

THEYDON GARNON CHURCH FABRIC FUND

England & Wales · Charity number 282385

Details

Status	Registered
Legal form	Other
Registered	1981-08-20
Register	View on the Charity Commission register

Contact

Address	The Oaks London Rd London Rd Harlow Harlow Essex
Phone	01279450766

Activities

Objects: TO MAINTAIN AND WHERE NECESSARY RESTORE ALL SAINTS CHURCH, THEYDON GARNON IN THE COUNTY OF ESSEX AND TO FURTHER THE PRESERVATION OF THE FABRIC OF THE SAID CHURCH, ITS GENERAL MAINTENANCE, ITS ORNAMENTS AND FURNISHINGS.

Activities: The sole purpose of this fund is to finance the ongoing building maintenance and upkeep of All Saints Church, at Theydon Garnon in Essex.

Classification

- **How:** Other Charitable Activities
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** PARISH OF THEYDON GARNON
- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£30,277	£45,154	-	-
2024-12-31	£229,173	£272,920	-	-
2023-12-31	£46,022	£0	-	-
2022-12-31	£11,485	£13,575	-	-
2021-12-31	£985	£0	-	-
2020-12-31	£4,107	£2,286	-	-

Trustees

Name	Role	Appointed
JOHN CHAPLIN		
John Howard		2022-07-14
Katherine Faccini		2022-07-14
RICHARD JONATHAN CLAY		

THEYDON GARNON CHURCH FABRIC FUND

England & Wales - Charity number 282385

Accounts

Theydon Garnon Church Fabric Fund Annual Report year end December 2025
Charity number: 282385

Theydon Garnon Church Fabric Fund was set up in 1981 to help fund the ongoing maintenance and upkeep of All Saints Church Theydon Garnon in Essex. It is a grade 1 listed church. The charity has 4 trustees who are all members of Theydon Garnon Parochial Church Council.

In 2024 the main roofs of the church were all felted and retilled, but this still left the vestry roof needing repair. There were some remaining funds from the raise the roof appeal but a further grant would be needed to achieve sufficient funds to be able to do this work. A grant was sought from the Rural England Prosperity Fund and £15,000 offered which enabled the work to be done. We were also able to reclaim the vat costs under the listed place of worship scheme before its closure this year.

The works were done by Bakers of Danbury during September 2025 and included some additional repairs to the leadwork in the valley gutter which was cracked. This was all supervised by Donald Insall Architects and volunteers from the church.

The fund also was used to pay for some necessary works to the church boiler which were needed in November 2025.

Richard Clay
Trustee



Completed vestry roof and lead works at All Saints Church Thyedon Garnon.



Section A

Independent Examiner's Report

Report to the trustees

THEYDON GARNON CHURCH FABRIC FUND

On accounts for the year
ended

31st December 2025

Charity no
(if any)

282385

Set out on pages

2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

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 the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the 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 which gives me cause to believe that in, any material respect:-

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

Signed:

Date:

05/06/2026

Name:

Michael J Coggins

Relevant professional
qualification(s) or body
(if any):

F.C.A.

Address:

7 Green Trees, Epping, CM16 4QT

CHURCH FABRIC Receipts & Payments Account - FY 2025 - Designated and Unrestricted

		2025		2024	
Receipts		£	£	£	£
Voluntary Receipts					
Regular Giving					
	Planned Giving		0		0
Other Voluntary Receipts					
	Bequests		0		0
	Donations - General	}		}	
	Donation of fees		550		1,069
	Donations - Ringers				
	Donations - Roof Fund		0		31,597
	Grants for Roof Fund		24,795		148,705
	Transfer from General Account		4,000		2,000
	Gift Aid Tax recovered		0		1,828
	LPW Grant - VAT refund		730		43,159
			30,075		228,358
Receipts from Investments					
	Interest/Dividends		202		815
			202		815
	Total Receipts		£ 30,277		£ 229,173
		2025		2024	
Payments		£	£	£	£
	Maintenance (General)		2,545		0
	Maintenance (Roofing)		0		0
	Maintenance (New Boiler etc)		0		0
	Organ repairs		0		0
	Roof Repairs from Roof Fund		39,909		261,139
	Roof Works - Insurance		0		3,717
	Roof Works - Signs		0		858
	External Training (Lottery Funded)		200		1,080
	Transfer to General Account		2,500		6,126
			45,154		272,920
	Total Payments		£ 45,154		£ 272,920
Excess/(Deficit) of receipts over payments			£ (14,877)		£ (43,747)
Bank Balance as at 1st January 2025			23,889		67,636
Bank Balance as at 31st December 2025			9,012		23,889
			£ (14,877)		£ (43,747)



