

**CHRIST CHURCH HOUSE**  
**TRUSTEES REPORT AND RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31ST DECEMBER 2022**

**Charity Number 268420**

**CHRIST CHURCH HOUSE**  
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## **Reference and Administrative Information**

<b>Charity name</b>	<b>Christ Church House</b>
<b>Charity registration number</b>	<b>268420</b>
<b>Principal address</b>	<b>65 Elmfield Avenue, Teddington Middlesex TW118BX</b>
<b>Trustees</b>	Rev Dominic Stockford, Gerardine Stockford, Derek Lowden, Robert Douglas Goodgame, Pavlos Karageorgi
<b>Independent Examiners</b>	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**

2022 was a quiet year, in which the congregation was mainly concerned with the preaching of the saving Gospel of Jesus Christ. To that end the regular Sunday morning and evening services were held on every Sunday of the year (including December 25th). Preaching was mainly led by the pastor, Rev Bishop Dominic Stockford; he was ably assisted on occasion by Mr Simon Doyle and Mr Pavlos Karageorgi. Main subjects were the Gospel of Mark, and the Book of Psalms. Visiting preachers during the year included Rev Ian Densham, and Mr David Malam (on behalf of SASRA). The small number of new attenders from 2021 have continued to come on Sundays, and another joined them later in the year.

A Christian Conference was held in October over three days – after one or two teething problems the conference went ahead successfully with four visiting speakers and Mr Karageorgi. It was reasonably attended, and it is decided to hold another conference in October 2023. The historical subjects, and the individuals, which the conference covered were well received by those present (Including a brother from Northern Ireland).

Outreach with the Gospel continued, mainly taking the form of leaflets produced by the elders and delivered to local homes. One leaflet contained a section of a Bishop J C Ryle tract on hope. Booklets produced by the Protestant Truth Society about The Scriptures and the Coronation of HM Queen Elizabeth, were handed out at various venues during the Jubilee weekend. A monthly drop-in for parents requiring support was begun, in conjunction with a local support organisation – suitable discussion were held in advance in order to ensure that everything done was following best practice.

The annual review of which groups the congregation give financial support to was carried out, with little change on the year. In the face of dire warnings about the increase of the cost of living the congregation was pleased to note that it has adequate funds (and more) to continue operating effectively and safely. No specific requests have been received for support from church attenders or members, but the matter has been discussed in Member's Meetings.

## **Trustees' Report (continued)**

### **Achievements and Performance (continued)**

Practically speaking general maintenance continued to be carried out. Both on the church and on the church flat, which was successfully rented out for the entire 12 months, bringing in a regular income. It is still hoped that a trainee assistant-pastor will be found, and that the flat will eventually be used for housing them. Negotiations have begun regarding rent levels on the car park (connected with the Thomas Wilson Building), and it is hoped that the rent increase will be a reasonable and beneficial one for the congregation. The Church House has had further maintenance at a minor level, and the Pastor has paid for fitted wardrobes and a new carpet in the main bedroom.

### **Specific Trustee Matters**

Trustee numbers being only three, the Trustees held one meeting for the purpose of inviting two people to join that body, Mr Pavlos Karageorgi, and Rev Robert Goodgame. Both accepted and were appointed by the current trustees in accordance with the Trust Deed. The relevant paperwork regarding Land Registry issues is now being sorted out with the assistance of Morrisons Solicitors. The trustees also agreed that, when this is sorted out, they would seek a body to be Custodian Trustee in order to minimise the disruption and expense when someone ceases to be a trustee. Two Christian groupings are being considered by the elders.

### **Financial review**

In the year, 2022 the Trust had an income of £123,820 (2021: £497,072) and an expenditure of £110,385 (2021: £65,044). Cash funds held at the end of the year totalled £166,598 (2021: £153,163) and investments totalled £358,480 (2021: £405,824).

