

**CHRIST CHURCH HOUSE**  
**TRUSTEES REPORT AND RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31ST DECEMBER 2023**

**Charity Number 268420**

**CHRIST CHURCH HOUSE**  
**TRUSTEES REPORT AND RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31ST DECEMBER 2023**

**Contents**

**Page**

Trustees' Report	1-3
Report of the Independent Examiner	4
Receipts and payments accounts	5-6

## **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**

From a practical point of view 2023 was a fairly quiet year. However, during the year we did manage to ensure that the various pieces of land that the Church owns were properly registered with the Land Registry, in the relevant names. For this we were grateful for the assistance of MorrLaw, who ably assisted us in this endeavour. The church finances steadied down, as there were no particular large expenses regarding property, beyond the legal costs for the land registration. We paid out for a new church website, relieving the pastor of the financial burden he had chosen to take on in running the previous one.

As a congregation we remain faithful to our Trust Deed and its instruction that the preachers "preach no other Doctrines but such as are set forth in... the 1863 Deed Poll of the Free Church of England", namely, that contained in the "Thirty nine articles and Rubrics of the United Church of England and Ireland being free to employ whatever they may deem valuable and to refuse what appears to them objectionable in the services of such Church and treating the Fifteen Articles of the said Connexion set forth in the Schedule to the said recited Deed Poll as included in the said Thirty nine articles."

The numbers of attendees has increased, for which we give thanks to God. And though it is a gradual and incremental increase, this means that they are numbers that we can manage, and that we are able to support individuals who have joined us in the manner in which they require. We have had a variety of visiting preachers across the year, and the October 'Teddington Protestant History Conference', though low in attendance, had excellent talks from good speakers, and the talks have been placed on-line where they have been viewed many times.

Our annual tithing has continued, and several charities and charitable works, local and national, have benefited from this. Furthermore, we have made use of our current beneficial financial position to assist other congregations, and pastors, on occasions when they have been in need.

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

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

Once again, we give thanks to God for His graciousness towards us, and for continuing our ministry of the Gospel of salvation by grace alone, in Christ alone, through faith alone. God is indeed, as His word declares, faithful to His chosen people, and, Nehemiah 9 v 32, "keeps covenant and steadfast love" with them - as we have seen once again this past year.

### **Financial review**

In the year, 2023 the Trust had an income of £57,640 (2022: £123,820) and an expenditure of £65,326 (2022: £110,385). Cash funds held at the end of the year totalled £158,912 (2022: £166,598) and investments totalled £393,690 (2022: £358,480).

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: 21/4/24

## 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 2023 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: 26 April 2024



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 £
<b>A1 Receipts</b>					
Collections	1,210	-	-	1,210	1,354
Envelopes	10,472	-	-	10,472	11,910
Missions	-	-	-	-	65
Interest on investments	12,399	-	-	12,399	11,141
Gift Aid	-	-	-	-	11,111
Misc gifts	-	-	-	-	1,200
Car Park Income	19,828	-	-	19,828	15,863
Energy Refund	-	-	-	-	27
Legacies	-	-	-	-	5,000
Flat Income: 24 Grosvenor Court	13,731	-	-	13,731	13,543
<b>Sub total (Gross income for AR)</b>	<b>57,640</b>	<b>-</b>	<b>-</b>	<b>57,640</b>	<b>71,213</b>
<b>A2 Asset and investment sales, (see table).</b>					
Sale of Charibond Shares (M&G)	-	-	-	-	52,607
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>52,607</b>
<b>Total receipts</b>	<b>57,640</b>	<b>-</b>	<b>-</b>	<b>57,640</b>	<b>123,820</b>
<b>A3 Payments</b>					
Stipend	21,600	-	-	21,600	21,600
Additional Payments	657	-	-	657	652
Council Tax	3,076	-	-	3,076	2,911
Missions	6,305	-	-	6,305	6,400
Repairs	7,688	-	-	7,688	4,326
Printing & Phone	2,299	-	-	2,299	2,284
Heat and light	8,677	-	-	8,677	6,833
Visitor Peaching Fees	1,755	-	-	1,755	1,479
Outreach	-	-	-	-	305
Sundries	11,709	-	-	11,709	10,114
Service chgs: 24 Grosvenor Court	1,560	-	-	1,560	1,480
<b>Sub total</b>	<b>65,326</b>	<b>-</b>	<b>-</b>	<b>65,326</b>	<b>58,385</b>
<b>A4 Asset and investment purchases, (see table)</b>					
CCLA COIF Ethical Inv Fund Shares	-	-	-	-	52,000
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>52,000</b>
<b>Total payments</b>	<b>65,326</b>	<b>-</b>	<b>-</b>	<b>65,326</b>	<b>110,385</b>
<b>Net of receipts/(payments)</b>	<b>- 7,686</b>	<b>-</b>	<b>-</b>	<b>- 7,686</b>	<b>13,435</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	166,598	-	-	166,598	153,163
<b>Cash funds this year end</b>	<b>158,912</b>	<b>-</b>	<b>-</b>	<b>158,912</b>	<b>166,598</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>	Business Premium Account	120,662	-	-
	Community Account	38,250	-	-
		-	-	-
	<b>Total cash funds</b>	<b>158,912</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			

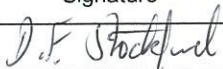
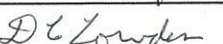
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	CCLA COIF Ethical Investment Fund	Unrestricted	-	393,690
	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		-	5,000,000
	Church House (Rectory)		-	1,300,000
	Flat		-	370,000
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	Independent examiners fee	Unrestricted	1,386	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	Revd D F Stockford	21/4/24
	Derek Lowden	21/4/24