S. Payne
12/03/25

Annual Report of the Church House Charity for 2024
Reg. No. 263481

The trustees in office in the year were:-

- The Benefice was in vacancy, there was no clerical representation.
- Jenny Beasley Smith, Church Warden.
- Sue Payne, Church Warden.

Philip Payne acted as honorary treasurer to the Charity.

Stuart Vaughan acted as honorary secretary for part of the year then Philip Payne took over.

The Trustees met on 4 occasions. Plus a further 4 separate business reviews with the tenants of Castle Inn.

The main items of business were as follows.

1. The total cost of works on The Castle Inn paid for by the Charity in 2024 was £47,714.60. This included:
   - Repair to gable end wall lime mortar.
   - Replacement timbers
   - Painting gable end and main frontage
   - Repair to window frames and front door
   - The standard fire Extinguisher test and fire alarm maintenance.
   - Replacement cold room

2. In 2024 total grants of £9,647.83 were made to St Nicholas PCC, which included:
   * Grant for utility costs.
   * Organist costs.
   * Organ tuning.
   * 50% of the cost of the benefice children's and family's worker
   * Cost of dead tree removal in the church yard
   * Repair of collapsed grave
   * Boiler inspection & repair

CHC Financial position

At the end of 2024 the accounts record that the financial assets of the Church House Charity were £199,257.06

Previous years:

2023 - £207,162.00

2022 - £181,725.62

2021 - £181,023.38

2020 - £234,810.61

2019 - £255,979.49

2018 - £235,407.71

The objects of the Charity are the costs of maintaining and repairing the fabric of St Nicholas Church and advancing the religious and other charitable work of the Church of England in the ecclesiastical parish of Hurst. (From any surplus of revenue after all costs for the maintenance of the asset have been met).

Philip Payne
Honorary Treasurer to the CHC Trustees
10/03/25

2012	2013	2014	2015	2016	2017	2020	2021	2022	2023
£97,577.02	£39,114.18	£19,014.27	£7,472.60	£13,359.37	£22,226.67	£3,750.89	£18,438.68	£5,335.95	£22,157.61
-£13,462.84	-£15,066.44	-£44,464.50	£9,294.46	£8,867.30	£9,580.06	-£35,312.21	-£88,102.73	£16,450.66	£5,329.56
-£45,000.00	-£5,000.00	-£77.17	£0.00						
			-£3,407.69				£0.00	£0.00	£0.00
	-£33.47	£33,000.00	£0.00				£0.00	£0.00	£0.00
£39,114.18	£19,014.27	£7,472.60	£13,359.37	£22,226.67	£31,806.73	-£31,561.32	-£69,664.05	£21,786.61	£27,487.17
£10,006.68	£10,170.67	£9,540.94	£6,590.12	£10,000.52	£10,004.69	£10,035.08	£10,043.91	£10,044.91	£10,066.76
	-£712.61	-£3,000.00					£0.00	£0.00	£0.00
			£3,407.69				£0.00	£0.00	£0.00
£163.99	£82.88	£49.18	£2.71	£4.17	£1.58	£8.83	£1.00	£21.85	£121.68
£10,170.67	£9,540.94	£6,590.12	£10,000.52	£10,004.69	£10,006.27	£10,043.91	£10,044.91	£10,066.76	£10,188.44
£93,855.08	£112,583.41	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£246,632.28	£223,256.00	£175,076.99	£159,322.61
£5,000.00	£5,000.00						£0.00	£0.00	£0.00
£0.00						-£45,000.00	-£75,000.00	£0.00	£0.00
£13,728.33	£18,953.99	£12,408.84	£7,707.26	£22,553.64	£22,330.05	-£23,376.28	-£48,179.01	-£15,754.38	£19,708.81
£112,583.41	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£201,537.19	£223,256.00	£175,076.99	£159,322.61	£179,031.42
£86,907.64	£127,938.06	£35,409.64	£5,478.40	£5,503.09	£5,526.52	£5,596.24	£610.33	£610.44	£610.44
£40,000.00	-£93,000.00	-£30,000.00				-£5,000.00	£0.00	£0.00	£0.00
£1,030.42	£471.58	£68.76	£24.69	£23.43	£12.88	£14.09	£0.11	£5.96	£32.97
£127,938.06	£35,409.64	£5,478.40	£5,503.09	£5,526.52	£5,539.40	£610.33	£610.44	£616.40	£643.41
£289,806.32	**£200,502.25**	**£168,487.36**	**£185,516.48**	**£216,965.02**	**£248,889.59**	**£202,348.92**	**£116,068.29**	**£191,792.38**	**£217,350.44**
£33.47	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
£39,003.54	£18,937.10	£7,472.60	£16,767.06	£25,634.36	£35,214.42	£18,438.68	£5,335.95	£22,157.61	£27,643.17
£0.00	£0.00	£0.00	£10,000.52	£10,004.69	£10,006.27	£10,043.91	£10,044.91	£10,066.76	£10,188.44
£127,938.10	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£201,537.19	£223,256.00	£175,076.99	£159,322.61	£179,031.42
£112,583.40	£35,409.64	£5,478.40	£5,503.09			£610.33	£610.44	£616.40	£643.41
£78.00	£78.00				£1,050.00	-£2,494.40	£0.00	-£371.00	-£156.00
£279,636.51	**£190,962.14**	**£161,897.24**	**£188,924.17**	**£214,846.19**	**£247,807.88**	**£249,854.52**	**£191,068.29**	**£191,792.38**	**£217,350.44**
£279,636.51	**£190,962.14**	**£161,897.24**	**£178,923.65**	**£204,841.50**	**£237,801.61**	**£239,810.61**	**£181,023.38**	**£181,725.62**	**£207,162.00**

