds last year end</b>                    | <b>65,139</b>                          | <b>-</b>                             | <b>-</b>                            | <b>65,139</b>                   | <b>46,435</b>                 |
| <b>Cash funds this year end</b>                       | <b>74,465</b>                          | <b>-</b>                             | <b>-</b>                            | <b>74,465</b>                   | <b>65,139</b>                 |

## Section B Statement of assets and liabilities at the end of the period

| Categories  | Details   | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>to nearest £ |
|---|---|------------------------------------|----------------------------------|---------------------------------|
| <b>B1 Cash funds</b>  | Main Account  | 40,875                             | -                                | -                               |
|   | Less cheques written in current year but not cleared                                | -                                  | -                                | -                               |
|   | Deposit account   | 33,590                             | -                                | -                               |
|   | <b>Total cash funds</b>   | <b>74,465</b>                      | <b>-</b>                         | <b>-</b>                        |
|   | (agree balances with receipts and payments account(s))                              |                                    |                                  |                                 |
| <b>B2 Other monetary assets</b>                             | Details   | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>to nearest £ |
|   | Retainer held by Carter Jones   | 1,000                              | -                                | -                               |
|   |   | -                                  | -                                | -                               |
|   |   | -                                  | -                                | -                               |
|   |   | -                                  | -                                | -                               |
|   |   | -                                  | -                                | -                               |
| <b>B3 Investment assets</b>                                 | Details   | Fund to which asset belongs        | Cost (optional)                  | Current value (optional)        |
|   | Investment properties   | Endowment                          | -                                | 1,015,000                       |
|   | Shareholdings   | Endowment                          | -                                | 133,502                         |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
| <b>B4 Assets retained for the charity's own use</b>         | Details   | Fund to which asset belongs        | Cost (optional)                  | Current value (optional)        |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
| <b>B5 Liabilities</b>                                       | Details   | Fund to which liability relates    | Amount due (optional)            | When due (optional)             |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
|   |   |                                    | -                                | -                               |
| Signed by one or two trustees on behalf of all the trustees | Signature   | Print Name                         | Date of approval                 |                                 |
|   |  | Karen Mulcahy                      | 30-Oct-22                        |                                 |
|   |   |                                    |                                  |                                 |



**Section A Independent Examiner's Report**

**Report to the trustees/members of**

Charity Name  
Chalgrove Church Estate Trust

**On accounts for the year ended**

31 December 2021

**Charity no (if any)**

254896

**Set out on pages**

1 - 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**Responsibilities and basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

[Signature box]

**Date:**

[Date box]

**Name:**

Annie Jacobs

**Relevant professional qualification(s) or body (if any):**

[Qualification box]

**Address:**

11 Chibnall Close, Chalgrove, OX44 7SD

[Address continuation boxes]

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

**CHURCH ESTATE**

England & Wales - Charity number 254896

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# Accounts

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# Trustees' annual report for the period



CHARITY COMMISSION  
FOR ENGLAND AND WALES

From: 1 January 2020 To: 31 December 2020

Charity name: The Church Estate, Chalgrove

Charity registration number: 254896

Company number: Not Applicable

## Objectives and Activities

|  | SORP reference     |  |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document  | Para 1.17          | The charity's objects are the repair, improvement and maintenance of the fabric and furniture of the Parish Church of Chalgrove and the maintenance of the services thereof.   |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19 | <p>The fixed asset investments of the charity are held as endowment funds.</p> <p>The policies adopted in furtherance of these objects are generating income for the charity's investments and making grants to the Parochial Church Council of Chalgrove Parish Church and there has been no change in these during the year.</p> <p>The charity continues to generate income through the rental of its investment properties. The income is applied to achieve the objects of the charity by way of providing photocopying facilities to support services, and grants to the Parochial Church Council for the maintenance of the fabric of the church.</p> |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit.  | Para 1.18          | The Trustees have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.   |

