

BISHOPSGATE CHURCH FOUNDATION
(informally known as
ST BOTOLPH-WITHOUT-BISHOPSGATE
RECTOR AND WARDENS FUND)
UNAUDITED FINANCIAL STATEMENTS
YEAR ENDED
31 DECEMBER 2022

Charity Number 262186

BISHOPSGATE CHURCH FOUNDATION
KNOWN INFORMALLY AS:
ST BOTOLPH-WITHOUT-BISHOPSGATE RECTOR AND WARDENS FUND

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ANNUAL REPORT & FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2022

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TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees have pleasure in submitting their Report and Accounts for the year ended 31 December 2022.

Trustees

The Revd David Armstrong (Rector)

Mr Frank Curtiss (Churchwarden)

Mr Alex Coles (Churchwarden)

Administrative Information

Clerk

Miss Mhairi Ellis (Administrator & Parish Clerk)

St Botolph-without-Bishopsgate

Bishopsgate

London

EC2M 3TL

Bankers

Allied Irish Bank, City Business Centre, 26 Finsbury Square, London EC2A 1DS (to 2 August)

Metro Bank, 117-121 Bishopsgate, London EC2M 7PP (from 2 August)

Independent Examiner

Mrs J A Griggs FCA

Levicks Chartered Accountants

61 London Road

Maidstone

Kent

ME16 8TX

Charity Number

262186

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Bishopsgate Church Foundation is a small scheme registered with the Charity Commission created exclusively for the control and management of the income which the church of St Botolph-without-Bishopsgate receives annually from the Bishopsgate Foundation. It is, as it were, a token payment in recognition of the income arising from properties once belonging to the Parish Estates of St Botolph's, Bishopsgate, to form part of the endowments of the Bishopsgate Foundation, in effect a fixed sum of (a) £202 p.a. from General Estates and (b) 2/15 net income of the Underwood Estate. The scheme was dated 8th May 1892.

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022**OBJECTS AND ACTIVITIES**

The Trustees were empowered to allocate £100 from income each year to an investment in the name of 'St Botolph, Bishopsgate Extraordinary Church Repair Fund' until such time as the Fund amounted to £3,000. 'The said Fund shall be applicable with the sanction of the Church Commissioners to the purpose of extraordinary repairs and renewals of the fabric, fittings and ornaments of the Parish Church of St Botolph, Bishopsgate, and of the churchyard of the said church.' The investment held currently is 1,502.41 accumulation shares in the BlackRock Charities UK Bond Fund (until December 2019 Charinco Common Investment Fund). The market value at 31 December 2022 was £65,583 (2021 - £79,568).

The residue of income not required to maintain the Extraordinary Church Repair Fund at the £3,000 level can be applied at the discretion of the Trustees, to the ordinary purposes of the church, and is accumulated in the unrestricted general funds.

ACHIEVEMENTS AND PERFORMANCE

The Trustees held two meetings (via Zoom) during the year, both of which were quorate, and consulted electronically at other times. The after-effects of the Covid-19 pandemic did not have a direct effect on the activities of the charity, although the Trustees stood ready to assist the Parochial Church Council (PCC) of St Botolph's Church should need arise.

Grants were made to the PCC pursuant to the objects of the Charity and in fulfillment of the criteria of public benefit. The Trustees began the year by continuing the method of making grants to the church established in 2017 - passing all dividend income to the church on receipt instead of giving a single grant - but varied this approach from the second dividend payment, deciding instead to divide it and subsequent dividends between the PCC and the loan to the Good Coffee Kiosk (see below), while also encouraging the PCC to apply to them for further assistance if necessary.

Two projects which the Trustees had agreed to support, and for which plans had begun in 2019 and were due to be continued in 2020, remained either on hold or without significant progress following the pandemic. Grants for the continuation of the tower works with sway tests were agreed, but the testing could not take place as no bellringing was permitted throughout 2021, and although bellringing is now allowed again these works had not progressed by the end of 2022. The investigative stages of the organ rebuild project, again brought to a halt when the pandemic prevented the visit of representatives of the American builder C B Fisk in March 2020, proceeded during 2022 to the stage where an initial website appeal for funding was launched, and the dismantling of the existing pipe organ was being arranged by the year end. £19,176.50 was spent on this project during 2021.

As St Botolph's income remained depressed following the pandemic, the Trustees agreed to assist with unexpected fabric works, including the replacement of the alarm panel on the Hall alarm; further unexpected boiler work; and a necessary slip test on the Court. All these grants were made out of the general, unrestricted fund in furtherance of the objects of the Charity. Towards the end of the year the Trustees were made aware that it was likely the Hall boiler would need replacing after the winter and agreed in principle to support this expenditure when it came about.

