

ECCLESIASTICAL PURPOSES IN CONNEXION WITH THE CHURCH OF ENGLAND

England & Wales · Charity number 257099

Details

Status Registered

Legal form Trust

Registered 1968-10-31

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

Contact

Address St. Swithins Church
Paragon
Bath
BA1 5LY

Phone 01225789168

Email churchhouse@live.co.uk

Activities

Objects: TO FURTHER THE RELIGIOUS AND OTHER CHARITABLE WORK OF THE CHURCH OF ENGLAND IN THE ECCLESIASTICAL PARISH OF ST. SWITHIN, WALCOT.

Activities: Ecclesiastical purposes in connection with the Church of England

Classification

- **How:** Makes Grants To Organisations
- **What:** Religious Activities
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** PARISH OF ST SWITHIN WALCOT
- Bath And North East Somerset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£32,333	£37,214	-	-
2024-12-31	£30,405	£24,223	-	-
2023-12-31	£23,835	£18,100	-	-
2022-12-31	£22,847	£16,270	-	-
2021-12-31	£20,424	£15,915	-	-

Trustees

Name	Role	Appointed
Mike Banner		2024-07-04
Sandy Gooding		2014-07-01

ECCLESIASTICAL PURPOSES IN CONNEXION WITH THE CHURCH OF ENGLAND

England & Wales - Charity number 257099

Accounts

Ecclesiastical Purposes in Connexion with the Church of England

Charity Number: 257099

Report and Accounts for the year ending 31 December 2025

Introduction

The trust owns one property – 38, The Paragon, Bath BA1 5LY. This is referred to in this document as Church House. The property is currently let as two apartments, a garden apartment and an upper maisonette.

Almost all trust income derives from the rent from these two apartments.

The only other assets owned by the trust are two small endowment funds, namely a bond fund and an UK Equity fund, both of which are run by Blackrock. The funds produce a modest quarterly income. The combined value of these two funds is less than £20,000.

Church House was originally owned by St Swithin's Church in Walcot, Bath. This church is next door to Church House. Church House is a Grade II listed Georgian building.

The name of the trust indicates that the purpose of the trust is to further the purposes of the Church of England. All grants from the trust are currently given to the PCC of St Swithin's Church in Bath, usually by monthly standing order. This has been the case for many years and is likely to remain the same in the future. This PCC is referred to in this report as Walcot PCC.

The trust is run by two trustees: Sandra Gooding (Secretary) and Michael Banner (Treasurer).

The trust employs a letting agency (Andrews) to administer the issues that arise from time to time with the property. During the year Andrews had taken over Homelets, which had been the trust's letting agency up until that point. The agency charges a commission and deals with most routine incidents requiring maintenance and other tasks such as fire safety tests.

Trustees do not receive a salary or other financial gain, apart from any necessary expenses incurred. No claims for expenses were made in 2025.

Highlights from 2025

The trust had prepared for significant maintenance work to be carried out this year. The main items were as follows:

	Amount (£)
Maintenance	
Outside renovation / painting (Oct)	6429
New bathroom (maisonette) (Jul / Aug)	7952
Central Heating - Flush out system (Oct)	720
All other maintenance	1674
Total	16775

The outside renovation work included repairing and repainting all windows on the rear and side elevation of the building. The previous redecoration of the outside windows had not been done to a good standard, and some rotten wood needed to be replaced first. The rear drainpipe and the gate to the garden flat were also repainted. The work was carried out by Ian Williams Limited. The company carried out a free asbestos survey of the windows. Scaffolding was erected to carry out the work. We believe that the work has been carried out to a good standard and we hope that repainting will not be needed for another 5 to 7 years.

Secondly the bathroom in the maisonette was largely replaced. A new bath and floor were installed and the bathroom was redecorated. The toilet and basin were fairly new and did not need to be replaced.

Thirdly a problem arose with the central heating which meant that one radiator stopped generating heat completely. Consequently the system needed to be flushed out, at a fairly significant cost.

The trust has therefore spent more on maintenance expenses than in the previous year, but this was as expected and had been budgeted for. The accounts show that the amount of assets held by the trust reduced by slightly under £5000 in the course of the year, but the level of assets is not expected to reduce further in 2026.

