

## 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:

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

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

**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