In addition the Trustees had considered and approved in 2020 a request from the PCC for a loan of £45,000 (to be repaid over a period of two years commencing at the discretion of the Trustees) towards the initial set-up costs of a further new project, the siting of a coffee kiosk in the Bishopsgate entrance to the church to be run as a social enterprise. No work had been able to take place in 2020 on the project because of the pandemic, but the climate was considered safe enough to proceed the following year, with the loan starting to be drawn down in May, and the kiosk commencing trading in mid-September 2021. The trading is as a company limited by shares, and this was incorporated as The Good Coffee Kiosk Ltd in November 2021. The loan was increased to £60,000 by the year end by the diversion of dividend income in three tranches of £5,000; the amount drawn down on the loan at the end of 2022 was £40,121.

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022**FINANCIAL REVIEW**

The net movement in funds for the year on the unrestricted General Fund was a £155,381 decrease, including a loss on revaluation of investments. The balance carried forward at the year end is £1,174,730.

The restricted Extraordinary Church Repair Fund showed a decreased net movement in funds of £13,985 for the year, thanks to the loss on revaluation of investments. The balance carried forward at the year end is £65,583.

At the start of the year there was a balance of £18,960 in the AIB deposit account plus £4,361 in the church current account. This income was kept liquid to be used as needed against the various grants and the kiosk loan agreed during the year. £3 interest was received in March when AIB closed the deposit account, and at the end of the year the cash balance stood at £54,311 held in the church account.

RESERVES POLICY

The Charity's Reserves Policy is to continue to maintain a level of reserves that will enable the Charity to fulfill its objectives of supporting the church of St Botolph-without-Bishopsgate in meeting repairs, maintenance, and running costs. The Charity will ensure that sufficient reserves are accumulated to assist the church with any future large capital projects or extraordinary repairs, and also to make regular annual contributions to the running costs of the church.

INVESTMENT STRATEGY

The Trustees continue to monitor the respective levels of liquid assets and investments. The general principle, agreed in 2017, remained that Bishopsgate Foundation income should be invested on receipt whenever possible, but as Bishopsgate Foundation income remained suspended throughout 2022 nothing was added to the CCLA investments.

The Foundation's investment assets at CCLA had been formally separated from those of the church in June 2021 by the setting up of the Foundation as a separate entity with new account numbers. During 2021 the Trustees disinvested their holding in the CCLA CBF Property Fund to reinvest in the more liquid CCLA CBF Investment Fund; all the investment assets of the Charity's General Fund are now held in the latter fund.

SIGNIFICANT POST BALANCE SHEET EVENTS AND GOING CONCERN STATUS

The contributions from the Bishopsgate Foundation normally form the principal part of the Charity's income, and their continued suspension during 2022 remains a matter for concern to the Trustees. Market turbulence as a result of geopolitical events and macro-economic developments since the year end may affect the capital value of our unrealised investments with CCLA. The Charity's investment strategy and asset allocation will continue to be monitored and managed in the light of further developments. However, notwithstanding these developments, the Charity has sufficient reserves to continue operating, hence the Trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

PUBLIC BENEFIT

The Trustees have complied with the duty in Section 4 of the 2006 Charities Act to have due regard to the guidance published by the Charity Commission in respect of public benefit.

Signed by the Trustees:

The Revd David Armstrong (Rector)
Mr F Curtiss
Mr A Coles

27 October 2023

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
ST BOTOLPH-WITHOUT-BISHOPSGATE RECTOR AND WARDENS FUND**

I report on the Accounts of the Trust for the year ended 31 December 2022 which are set out on pages 6 to 9.

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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility:

- to examine the accounts under Section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioner under Section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioner. 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 the seeking of explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the 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

I have completed my examination. I confirm that no material matters have come to my attention in connection with my examination giving me no cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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

61 London Road
Maidstone
Kent
ME16 8TX

J A GRIGGS FCA
LEVICKS
Chartered Accountants and Business Advisers

27 October 2023

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022	2021
	£	£
<u>GENERAL FUND (UNRESTRICTED)</u>		
INCOME FROM:		
Bishopsgate Foundation fund	0	0
CBF Investment Fund dividends	33,649	31,471
CBF Property Fund dividends	-	1,875
Bank deposit interest	3	18
TOTAL INCOME	33,652	33,364
EXPENDITURE ON:		
Grants to church general fund	36,162	52,348
Independent examination fees	660	600
Honorarium to Clerk	900	800
TOTAL EXPENDITURE	37,722	53,748
NET INCOME/(EXPENDITURE)	(4,070)	(20,384)
Gains/(losses) on revaluation of investments	(151,371)	155,301
Profit on disposal	-	4,106
NET MOVEMENT IN FUNDS	(155,441)	139,023
Balance brought forward as at 1 January 2022 (2021)	1,330,171	1,191,148
Balance carried forward as at 31 December 2022 (2021)	1,174,730	1,330,171
<u>EXTRAORDINARY CHURCH REPAIR FUND (RESTRICTED)</u>		
Gains/(losses) on revaluation of investments	(13,985)	(3,050)
Balance brought forward as at 1 January 2022 (2021)	79,568	82,618
Balance carried forward as at 31 December 2022 (2021)	65,583	79,568

BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	Unrestricted £	Restricted £	Total Funds	
				2022 £	2021 £
INVESTMENT ASSETS					
52954 shares in CBF Investment Fund	4(a)	1,080,958	-	1,080,958	1,282,329
29394 shares in CBF Property Fund	4(a)	-	-	-	-
BlackRock Charities UK Bond Fund	4(b)	-	65,583	65,583	79,568
		<hr/>	<hr/>	<hr/>	<hr/>
		1,080,958	65,583	1,146,541	1,361,897
CURRENT ASSETS					
Cash at bank		-	-	-	18,960
Debtors	5	94,432	-	94,432	29,482
		<hr/>	<hr/>	<hr/>	<hr/>
		94,432	-	94,432	48,442
Creditors: amounts falling due within one year	6	660	-	660	600
		<hr/>	<hr/>	<hr/>	<hr/>
NET CURRENT ASSETS		93,772	-	93,772	47,842
		<hr/>	<hr/>	<hr/>	<hr/>
NET ASSETS		1,174,730	65,583	1,240,313	1,409,739
		<hr/>	<hr/>	<hr/>	<hr/>
FUNDS					
General Fund (Unrestricted)	2	1,174,730	-	1,174,730	1,330,171
Extraordinary Church Repair Fund	2	-	65,583	65,583	79,568
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS		1,174,730	65,583	1,240,313	1,409,739
		<hr/>	<hr/>	<hr/>	<hr/>

Approved by the Trustees:

The Revd David Armstrong (Rector)

Mr F Curtiss

Mr A Coles

27 October 2023

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022****1. Accounting Policies****Basis of preparation of financial statements**

The financial statements are prepared under the historical cost convention and include the results of the Charity's operations which are described in the Trustees' Report and all of which are ongoing.

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Charity accounts: Financial Reporting Standard 102.

The Charity has taken advantage of the exemption in Financial Reporting Standard 102 from the requirement to produce a cashflow statement on the grounds that it qualifies as a small charity.

Income

Grant and investment income is accounted for as received or receivable by the Charity.

Value added tax

Value added tax is not recoverable by the Charity, and as such is included in the relevant costs in the Statement of Financial Activities.

Expenditure

The Trustees consider that all expenditure is directly attributable to the Charity's objectives.

Investments

The investments held by the Charity are stated at their market value. The valuations are supplied every year by the Central Board of Finance of the Church of England and BlackRock Fund Managers Ltd. Any realised or unrealised surplus is taken to the Statement of Financial Activities.

2. Funds of the Charity

As shown on the Balance Sheet the Charity has two funds:-

a) General Fund (Unrestricted)

This fund is available for the Trustees to use in the furtherance of the objects of the Charity, as set out in the governing document and explained in the Trustees' Report.

b) Extraordinary Church Repair Fund (Restricted)

This fund is only available for the purpose of extraordinary repairs and renewals of the fabric, fittings and ornaments of the Parish Church of St Botolph, Bishopsgate, and the surrounding churchyard. Any use of this Fund has to be with the express sanction of the Church Commissioners.

3. Trustees' Expenses

During the year the Charity reimbursed no expenses nor paid any remuneration to the Trustees.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

4. Investment Assets

(a) Unrestricted Fund

	CBF Investment Fund
	£
Market value as at 31 December 2021	1,282,329
Disposal (to bank)	(50,000)
Gain (loss) on revaluation	(151,371)
Market value as at 31 December 2022	<u>1,080,958</u>

(b) Restricted Fund

1502.41 Accumulation Shares in the BlackRock Charities UK Bond Fund (until December 2019 Charinco Common Investment Fund). It is not practical to give the information regarding the cost of this investment as the investment has built up since its inception on 9 May 1982.

All investments are based in the United Kingdom.

5. Debtors

	2022	2021
	£	£
Amount due from St Botolph-without-Bishopsgate PCC	54,311	4,361
Amount due from Bishopsgate Foundation	-	-
Loan to The Good Coffee Kiosk Ltd	<u>40,121</u>	<u>25,121</u>
	<u>94,432</u>	<u>29,482</u>

6. Creditors: amounts falling due within one year

	2022	2021
	£	£
Independent examination	<u>660</u>	<u>600</u>
	<u>660</u>	<u>600</u>