

CHRIST CHURCH HOUSE
TRUSTEES REPORT AND RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED

31ST DECEMBER 2025

Charity Number 268420

CHRIST CHURCH HOUSE
TRUSTEES REPORT AND RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED
31ST DECEMBER 2025

Contents

Page

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

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

There were no significant events in church life during 2025, apart from three special moments. Other than these (listed below) the year passed much as it has frequently done, with the regular services, the occasional visitor, and the efforts to reach out the area around us with the true Gospel of salvation through Christ alone, by faith alone, by grace alone. Preaching on the Psalms continued throughout the first part of the year, in the evening, and was replaced with a series on Paul's Letter to the Romans (often called 'The Gospel of God') when that came to an end. In the morning, we covered a variety of books, and concluded the year by beginning at the beginning, and starting a series from Genesis, covering God's Creative Glory, man's sin and fall, and the salvation offered to mankind by God – later fulfilled in His incarnate Son, Christ Jesus.

During the year we held two conferences. In January we hosted a Women's Ministry Morning, at which the speaker was Sharon James. A large number of ladies from across the surrounding area attended, and a positive time was had – both of teaching and of fellowship. Some of the men did help out, manning the tea and coffee at break time!

Later in the year we held our Protestant History Conference. The speakers were Ian Densham, Brian Edwards, and Rev Dominic Stockford, our pastor. Numbers were very high, and issues covered were Wycliffe, Tyndale and the Geneva Bible. Interest remained the whole day, until the end of the final talk, by our pastor, on C. S. Lewis. A talk which debunked the all too frequently held view of his 'greatness' as a Christian author - pointing out the many false and unbiblical beliefs he held and taught.

We are grateful to be able to put on such conferences, and God willing, have another women's Ministry Morning planned for February 2026, and another Protestant History Conference planned for October 3rd. We were also pleased to be able to host the Minister's Fraternals for the London area, for EFCC* (a body to which we are currently loosely affiliated).

We pray that God will continue to bless the work we seek to do, and that the Holy Spirit will

Trustees' Report (continued)

choose to use it to bring more to eternal salvation through Christ. We also thank God that He has provided us with more than adequate wherewithal to do, and continue to do, His work.

Financial review

In the year 2025, the Trust had income of £66,161 (2024: £63,860) and expenditure of £67,188 (2024: £56,852). Cash funds held at the end of the year totalled £164,893 (2024: £165,920) and investments totalled £383,802 (2024: £404,494).

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: 28/2/26

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 2025 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: 12 March 2026



CHARITY COMMISSION
FOR ENGLAND AND WALES

Christ Church House

258420

Receipts and payments accounts

CC16a

For the period
from

01/01/2025

To

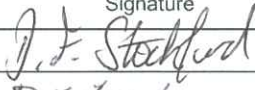
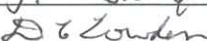
31/12/2025

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	333	-	-	333	641
Envelopes	16,900	-	-	16,900	9,534
Missions	-	-	-	-	-
Interest on investments	13,231	-	-	13,231	13,286
Gift Aid	2,382	-	-	2,382	6,097
Misc gifts	-	-	-	-	2,405
Car Park Income	18,428	-	-	18,428	17,375
Energy Refund	-	-	-	-	-
Legacies	-	-	-	-	-
Flat Income: 24 Grosvenor Court	14,887	-	-	14,887	14,522
Sub total (Gross income for AR)	66,161	-	-	66,161	63,860
A2 Asset and investment sales, (see table).					
Sale of Charibond Shares (M&G)	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	66,161	-	-	66,161	63,860
A3 Payments					
Stipend	26,200	-	-	26,200	21,600
Additional Payments	1,666	-	-	1,666	685
Council Tax	3,410	-	-	3,410	3,263
Missions	6,585	-	-	6,585	7,220
Reparis	1,500	-	-	1,500	851
Printing & Phone	2,181	-	-	2,181	2,868
Heat and light	8,330	-	-	8,330	8,335
Visitor Peaching Fees	1,390	-	-	1,390	1,488
Conference costs	726	-	-	726	702
Sundries	13,443	-	-	13,443	8,080
Service chgs: 24 Grosvenor Court	1,760	-	-	1,760	1,760
Sub total	67,191	-	-	67,191	56,852
A4 Asset and investment purchases, (see table)					
CCLA COIF Ethical Inv Fund Shares	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	67,191	-	-	67,191	56,852
Net of receipts/(payments)	- 1,030	-	-	- 1,030	7,008
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	165,920	-	-	165,920	158,912
Cash funds this year end	164,890	-	-	164,890	165,920

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	Business Premium Account	114,041	-	-
	Community Account	50,852	-	-
		-	-	-
	Total cash funds	164,893	-	-
	(agree balances with receipts and payments account(s))			
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	CCLA COIF Ethical Investment Fund	Unrestricted	-	383,802
	Car Park	Unrestricted	-	500,000
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	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	Details	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
		Revd D F Stockford	28/2/26
		Derek Lowden	28/2/26