2024

	31/12/2024	
Church House Charity - General Account		
Balance brought forward	£27,643.17	
Income and expenditure- Excess/defecit	-£17,200.88	including unbanked cheques
transfer to tenants deposit account	£0.00	
transfers from reserves	£0.00	
Balance carried forward	£10,442.29	
Tenant's Deposit Account		
Balance brought forward	£10,188.44	
Initial payment	£0.00	
transfer from general account	£0.00	
interest received	£147.79	
Balance carried forward	£10,336.23	
Charities Official Investment Fund (Hurst Church Extraordinary Repair Fund)		
Balance brought forward	£179,031.42	
Transfers into fund	£0.00	
Transfers from fund	£0.00	
Increase(decrease) in stock value	£9,106.98	**See Note**
Balance carried forward 31/12/24	£188,138.40	
Charities Official Investment Fund (Deposit)		
Balance brought forward	£643.41	
Transfers into/(from) fund	£0.00	
Interest received	£32.96	
Balance carried forward	£676.37	
Total Assets	**£209,593.29**	
Made up as follows		
Cash	£0.00	
Current Account (NatWest)	£10,598.29	ML
Business Reserve Account (NatWest) Tenants Deposit	£10,336.23	ML
Investment Fund-Extraordinary Repair Fund (COIF)	£188,138.40	ML
Investment Fund-Deposit (COIF)		
Payments not cleared	-£156.00	ML
Total Assets	**£208,916.92**	
Assets Less Tenants Deposit	**£198,580.69**	

Note: **Due to unit value increase (Positive stock market)**

Cheques	Date cashed	Recipient	Amount	To Cover
268	23/02/2024	S Roberts	£295.46	for Church Wifi equipment
269	08/03/2024	P Payne	£180.00	To pay Platinum Heating (BACS payment only)
270		SCRAP		
271	26/03/2024	M Brown	£7,500.00	for purchase of a new cold Room (CHC Asset)
272	28/05/2024	MJW Pest Control	£156.00	for pub pest control
273	25/04/2024	St Nicholas Church	£474.00	grant for church lightning conductor repair
274	25/04/2024	St Nicholas Church	£864.41	grant request, energy and organ
275	08/05/2024	St Nicholas Church	£1,300.00	grant towards Family worker fees
276	01/07/2024	MJW Pest Control	£156.00	for pub pest control
277		SCRAP		
278	07/07/2024	Brown & Brown	£6,748.91	Pub/barn Insurance
279	26/07/2024	West One	£225.60	Fire Alarm & Extingusher testing
280	09/08/2024	St Nicholas Church	£4,715.01	grant towards Family worker fees, organ,utililities
281	Sept	Dunne & Co	£9,732.00	Part payments work on pub exeterior
282	Sept	P Payne	£85.08	new roller bling for pub ladies loo
283	16/08/2024	P Payne	£60.00	to cover emergency call out fee (electrian for pub)
284	15/10/2024	Dunne & Co	£17,436.00	Part payments work on pub exeterior
285	20/10/2024	St Nicholas Church	£397.41	grant towards Family worker fees
286	24/10/2024	West One	£162.00	Maintence fee and new alarm battaries
287	24/10/2024	St Nicholas Church	£1,897.00	grant request vdead tree removal and stump grinding
289	13/12/2024	Dunne & Co	£12,660.00	Part payments work on pub exeterior
Paid out Total			£65,044.88	

Un Credited Amounts

Date raised

Paid out including Un Credited: Total			£65,044.88	
288		MJW Pest Control	£156.00	for pub pest control

