

CHRIST CHURCH HOUSE
TRUSTEES REPORT AND RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED
31ST DECEMBER 2024

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, Robert Douglas Goodgame, Pavlos Karageorgi
Independent Examiners	JCS Accountants Limited, 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

The year was, in some ways, quiet. In terms of significant events we held two baptisms, of people new to Christianity, faith, and to Christ's church - their subsequent commitment has been an encouragement and a lesson to us. Our Sunday services continue and, despite the lack of interest in Jesus Christ from an increasingly godless nation and local area, we have persevered in faithful preaching of God's Word - the morning series on 2 Corinthians and the dangers of allowing outside non-Christian influences to affect the faithfulness of the church to Christ was well received. During the year we also concluded our evening series in which we preached through the entire Book of Psalms - what a glorious encouragement that book is to us. We then commenced an evening preaching series on Ezekiel, a most wonderful series of prophecies and warnings that the unfaithful church of today would do well to heed. Our Protestant History Conference was held again, in October, and although attending numbers were low the viewing figures for the talks on YouTube were pleasingly high.

We continue to get occasional visitors on Sundays, and the various weekly events continue. It is gratifying to get good turnout (comparative to our total numbers, and given the distance some have to travel) at our weekly Study/Prayer Group, and for the Women's Morning on 1st Fridays. The church is open on Wednesday mornings, and although there are few who drop in, those who do have always found that they have gained something from their time with us. It is sad to report that yet again, despite sterling efforts to hand out leaflets about and to personally encourage people to attend our services at the end of December, almost none did so. Outreach with the Gospel continues to be effected, but God has chosen that it not be effective. We did discover, however, a Teddington work where we could continue to share what we have been given by God in terms of food and the like, and have begun to support that work.

Financially, after all the work we had put in over preceding years, everything continues to be set fair. We can only but thank God that He has given us the wherewithal to continue preaching His Word faithfully for decades to come, without feeling that we have to compromise His Truth in order to get the income we might need to support us. Better to be in penury than to be unfaithful - and the Lord has ensured that, at this time, neither is the case.

Trustees' Report (continued)

Praise God from whom all blessings flow. May He continue to strengthen us, that we may continue to be faithful to Him. This report is offered in Christ's name, and to His glory. Amen.

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

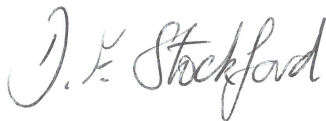
In the year, 2024 the Trust had an income of £63,861 (2023: £57,640) and an expenditure of £56,854 (2023: £65,326). Cash funds held at the end of the year totalled £165,920 (2023: £158,912) and investments totalled £404,494 (2023: £393,690).

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:

7/5/25

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 2024 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
JCS Accountants Limited
5 Robin Hood Lane
Sutton
Surrey
SM1 2SW

Date: 20 May 2025



CHARITY COMMISSION
FOR ENGLAND AND WALES

Receipts and payments accounts

CC16a

For the period
from

01/01/2024

To

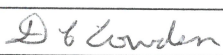
31/12/2024

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	641	-	-	641	1,210
Envelopes	9,534	-	-	9,534	10,472
Missions	-	-	-	-	-
Interest on investments	13,286	-	-	13,286	12,399
Gift Aid	6,097	-	-	6,097	-
Misc gifts	2,405	-	-	2,405	-
Car Park Income	17,375	-	-	17,375	19,828
Energy Refund	-	-	-	-	-
Legacies	-	-	-	-	-
Flat Income: 24 Grosvenor Court	14,522	-	-	14,522	13,731
Sub total (Gross income for AR)	63,860	-	-	63,860	57,640
A2 Asset and investment sales, (see table).					
Sale of Charibond Shares (M&G)	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	63,860	-	-	63,860	57,640
A3 Payments					
Stipend	21,600	-	-	21,600	21,600
Additional Payments	685	-	-	685	657
Council Tax	3,263	-	-	3,263	3,076
Missions	7,220	-	-	7,220	6,305
Repairs	851	-	-	851	7,688
Printing & Phone	2,868	-	-	2,868	2,299
Heat and light	8,335	-	-	8,335	8,677
Visitor Peaching Fees	1,488	-	-	1,488	1,755
Conference costs	702	-	-	702	-
Sundries	8,080	-	-	8,080	11,709
Service chgs: 24 Grosvenor Court	1,760	-	-	1,760	1,560
Sub total	56,852	-	-	56,852	65,326
A4 Asset and investment purchases, (see table)					
CCLA COIF Ethical Inv Fund Shares	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	56,852	-	-	56,852	65,326
Net of receipts/(payments)	7,008	-	-	7,008	- 7,686
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	158,912	-	-	158,912	166,598
Cash funds this year end	165,920	-	-	165,920	158,912

Section B Statement of assets and liabilities at the end of the period

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Business Premium Account	122,477	-	-
	Community Account	43,443	-	-
		-	-	-
	Total cash funds	165,920	-	-
	(agree balances with receipts and payments account(s))			
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets		Fund to which asset belongs	Cost (optional)	Current value (optional)
	CCLA COIF Ethical Investment Fund	Unrestricted	-	404,494
	Car Park	Unrestricted	-	500,000
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use		Fund to which asset belongs	Cost (optional)	Current value (optional)
	Church and Grounds		-	5,000,000
	Church House (Rectory)		-	1,300,000
	Flat		-	370,000
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities		Fund to which liability relates	Amount due (optional)	When due (optional)
	Independent examiners fee	Unrestricted	1,458	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
		Derek Lowden	4/5/2025