

REGISTERED CHARITY NUMBER: 272566

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

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FOR THE YEAR ENDED 31 DECEMBER 2024**

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**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the charity is to maintain endowment funds to generate income for distribution to related charitable organisations of St. Laurence Ecclesiastical Charities and St. Laurence Relief In Need Trust. Income is distributed on a non-discretionary basis in accordance with the deed of trust.

The trustees have referred to guidance set out by the Charity Commissioner's and are satisfied that the charitable objectives of the charity and its related charities satisfy criteria for public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year the charity made distributions to related charitable organisations in accordance with its constitution, as follows:

	2024	2023
	£	£
St. Laurence Ecclesiastical Charities	71,064	77,180
St. Laurence Relief In Need Trust	60,525	63,485
	<hr/>	<hr/>
	131,589	140,665
	<hr/> <hr/>	<hr/> <hr/>

Investment performance

The endowment fund fixed assets comprise freehold investment properties and listed investments. The investment properties were fully let during the year at market rental values. The return on listed investments was in line with expectation for the investment strategy and risk profile of the charity.

FINANCIAL REVIEW

Investment policy and objectives

There are no restrictions on the trustees' power to invest the assets of the charity. Listed investments are low risk and held mainly in managed investment funds with a bias towards providing income. The investment properties are subject to full tenant repairing leases and held on a long term basis for rental yield.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

FINANCIAL REVIEW

Principal funding sources and reserves policy

The principal funding sources are non-distributable endowment funds held to secure the long term funding of the charitable objectives. All investment income less management and capital repair costs are distributed to related charities on an annual basis.

Capital repair costs to freehold property incurred for the purpose of securing good market rental value may be recovered from the general reserve over the duration of the relevant leasehold tenancy agreement. This policy preserves the investment pool for the long term legacy and benefit of the combined charities.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document and trusteeship

The Church Lands and John Johnson's Estate Charities is an unincorporated charity and controlled by its governing document, a deed of trust dated 1 January 1942.

The charity is under common trusteeship with two related charitable organisations of St. Laurence Ecclesiastical Charities (charity no. 203336) and St. Laurence Relief in Need Trust (charity no. 205043).

Recruitment, appointment and induction of new trustees

Trustees are carefully selected for their knowledge and experience of charitable organisations. New trustees are elected at the Annual General Meeting. Newly appointed trustees are inducted to the work of the charity by the chairman and provided with all information required to fulfil their role as trustees in accordance with the deed of trust and the Charities Act 2011. A trustee may retire voluntarily.

Organisational structure

The Chairman, Rev C R Jones, has overall responsibility for the charity and is assisted in this role by the Clerk. The Treasurer is responsible for the financial management of the charity. The charity engages a firm of chartered surveyors to manage property investments, stockbrokers to manage listed investments and lawyers to advise on legal matters.

Trustee meetings

Trustee meetings are held twice a year, one of which is the Annual General Meeting.

Risk management

The trustees acknowledge their responsibility to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

272566

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

Principal address

Victoria House
26 Queen Victoria Street
Reading
Berkshire
RG1 1TG

Trustees

Mrs P Thomas
Mrs R P Williams
Mr N C Burrows
Mrs R E Pearse
Rev C R Jones (Chairman)
Mr L R Smith

Independent Examiner

Graeme Hobbs FCCA
Hobbs Granger Roitt LLP
11 Eastheath Avenue
Wokingham
Berkshire
RG41 2PP

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Chairman

Rev C R Jones

Treasurer

J Pyke FCA

Clerk

W Sanders

Bankers

The Royal Bank of Scotland plc
Liverpool CSC
Stephenson Way
Wavertree
Liverpool
L13 1HE

Investment Managers

Redmayne-Bentley LLP
Market Place House
43 Market Place
Henley-on-Thames
RG9 2AA

Solicitors

Blandy & Blandy
1 Friar Street
Reading
Berkshire
RG1 1DA

Chartered Surveyors

Simmons & Sons
12 Wote Street
Basingstoke
Hampshire
RG21 7NW

30/10/2025

Approved by order of the board of trustees on and signed on its behalf by:



.....
Rev C R Jones - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

Independent examiner's report to the trustees of Church Lands and John Johnson's Estate Charities

I report to the charity trustees on my examination of the accounts of Church Lands and John Johnson's Estate Charities (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report

As the charity trustees of the Trust 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 the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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.