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: 28/3/23

## 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 2022 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: 3 April 2023



CHARITY COMMISSION  
FOR ENGLAND AND WALES

St Peter's Church House		CC16a	
<b>Receipts and payments accounts</b>			
For the period from	01/01/2022	To	31/12/2022

CC16a

## 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 £
<b>A1 Receipts</b>					
Collections	1,354	-	-	1,354	4,044
Envelopes	11,910	-	-	11,910	9,972
Missions	65	-	-	65	170
Interest on investments	11,141	-	-	11,141	10,604
Gift Aid	11,111	-	-	11,111	-
Misc gifts	1,200	-	-	1,200	1,000
Hall income	-	-	-	-	-
Car Park income	15,863	-	-	15,863	15,863
Other donations	-	-	-	-	-
Energy refund	27	-	-	27	1,654
Legacies	5,000	-	-	5,000	16,163
Flat income: 24 Grosvenor Court	13,543	-	-	13,543	-
<b>Sub total (Gross income for AR)</b>	<b>71,213</b>	<b>-</b>	<b>-</b>	<b>71,213</b>	<b>59,468</b>
<b>A2 Asset and investment sales, (see table).</b>					
Sale of Charibond shares (M&G)	52,607	-	-	52,607	-
Sale of land/property	-	-	-	-	437,604
<b>Sub total</b>	<b>52,607</b>	<b>-</b>	<b>-</b>	<b>52,607</b>	<b>437,604</b>
<b>Total receipts</b>	<b>123,820</b>	<b>-</b>	<b>-</b>	<b>123,820</b>	<b>497,072</b>
<b>A3 Payments</b>					
Stipend	21,600	-	-	21,600	21,600
Additional payments	652	-	-	652	570
Council tax	2,911	-	-	2,911	2,816
Missions	6,400	-	-	6,400	6,150
Repairs	4,326	-	-	4,326	16,943
Printing & phone	2,284	-	-	2,284	1,772
Heat and light	6,833	-	-	6,833	6,810
Visitor Preaching Fees	1,479	-	-	1,479	1,050
Outreach	305	-	-	305	175
Sundries	10,114	-	-	10,114	7,158
Service chgs: 24 Grosvenor Court	1,480	-	-	1,480	-
<b>Sub total</b>	<b>58,385</b>	<b>-</b>	<b>-</b>	<b>58,385</b>	<b>65,044</b>
<b>A4 Asset and investment purchases, (see table)</b>					
CCLA COIF Ethical Inv Fund Shares	52,000	-	-	52,000	-
Purchase of Property	-	-	-	-	372,661
<b>Sub total</b>	<b>52,000</b>	<b>-</b>	<b>-</b>	<b>52,000</b>	<b>372,661</b>
<b>Total payments</b>	<b>110,385</b>	<b>-</b>	<b>-</b>	<b>110,385</b>	<b>437,705</b>
<b>Net of receipts/(payments)</b>	<b>13,435</b>	<b>-</b>	<b>-</b>	<b>13,435</b>	<b>59,367</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>153,163</b>	<b>-</b>	<b>-</b>	<b>153,163</b>	<b>93,796</b>
<b>Cash funds this year end</b>	<b>166,598</b>	<b>-</b>	<b>-</b>	<b>166,598</b>	<b>153,163</b>

## 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 £
<b>B1 Cash funds</b>	Community account	47,074	-	-
	Business Premium account	119,524	-	-
		-	-	-
	<b>Total cash funds</b>	<b>166,598</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			

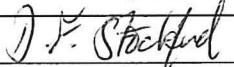

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	M&G Chairbond Shares	Unrestricted	-	-
	CCLA COIF Ethical investment Fund	Unrestricted	-	358,481
	Car Park	Unrestricted	-	500,000
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	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)
<b>B5 Liabilities</b>	Independent examiners fee	Unrestricted	1,320.00	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	Revd D F Stockford	28/3/23
	DEREK LONDON	28/3/22