The trust pays a monthly grant of £1300 to Walcot PCC, amounting to £15600 in total for the year. The level of grant has been kept at the same level as in 2024, but it will be reviewed in the first quarter of 2026. The trust may decide to make additional ad-hoc additional grants to Walcot PCC in the future.

The trust has appointed Dr Christopher Chatfield of 36 Partis Way, Bath, BA1 3QQ to be the Independent Examiner of the end of year accounts. Christopher is retired, having been Reader in Statistics at Bath University for many years. Christopher has kindly agreed to carry out the examination free of charge. Christopher is not a member of St Swithin's Church, which is the only beneficiary of the trust's work.

Receipts and Payments for Year Ending 31 December 2025

Receipts	Amount (£)
Rental - Top Flat	19707
Rental - Bottom Flat	11400
Investment Income (Blackrock)	766
Interest on CCLA Deposit account	459
Total Receipts	32333
Payments	
Agent's Commission	2525
Maintenance	16775
Insurance	1339
Tenancy Agreement	975
Payments to Walcot PCC	15600
Total Payments	37214
Net Receipts less Payments	-4881
Cash funds b/f	38472
Cash funds c/f	33591
Natwest Current Account	9598
CCLA Deposit Account	5000
Blackrock Bond Fund	3170
Blackrock Equity Fund	15823
Total Cash at hand	33591

Statement of Assets and Liabilities on 31st December 2025

Assets	
Fixed Assets	
Value of building (Church House)	863,885
Value of fixtures and fittings	25,000
Current Assets	
Cash and investments	33,591
Total Assets	922,476
Liabilities	
Nil	-
Net of Assets and Liabilities	922,476

The value of Church House, and of its fixtures and fittings, is the notional value as specified in the latest insurance policy.

We the trustees hereby formally approve these end of year accounts.

Name	Signature	Date of Signature
M. BANNER	MG Banner	9/3/2026
S. E. GOODING	S. Gooding	9/3/2026

Independent Examiner's Report to the Trustees of Ecclesiastical Purposes in Connexion with the Church of England

I have examined the accounts of the trust named "Ecclesiastical Purposes in Connexion with the Church of England", having the Charity Number 257099, for the year ending 31 December 2025. These accounts are set out on pages 1 to 4 of the trust's annual report and accounts for the same accounting year (i.e. set out in the previous pages of this same document).

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination, I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

- Accounting records were not kept in secret in respect of the charity as required by section 130 of the Act; or
- The accounts do not accord with those 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.

Name	Dr. C. CHATFIELD
Signature	C. Chatfield
Date of Signature	10/3/26
Address	36, PARTIS WAY BATH BA1 3DD

ECCLESIASTICAL PURPOSES IN CONNEXION WITH THE CHURCH OF ENGLAND

England & Wales - Charity number 257099

Accounts

Ecclesiastical Purposes in Connexion with the Church of England

Charity Number: 257099

Report and Accounts for the year ending 31 December 2024

Introduction

The trust owns one property – 38, The Paragon, Bath BA1 5LY. This is referred to in this document as Church House. The property is currently let as two apartments, a garden apartment and an upper maisonette.

Almost all trust income derives from the rent from these two apartments.

The only other assets owned by the trust are two small endowment funds, namely a bond fund and an UK Equity fund, both of which are run by Blackrock. The capital value of these funds may not be spent. The funds produce a modest quarterly income. The combined value of these two funds is less than £20,000.

Church House was originally owned by St Swithin's Church in Walcot, Bath. This church is next door to Church House. Church House is a Grade II listed Georgian building.

The name of the trust indicates that the purpose of the trust is to further the purposes of the Church of England. All grants from the trust are currently given to the PCC of St Swithin's Church in Bath, usually by monthly standing order. This has been the case for many years and is likely to remain the same in the future. This PCC is referred to in this report as Walcot PCC.

The trust is run by three trustees: Sandra Gooding (Secretary), David Kingston and Michael Banner (Treasurer).

The trust employs a letting agency (HomeLets) to administer the issues that arise from time to time with the property. The agency charges a commission and deals with most incidents requiring maintenance and other routine tasks such as fire safety tests.

Trustees do not receive a salary or other financial gain, apart from any necessary expenses incurred. No claims for expenses were made in 2024.