Graeme Hobbs
Graeme Hobbs (Oct 30, 2025 09:35:14 GMT)

Graeme Hobbs FCCA

Hobbs Granger Roitt LLP
11 Eastheath Avenue
Wokingham
Berkshire
RG41 2PP

30/10/2025
Date:

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	Unrestricted fund £	Endowment fund £	31.12.24 Total funds £	31.12.23 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	3	-	174,787	174,787	174,905
EXPENDITURE ON					
Raising funds	4	-	35,695	35,695	26,715
Charitable activities	5				
Relief in Need		-	63,976	63,976	66,881
Ecclesiastical		-	75,116	75,116	81,309
Total		-	174,787	174,787	174,905
Net gains on investments		-	34,291	34,291	19,174
NET INCOME		-	34,291	34,291	19,174
RECONCILIATION OF FUNDS					
Total funds brought forward		-	2,626,708	2,626,708	2,607,534
TOTAL FUNDS CARRIED FORWARD		-	2,660,999	2,660,999	2,626,708

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**BALANCE SHEET
31 DECEMBER 2024**

	Notes	Unrestricted fund £	Endowment fund £	31.12.24 Total funds £	31.12.23 Total funds £
FIXED ASSETS					
Investments					
Investments	8	-	854,197	854,197	836,277
Investment property	9	-	1,810,002	1,810,002	1,810,002
		<hr/>	<hr/>	<hr/>	<hr/>
		-	2,664,199	2,664,199	2,646,279
CURRENT ASSETS					
Debtors	10	-	25,904	25,904	16,740
Cash at bank		-	71,386	71,386	24,793
		<hr/>	<hr/>	<hr/>	<hr/>
		-	97,290	97,290	41,533
CREDITORS					
Amounts falling due within one year	11		(100,490)	(100,490)	(61,104)
		<hr/>	<hr/>	<hr/>	<hr/>
NET CURRENT ASSETS		-	(3,200)	(3,200)	(19,571)
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES		-	2,660,999	2,660,999	2,626,708
		<hr/>	<hr/>	<hr/>	<hr/>
NET ASSETS		-	2,660,999	2,660,999	2,626,708
		<hr/>	<hr/>	<hr/>	<hr/>
FUNDS	12				
Endowment funds				2,660,999	2,626,708
				<hr/>	<hr/>
TOTAL FUNDS				2,660,999	2,626,708
				<hr/>	<hr/>

The financial statements were approved by the Board of Trustees and authorised for issue on
30/10/2025..... and were signed on its behalf by:



.....
 Rev C R Jones - Trustee

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

1. STATUTORY INFORMATION

The Church Lands and John Johnson's Estate Charities is registered with The Charity Commission (registration number 272566). The principal address is Victoria House, 26 Queen Victoria Street, Reading, Berkshire. The charity operates in Reading, Berkshire.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Cost of generating funds comprises those costs directly attributable to managing the investment portfolio, raising investment income and collecting rental income. Charitable activities expenditure comprises the distribution to the two beneficiary charitable organisations. Support costs comprise management and administration costs for the running of the charity itself as an organisation. Governance costs include those in the governance of its assets and are primarily associated with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use in accordance with the charitable objective.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

2. ACCOUNTING POLICIES - continued

Fund accounting

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can only be used in accordance with the objects of the charity. Any capital gains or losses arising on the investments form part of the fund.

The costs of administering and managing the general and endowment funds are charged against the appropriate fund. Investment income and gains are allocated to the appropriate fund.

Going concern

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

3. INVESTMENT INCOME

	31.12.24	31.12.23
	£	£
Rents received	137,820	140,382
Investment income	35,195	33,259
Deposit account interest	1,272	1,264
Bank compensation	500	-
	<u>174,787</u>	<u>174,905</u>

4. RAISING FUNDS

Investment management costs

	31.12.24	31.12.23
	£	£
Stockbroker service charges	100	75
Professional fees	1,906	8,206
Rent collection fees	8,417	10,023
Other property expenses	23,628	8,411
Bad debts	1,644	-
	<u>35,695</u>	<u>26,715</u>

Other property costs include expenses associated with property repairs, general maintenance and insurance.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

5. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities £	Support costs (see note 6) £	Totals £
Relief in Need	60,525	3,451	63,976
Ecclesiastical	71,064	4,052	75,116
	131,589	7,503	139,092

6. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Relief in Need	1,394	2,057	3,451
Ecclesiastical	1,636	2,416	4,052
	3,030	4,473	7,503