## Additional information (optional)

You may choose to include further statements where relevant about:

|  | SORP reference |  |
|--|----------------|--|
| Policy on grant making   | Para 1.38      |  |
| Policy on social investment including program related investment | Para 1.38      |  |
| Contribution made by volunteers                                  | Para 1.38      |  |
| Other  |                |  |

## Achievements and Performance

|   | SORP reference |  |
|---|----------------|--|
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20      | <p>The charity met 6 times during the year.</p> <p>The Trustees addressed issues affecting tenants in light of the COVID-19 Pandemic and acted accordingly to protect the assets of the Trust.</p> <p>The Trustees supported the introduction of equipment to enable church services to be conducted on a socially distanced media platform.</p> <p>The Trustees instructed their agents, Carter Jonas LLP, to value the property portfolio, mindful that this had not been done for several years.</p> <p>The Trustees continued discussions with their agents, Carter Jonas LLP, regarding the rent reviews under the Lease for the Red Lion. Discussions continued regarding the substantial repairs to the external staircase. Planning permission has been granted for a 'like for like' replacement.</p> <p>The Trustees continued to support the parochial church council of St Mary's Church, Chalgrove with the maintenance of the fabric and services.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|  | SORP reference |  |
|--|----------------|--|
| Achievements against objectives set                          | Para 1.41      |  |
| Performance of fundraising activities against objectives set | Para 1.41      |  |
| Investment performance against objectives                    | Para 1.41      |  |
| Other  |                |  |

## Financial Review

|  | SORP reference |  |
|--|----------------|--|
| Review of the charity's financial position at the end of the period              | Para 1.21      | The charity continues to accumulate funds through careful investment and management of its properties enabling it to make grants to the Parochial Church Council of Chalgrove Parish Church.<br><br>Mindful of the economic situation and the financial implications for this charity all monies are placed on deposit and invested carefully with the Central Board of Finance for the Church of England. |
| Statement explaining the policy for holding reserves stating why they are held   | Para 1.22      | As a grant making charity with reasonably predictable income sources, the trustees consider that the current level of unrestricted reserves is sufficient for winding up of the charity.<br><br>A reserve fund (Extraordinary Repair Fund) is maintained for the purpose of providing for the extraordinary repair, improvement extension or rebuilding of the Parish Church of Chalgrove.                 |
| Amount of reserves held  | Para 1.22      | £5,046.90  |
| Reasons for holding zero reserves  | Para 1.22      |  |
| Details of fund materially in deficit  | Para 1.24      |  |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23      |  |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | SORP reference |  |
|---|----------------|--|
| The charity's principal sources of funds (including any fundraising)            | Para 1.47      |  |
| Investment policy and objectives including any social investment policy adopted | Para 1.46      |  |
| A description of the principal risks facing the charity                         | Para 1.46      |  |
| Other   |                |  |

## Structure, Governance and Management

| Description of charity's trusts:  | SORP reference |   |
|---|----------------|---|
| Type of governing document: eg trust deed, memorandum and articles of association etc.  | Para 1.25      | The charity was established by a charitable trust deed on 29 March 1887 as varied by a Scheme of 15 May 1967 and 22 August 1990.  |
| How is the charity constituted? eg limited company, unincorporated association, CIO   | Para 1.25      | Trust   |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25      | <p>The trust deed stipulates seven trustees comprising three ex officio trustees, two nominative trustees and two co-optative trustees.</p> <p>The Vicar and Churchwardens of Chalgrove Parish Church are ex-officio trustees.</p> <p>The Nominative trustees are appointed by the Parochial Church Council of Chalgrove Parish Church.</p> <p>The Co-optative trustees are appointed by the other trustees.</p> <p>Co-optative trustees serve for five years and the other trustees for four years respectively.</p> |