Paid in

2024	Monthly receipts and payments	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals	
Receipts	Lease receipts	£0.00	£3,333.34	£3,333.34	£3,333.34	£3,333.34	£3,333.34	£3,333.34	£6,666.68	£0.00	£6,666.68	£3,333.34	£3,333.34	£40,000.08	
	Insurance	£0.00	£466.40	£466.40	£466.40	£466.40	£466.40	£466.40	£932.80	£0.00	£932.80	£466.40	£466.40	£5,596.80	
	Rental for stables							£150.00						£150.00	
	Repayment of outstanding lease amounts for Feb & March'19											£50.26	£31.26	£81.52	
	Pest Control 6 month invoice						£156.00						£156.00	£312.00	
	Outstanding Insurance from 2022/3	£0.00	£200.26	£200.26	£200.26	£200.26	£44.26	£50.26	£400.52	£0.00	£400.52	£150.00	£13.00	£1,859.60	
														£0.00	
		0	4000	4000	4000	4000	4000	4000	8000	0	8000	4000	4000	£48,000.00	
Payments	Insurance premium							£6,748.91						£6,748.91	
	West One Fire Ext' Fire alarm							£225.60			£162.00			£387.60	
	St Nicholas Church PCC				£1,338.41	£1,300.00			£4,715.01		£2,294.41			£9,647.83	
	MJW Pest Control					£156.00		£156.00						£312.00	
	P Payne			£180.00					£60.00	£85.08				£325.08	
	Dunne & Co									£9,732.00	£17,436.00		£12,660.00	£39,828.00	
	S Roberts		£295.46	£0.00										£295.46	
	M Brown			£7,500.00										£7,500.00	
														£0.00	
														£0.00	
		0	295.46	7680	1338.41	1456	0	7130.51	4775.01	9817.08	19892.41	0	12660	£65,044.88	
balance		**0**	**3704.54**	**24.54**	**2686.13**	**5230.13**	**9230.13**	**6099.62**	**9324.61**	**-492.47**	**-12384.88**	**-8384.88**	**-17044.88**	**-£17,044.88**	
bank account	bfwd **£27,643.17**	£27,643.17	£27,643.17	£31,347.71	£27,667.71	£30,329.30	£32,873.30	£36,873.30	£33,742.79	£36,967.78	£27,150.70	£15,258.29	£19,258.29	£19,258.29	
	receipts	£0.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£8,000.00	£0.00	£8,000.00	£4,000.00	£4,000.00	£48,000.00	
	Transfer in CCLA Investment													£0.00	
	Transfer in CCLA Deposit Fund													£0.00	
	payments	£0.00	£295.46	£7,680.00	£1,338.41	£1,456.00	£0.00	£7,130.51	£4,775.01	£9,817.08	£19,892.41	£0.00	£12,660.00	£65,044.88	
Book balance		£27,643.17	£31,347.71	£27,667.71	£30,329.30	£32,873.30	£36,873.30	£33,742.79	£36,967.78	£27,150.70	£15,258.29	£19,258.29	£10,598.29	£10,598.29	
less unpresented cheques														£0.00	
	MJW Pest Control												156	£156.00	banked 3rd Jan
														£0.00	
														£0.00	
add uncredited amounts		0	0	0	0	0	0	0	0	0	0	0	156	£156.00	
														£0.00	
														£0.00	
														£0.00	
		0	0	0	0	0	0	0	0	0	0	0	0	£0.00	
balance on statement	checked with statements	27643.17	31347.71	27667.71	30329.3	32873.3	36873.3	33742.79	36967.78	27150.7	15258.29	19258.29	10442.29	£10,442.29	

agrees with bank statement

Receipts and Payments account
month/year ended **Dec-24**

Receipts

Lease receipts	£40,000.08
Insurance	£5,596.80
Rental for stables	£150.00
Repayment of outstanding lease amounts for Feb & March'19	£81.52
Pest Control 6 month invoice	£312.00
Outstanding Insurance from 2022/3	£1,859.60
	£48,000.00

Payments

Insurance premium	£6,748.91
West One Fire Ext' Fire alarm	£387.60
St Nicholas Church PCC	£9,647.83
MJW Pest Control	£312.00
P Payne	£325.08
Dunne & Co	£39,828.00
S Roberts	£295.46
M Brown	£7,500.00
unbanked cheques	£156.00
	£65,200.88

excess income over expenditure	-£17,200.88

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	**Church House Charity Hurst**		
On accounts for the year ended	31st December 2024	**Charity no (if any)**	263481
Set out on pages	1-4		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024

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.

Signed:	Maria Land	**Date:**	14th Sept 2025
Name:	MARIA LAND		
Relevant professional qualification(s) or body (if any):	ACMA		
Address:	CADOMIN WARDS CROSS HURST BERKS RG10 0DS		

Land & Scales Ltd
Cadomin, Wards Cross
Hurst, Berks, RG10 0DS
tel: 01189341818

Section B	Disclosure
	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.	The Trustees are in discussion about a shortfall in income relating to the years 2017 and 2019 which are being repaid. Additional rental shortfalls are also related to the period during the pandemic. The accounts have always been presented on a cash basis with no adjustments, detailing bank/cash receipts and payments. The trustees will decide what arrears should be pursued and disclosed on future balance sheets and accounts.