Support costs, included in the above, are as follows:

	Relief in Need £	Ecclesiastical £	31.12.24 Total activities £	31.12.23 Total activities £
Bank charges	32	37	69	73
Clerk's salary and expenses	1,362	1,599	2,961	2,961
Treasurer's fees	1,245	1,461	2,706	2,706
Trustees and officers liability insurance	323	380	703	689
Reporting accountants fees	489	575	1,064	1,096
	3,451	4,052	7,503	7,525

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

8. FIXED ASSET INVESTMENTS

	31.12.24	31.12.23
	£	£
Listed investments	849,325	815,034
Stockbroking cash accounts	4,872	21,242
	<hr/> 854,197 <hr/>	<hr/> 836,277 <hr/>

	Listed investments £
MARKET VALUE	
At 1 January 2024	815,034
Additions	-
Disposals	-
Market movement	34,291
	<hr/> 849,325 <hr/>
At 31 December 2024	
NET BOOK VALUE	
At 31 December 2024	849,325
	<hr/> <hr/>
At 31 December 2023	815,034
	<hr/> <hr/>

	31.12.24	31.12.23
	£	£
The listed investments comprise:		
UK Fixed interest securities	142,765	145,320
UK Investment trust and unit trust funds	706,560	669,714
	<hr/> 849,325 <hr/>	<hr/> 815,034 <hr/>

The historical cost of listed investments is £505,638 (2023 - £505,638).

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2024	
and 31 December 2024	1,810,002
	<hr/>
NET BOOK VALUE	
At 31 December 2024	1,810,002
	<hr/> <hr/>
At 31 December 2023	1,810,002
	<hr/> <hr/>

Cost or valuation at 31 December 2024 is represented by:

	£
Valuation	1,539,625
Historic cost	270,377
	<hr/>
	1,810,002
	<hr/> <hr/>

Investment property was last externally valued on an open market basis at 31 December 2020 by Dunster and Morton, Chartered Surveyors, and the trustees consider this to be an appropriate estimation of the market value as at the Balance Sheet date.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24	31.12.23
	£	£
Other debtors	14,416	9,599
Prepayments and accrued income	11,488	7,141
	<hr/>	<hr/>
	25,904	16,740
	<hr/> <hr/>	<hr/> <hr/>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24	31.12.23
	£	£
Other creditors	100,490	61,104
	<u> </u>	<u> </u>

12. MOVEMENT IN FUNDS

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Endowment funds			
Endowment Funds	2,626,708	34,291	2,660,999
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	2,626,708	34,291	2,660,999
	<u> </u>	<u> </u>	<u> </u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	174,787	(174,787)	34,291	34,291
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	174,787	(174,787)	34,291	34,291
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Endowment funds			
Endowment Funds	2,607,534	19,174	2,626,708
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	2,607,534	19,174	2,626,708
	<u> </u>	<u> </u>	<u> </u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	174,905	(174,905)	19,174	19,174
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>174,905</u>	<u>(174,905)</u>	<u>19,174</u>	<u>19,174</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	At 31.12.24 £
Endowment funds			
Endowment Funds	2,607,534	53,465	2,660,999
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>2,607,534</u>	<u>53,465</u>	<u>2,660,999</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	349,692	(349,692)	53,465	53,465
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>349,692</u>	<u>(349,692)</u>	<u>53,465</u>	<u>53,465</u>

The general fund represents the annual investment income as generated by the endowment fund and the distribution of net income to related charitable organisations in accordance with the charitable objectives.

The endowment fund represents the non distributable investment of the charity held to secure the long term funding of the charitable objectives.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

13. RELATED PARTY DISCLOSURES

St. Laurence Ecclesiastical Charities

St. Laurence Ecclesiastical Charities share common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £71,064 (2023: £77,180) and at the year end the charity owed £54,778 to this related party (2023: £33,714 owed to the charity).

St. Laurence Relief in Need Trust

St. Laurence Relief in Need Trust shares common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £60,525 (2023: £63,485) and at the year end the charity owed £36,915 to this related party (2023: £26,390).

Vale & West

The treasurer, Mr Pyke is a partner with Vale & West Chartered Accountants. During the year the charity paid Vale & West £2,706 (2022: £2,706) for accountancy services.

Blandy & Blandy

Mr N C Burrows is a trustee and a partner with Blandy & Blandy. During the year the charity paid Blandy & Blandy £1,906 (2022: £6,634) for legal services.