Section A

Independent Examiner's Report

Report to the trustees

THEYDON GARNON CHURCH FABRIC FUND

On accounts for the year
ended

31st December 2025

Charity no
(if any)

282385

Set out on pages

2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

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 the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the 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 which gives me cause to believe that in, any material respect:-

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

Signed:

Date:

05/06/2026

Name:

Michael J Coggins

Relevant professional
qualification(s) or body
(if any):

F.C.A.

Address:

7 Green Trees, Epping, CM16 4QT

CHURCH FABRIC Receipts & Payments Account - FY 2025 - Designated and Unrestricted

		2025		2024	
Receipts		£	£	£	£
Voluntary Receipts					
Regular Giving					
	Planned Giving		0		0
Other Voluntary Receipts					
	Bequests		0		0
	Donations - General	}		}	
	Donation of fees		550		1,069
	Donations - Ringers				
	Donations - Roof Fund		0		31,597
	Grants for Roof Fund		24,795		148,705
	Transfer from General Account		4,000		2,000
	Gift Aid Tax recovered		0		1,828
	LPW Grant - VAT refund		730		43,159
			30,075		228,358
Receipts from Investments					
	Interest/Dividends		202		815
			202		815
	Total Receipts		£ 30,277		£ 229,173
		2025		2024	
Payments		£	£	£	£
	Maintenance (General)		2,545		0
	Maintenance (Roofing)		0		0
	Maintenance (New Boiler etc)		0		0
	Organ repairs		0		0
	Roof Repairs from Roof Fund		39,909		261,139
	Roof Works - Insurance		0		3,717
	Roof Works - Signs		0		858
	External Training (Lottery Funded)		200		1,080
	Transfer to General Account		2,500		6,126
			45,154		272,920
	Total Payments		£ 45,154		£ 272,920
Excess/(Deficit) of receipts over payments			£ (14,877)		£ (43,747)
Bank Balance as at 1st January 2025			23,889		67,636
Bank Balance as at 31st December 2025			9,012		23,889
			£ (14,877)		£ (43,747)

Accounts

Theydon Garnon Church Fabric Fund Annual Report year end December 2024

Charity number: 282385

Theydon Garnon Church Fabric Fund was set up in 1981 to help fund the ongoing maintenance and upkeep of All Saints Church Theydon Garnon in Essex. It is a grade 1 listed church. The charity has 4 trustees who are all members of Theydon Garnon Parochial Church Council.

In 2021 the PCC received the church building quinquennial report which highlighted the poor condition of the church roof, with tiles slipping and issues with water incursion into the church putting the historic church contents at risk. The PCC and trustees launched a 'raise the roof' campaign to raise funds to repair and retile the roof.

During 2023 grants were sought from grant making bodies and donations and fundraising from those who live in the parish or are members of the church. At the start of 2024 the PCC agreed that sufficient funds had been raised to start the project in April 2024, with some funding from grant bodies that would be paid once work had started. The trustees are extremely grateful to all the individuals and grant bodies that have supported the fund to enable the works to be completed as well as support from our architect Sophie Douglas and the builders Bakers of Danbury.

Grant monies were received from the National Lottery Heritage Fund, The Wolfson Foundation, The Garfield Weston Foundation, Friends of Essex Churches and the Rural England Prosperity Fund during 2024.

By September 2024 the main roofs of the church were all felted and retiled and the contents of the church protected against incursion from rainwater.

There remains one small area of roof over the vestry that has not been retiled and if sufficient funds can be raised this work will be done in 2025.