### Additional information (optional)

You may choose to include further statements where relevant about:

|   | SORP reference |  |
|---|----------------|--|
| Policies and procedures adopted for the induction and training of trustees                | Para 1.51      | <p>On appointment trustees sign a declaration of acceptance and willingness to act in the trust of the Charity in the Minute Book. Copies of the trust deeds are provided.</p> <p>Trustee induction is an informal process with serving trustees explaining the background, relevant issues, risk factors and financial position to incoming trustees.</p> |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51      | <p>The Charity is managed by the Board of Trustees who meet at least four times during the year.</p> <p>The Trustees delegate the day to day management of the rental properties to letting agents Carter Jonas LLP.</p>   |
| Relationship with any related parties   | Para 1.51      |  |
| Other   |                | The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems and procedures are in place to mitigate exposure to those risks.   |

## Reference and Administrative Details

|                             |  |
|-----------------------------|--|
| Charity name                | The Church Estate, Chalgrove                                   |
| Other name the charity uses | Chalgrove Church Estate  |
| Registered charity number   | 254896   |
| Charity's principal address | The Vicarage, 58 Brinkinfield Road, Chalgrove, Oxford OX44 7QX |

### Names of the charity trustees who manage the charity

|    | Trustee name           | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|------------------------|-----------------|-----------------------------------|---|
| 1  | Reverend Michael Lakey | Chairman        | N/A                               |   |
| 2  | Mrs S W Brown          | Secretary       | N/A                               |   |
| 3  | Mrs P Hunt             |                 | N/A                               |   |
| 4  | Mr M Jacques           |                 | N/A                               |   |
| 5  | Mr G Leaney            |                 | N/A                               |   |
| 6  | Mrs K Mulcahy          |                 | N/A                               |   |
| 7  | Mr B Spicer            |                 | N/A                               |   |
| 8  |                        |                 |                                   |   |
| 9  |                        |                 |                                   |   |
| 10 |                        |                 |                                   |   |
| 11 |                        |                 |                                   |   |
| 12 |                        |                 |                                   |   |

**Reference and Administrative Details****(cont)**

Corporate trustees – names of the directors at the date the report was approved

| Director name |  |
|---------------|--|
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |

Name of trustees holding title to property belonging to the charity

| Trustee name | Dates acted if not for whole year |
|--------------|-----------------------------------|
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |
|              |                                   |

**Funds held as custodian trustees on behalf of others**

|   |   |
|---|---|
| Description of the assets held in this capacity   | The charity holds funds of £61.46 as custodian for the Chalgrove Ecclesiastical Charity, registered number 275431.            |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | The Chalgrove Ecclesiastical Charity receives income from investments and expends on services for sermons and holy communion. |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets                         | The funds are invested in the CBF Church of England Investment Fund.  |

**Additional information (optional)**

**Names and addresses of advisers (optional information)**

| Type of adviser | Name | Address |
|-----------------|------|---------|
|                 |      |         |
|                 |      |         |
|                 |      |         |
|                 |      |         |

**Name of chief executive or names of senior staff members (optional information)**

**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

**Other optional information**

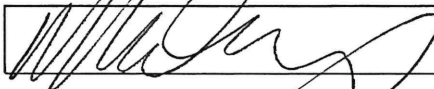
## Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

**Signed on behalf of the charity's trustees/directors**

Signature(s)



Full name(s)

Reverend Michael Lakey

Position (for example Secretary,  
Chair, etc.)

Trustee, Chairman

Date

22<sup>nd</sup> Sept 2021



# Independent examiner's report on the accounts

## Section A

## Independent Examiner's Report

Report to the trustees/  
members of

CHALGROVE CHURCH ESTATE

On accounts for the year  
ended

31 DECEMBER 2020

Charity no  
(if any)

254896

Set out on pages

1-19

(remember to include the page numbers of additional sheets)

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's statement**

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

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention (other than that disclosed below \*)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

Date: 22 June 2021

Name:

CARA CHAPMAN

|   |   |
|---|---|
| <b>Relevant professional qualification(s) or body (if any):</b> | FCA (Institute of Chartered Accountants in England & Wales) |
|---|---|

|                 |                     |
|-----------------|---------------------|
| <b>Address:</b> | 6 Wingfield Close   |
|                 | Ewelme, Wallingford |
|                 | OX10 6JY            |

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material problems.

**Give here brief details of any items that the examiner wishes to disclose.**