

CHRIST CHURCH HOUSE
TRUSTEES REPORT AND RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED
31ST DECEMBER 2021

Charity Number 268420

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Reference and Administrative Information

Charity name	Christ Church House
Charity registration number	268420
Principal address	65 Elmfield Avenue, Teddington Middlesex TW118BX
Trustees	Rev Dominic Stockford, Gerardine Stockford, Derek Lowden
Independent Examiners	Jacob Cavenagh & Skeet, 5 Robin Hood Lane, Sutton, Surrey SM1 2SW

Trustees' Report

Structure, Governance and Management

The Charity is constituted as a trust and is governed by an indenture dated 26 March 1902 and schemes of 20 May 1913 and 3 February 1976.

Trustees are appointed by sitting trustees. The Trustees are responsible for the significant decisions in the running of the Trust, in particular regarding major financial decisions, and considered key management personnel.

Objectives and Activities

The principal purpose of the Trust is to support the minister of Christ Church, Teddington, the upkeep of the manse, and of Christ Church Meeting Hall (Christchurch Avenue, Teddington), and general purposes in connection with operating a place of Christian worship. And in promulgating the Christian religion, Christian teaching, Christian social support. Support of other Christian and social charitable causes are also undertaken when appropriate.

The trustees have read the Commission's Public Benefit requirement statutory guidance and have had regard to this when running the charity.

Achievements and Performance

During the year 2021 Christ Church continued to do everything in its power to preach the saving Gospel of Jesus Christ faithfully each Lord's Day morning and evening. In this effort Rev Stockford was ably supported by Simon Doyle from Amyand Park Chapel (whose help is gratefully acknowledged) and by Pavlos Karageorgis. The addition of Pavlos as a formal elder of the congregation was also a great help to the work. Sermon subjects were mainly Mark's Gospel and the Book of Psalms – the Book of Jude was also preached through in the summer.

The wedding of Laura and Dylan took place during the year, which was attended by enough relatives and friends to mean an almost full church. We wish them well in their future together.

Presenting contrary evidence to the fears of many, there was only one funeral during the year. Long term member Pauline Bunting dying at the age of 94, towards the very end of 2020. Her funeral, at the start of 2021, was attended by many people who offered their prayers and thanksgivings to God. Our good wishes and a welcome to our fellowship were offered to Michael, her son.

We continue to have a reasonable attendance in these dark days for the Gospel, and pray that the Lord God will bring a revival of hearts and souls to faith in His Son Jesus Christ, our sole Lord and Saviour, by the working of His Holy Spirit. To that end we remain faithful to Scripture's teaching, and make efforts to share that truth through publication of flyers for letterbox work, as well as personal invitations to people to join our congregation. Once again we have had a few new faces who have settled in with us for a while.

Trustees' Report (continued)

Achievements and Performance (continued)

Practically speaking there was little of great import regarding the church building itself, although the final sale of the old hall, and the purchase of a flat (with the hope it could be used to house an assistant or trainee minister) were both completed without any problems. The financial record shows our current position, which is healthy and we therefore have little or no concern about our financial survival over the next several years.

Financial review

In the year, 2021 the Trust had an income of £497,072 (2020: £76,893) and an expenditure of £65,044 (2020: £53,527). Cash funds held at the end of the year totalled £153,163 (2020: £93,796) and investments totalled £405,824 (2020: £365,998).

Reserves are held for the purposes of upkeep of buildings, and for the production of income for the regular activities and expenditure of the Trust.

Related party transactions

As permitted by the governing documents, the Minister, who is also a trustee, is paid a stipend.

ON BEHALF OF THE TRUSTEES



Revd D F Stockford

Date: 3/4/2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHRIST CHURCH HOUSE

I report to the trustees on my examination of the accounts of the charity for the year ended 31 December 2021 set out on pages 5 to 6.

Responsibilities and basis of report

As the charity's trustees 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 your charity's accounts as carried out under section 145 of the Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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:

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.

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.



Miriam Hickson CTA FCA
Jacob Cavenagh & Skeet
5 Robin Hood Lane
Sutton
Surrey
SM1 2SW

Date: 10/04/2022



CHARITY COMMISSION
FOR ENGLAND AND WALES

Receipts and payments accounts

CC16a

For the period
from

To

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Collections	4,044	-	-	4,044	1,616
Envelopes	9,972	-	-	9,972	12,128
Missions	170	-	-	170	104
Interest on investments	10,604	-	-	10,604	10,586
Gift Aid	-	-	-	-	-
Misc gifts	1,000	-	-	1,000	1,139
Hall income	-	-	-	-	20
Car Park income	15,863	-	-	15,863	19,828
Other donations	-	-	-	-	140
Energy refund	1,654	-	-	1,654	1,752
Legacies	16,163	-	-	16,163	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	59,468	-	-	59,468	47,313
A2 Asset and investment sales, (see table).					
Sale of Charibond shares (M&G)	-	-	-	-	-
Sale of land/property	437,604	-	-	437,604	29,580
Sub total	437,604	-	-	437,604	29,580
Total receipts	497,072	-	-	497,072	76,893
A3 Payments					
Stipend	21,600	-	-	21,600	21,600
Additional payments	570	-	-	570	909
Council tax	2,816	-	-	2,816	2,694
Missions	6,150	-	-	6,150	9,155
Repairs	16,943	-	-	16,943	4,378
Printing & phone	1,772	-	-	1,772	1,207
Heat and light	6,810	-	-	6,810	5,749
	1,050	-	-	1,050	-
Outreach	175	-	-	175	-
Sundries	7,158	-	-	7,158	7,835
Building project	-	-	-	-	-
	-	-	-	-	-
Sub total	65,044	-	-	65,044	53,527
A4 Asset and investment purchases. (see table)					
Purchase of COIF shares	-	-	-	-	-
Purchase of Property	372,661	-	-	372,661	-
Sub total	372,661	-	-	372,661	-
Total payments	437,705	-	-	437,705	53,527
Net of receipts/(payments)	59,367	-	-	59,367	23,366
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	93,796	-	-	93,796	70,430
Cash funds this year end	153,163	-	-	153,163	93,796

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 £
B1 Cash funds	Community account	33,754	-	-
	Business Premium account	119,409	-	-
		-	-	-
	Total cash funds	153,163	-	-

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

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	M&G Chairbond Shares	Unrestricted	-	54,034
	CCLA Ethical investment Fund	Unrestricted	-	351,790
	Car Park	Unrestricted	-	500,000
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Church and Grounds	Unrestricted	-	5,000,000
	Church House (Rectory)	Unrestricted	-	1,300,000
	Flat	Unrestricted	-	369,950
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
<i>J.F. Stockford</i>	J F STOCKFORD	3/4/2022