Highlights from 2024

Some maintenance costs were incurred on both apartments. These included:

Garden Flat:

- Gas Safety Remedial Works
- Installation of new fan in bathroom
- Installation of new fan in kitchen

Upper Maisonette:

- Renovation of the kitchen including replacing some kitchen cabinet doors
- Replacement shower
- Partial redecoration of the bathroom (a new bath and more extensive work is needed in 2025)
- Redecoration of fireplace area in bedroom
- New gas hob

Michael Banner was appointed as a new trustee in the summer of 2024 and agreed to become Treasurer.

The Trust needs to maintain a level of reserves, so that sufficient funds are available to meet unexpected maintenance costs. The Trust operates a bank account with NatWest, but this pays no interest on credit balances. In view of this, a decision was taken in September to deposit some reserves with the Central Board of Finance Deposit fund. Transfers of money to this fund commenced at the end of September and by the close of the year there was £11,000 in this deposit account, earning approximately 4.7% interest (variable). In the accounts this money is referred to as "CCLA Deposit Account" because the account is administered by CCLA. Interest on this money – apart from £0.13 which was the interest on £1000 for one day, 30th September 2024 - will be paid from January 2025.

The main reason for retaining the current level of reserves is that bathroom of the upper maisonette will need more remedial work, including a new bath and floor. Additionally, all south-facing windows, which are made of wood, will need to be repaired and repainted to a good standard. This is likely to require scaffolding to be erected.

The trust pays a monthly grant to Walcot PCC. In the course of 2025, the level of grant will be reviewed with the likelihood that it will be increased. The trust may decide to make additional ad-hoc additional grants to Walcot PCC in the future.

The trust has appointed Dr Christopher Chatfield of 36 Partis Way, Bath, BA1 3QQ to be the Independent Examiner of the end of year accounts. Christopher is retired, having been Reader in Statistics at Bath University for many years. Christopher has kindly agreed to carry out the examination free of charge. Christopher is not a member of St Swithin's Church, which is the only beneficiary of the trust's work.

Receipts and Payments for Year Ending 31 December 2024

<u>Receipts</u>	<u>Amount (£)</u>
Rental - Top Flat	19,151
Rental - Bottom Flat	10,800
Investment Income (Blackrock)	454
Total Receipts	30,405
<u>Expenditure</u>	
Letting Agent's Commission	2,360
Maintenance	4,170
Insurance	1,949
Tenancy Agreement and utility bills	144
Donations to Walcot PCC	15,600
Total Expenditure	24,223
Net Receipts less Payments	6,181
Cash funds brought forward	30,325
Cash funds carried forward	36,506
NatWest Current Account	8,338
CCLA Deposit Account	11,000
Blackrock Bond Fund	3,122
Blackrock Equity Fund	14,046
Total Cash at hand	36,506

Statement of Assets and Liabilities on 31st December 2024

<u>Assets</u>	<u>Amount (£)</u>
Fixed Assets	
Value of building (Church House)	835,487
Value of fixtures and fittings	25,000
Current Assets	
Cash and investments	36,506
Total Assets	896,993
<u>Liabilities</u>	
Nil	-
Net of Assets and Liabilities	896,993

The value of Church House, and of its fixtures and fittings, is the notional value as specified in the latest insurance policy.

We the trustees hereby formally approve these end of year accounts.

Name	Signature	Date of Signature
M.G. BANNER	MGBanner	11/2/2025
SANDRA GOODING	S. Gooding	11/2/2025
DAVID KINGSTON	David	11/02/2025

Independent Examiner's Report to the Trustees of Ecclesiastical Purposes in Connexion with the Church of England

I have examined the accounts of the trust named "Ecclesiastical Purposes in Connexion with the Church of England", having the Charity Number 257099, for the year ending 31 December 2024. These accounts are set out on pages 1 to 4 of the trust's annual report and accounts for the same accounting year (i.e. set out in the previous pages of this same document).

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination, I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

- Accounting records were not kept in secret in respect of the charity as required by section 130 of the Act; or
- The accounts do not accord with those 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.

Name	Dr C. CHATFIELD, B.Sc., Ph.D
Signature	C. Chatfield
Date of Signature	12/2/25
Address	36, Partis Way, Bath BA1 3QP