Richard Clay
Trustee



completed roof works .

Receipts & Payments Account - Designated and Unrestricted

For the year ended 31st December 2024

Receipts	2024		2023	
	£	£	£	£
Regular Giving				
Planned Giving	<u>0</u>	0	<u>100</u>	100
Other Voluntary Receipts				
Bequests	0		0	
Donations - General	}		0	
Donation of fees		1,069	0	
Donations - Ringers			5	
Donations - Roof Fund	31,597		39,445	
Grants for Roof Fund	148,705		0	
Transfer from General Account	2,000		1,550	
Gift Aid Tax recovered	1,828		2,443	
LPW Grant - VAT refund	<u>43,159</u>	228,358	<u>2,249</u>	45,692
Receipts from Investments				
Interest/Dividends	<u>815</u>	815	<u>230</u>	230
Total Receipts		<u>229,173</u>		<u>46,022</u>

Payments	2024		2023	
	£	£	£	£
Maintenance (General)	0		0	
Maintenance (Roofing)	0		0	
Maintenance (New Boiler etc)	0		0	
Organ repairs	0		0	
Roof Repairs from Roof Fund	261,139		0	
Roof Works - Insurance	3,717		0	
Roof Works - Signs	858		0	
External Training (Lottery Funded)	1,080		0	
Transfer to General Account	6,126		0	
Total Payments		<u>272,920</u>		<u>0</u>
Excess/(Deficit) of receipts over payments		<u>£ -43,747</u>		<u>£ 46,022</u>

Bank Balance as at 1st January	67,636	21,614
Bank Balance as at 31st December	23,889	67,636
	<u>£ -43,747</u>	<u>£ 46,022</u>



Section A

Independent Examiner's Report

Report to the trustees

Charity Name

THEYDON GARNON CHURCH FABRIC FUND

On accounts for the year
ended

31st December 2024

Charity no
(if any)

282385

Set out on pages

2 (remember to include the page numbers of additional sheets)

Responsibilities and
basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

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 the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the 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 which gives me cause to believe that in, any material respect:-

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

Signed:

M. J. Coggins

Date:

18/07/2025

Name:

Michael J Coggins

Relevant professional
qualification(s) or body
(if any):

F.C.A.

Address:

7 Green Trees, Epping, CM16 4QT

THEYDON GARNON CHURCH FABRIC FUND

England & Wales - Charity number 282385

Accounts

Theydon Garnon Church Fabric Fund Annual Report year end December 2023

Charity number: 282385

Theydon Garnon Church Fabric Fund was set up in 1981 to help fund the ongoing maintenance and upkeep of All Saints Church Theydon Garnon in Essex. It is a grade 1 listed church.

The charity has 4 trustees who are all members of Theydon Garnon Parochial Church Council.

In 2021 the PCC received the church building quinquennial report which highlighted the poor condition of the church roof, with tiles slipping and issues with water incursion into the church putting the historic church contents at risk. The PCC and trustees decided to launch a 'raise the roof' campaign to raise funds to repair and retile the main church roofs. The architect was instructed to prepare a specification and a faculty was applied for from the diocese of Chelmsford to give permission for the works. It was estimated that the church needed to raise £153,000 to fund these works.

During 2023 grants were sought from grant making bodies and donations and fundraising from those who live in the parish or are members of the church have increased funds in the account by £46,022, giving an end year total towards the works of £67,636.

By the year's end a further £40,000 had been offered by grant bodies which would be payable once the project was underway and so not shown in the accounts

Richard Clay
Trustee

THEYDON GARNON CHURCH FABRIC FUND
Receipts & Payments Account - Designated and Unrestricted

	2023		2022	
Receipts	£	£	£	£
Voluntary Receipts				
Regular Giving				
Planned Giving	<u>100</u>	100	<u>100</u>	100
Other Voluntary Receipts				
Bequests	0		0	
Donations - General	0		320	
Donation of fees	0		645	
Donations - Ringers	5		126	
Donations - Roof Fund	39,445		10,285	
Transfer from General Account	1,550		0	
Gift Aid Tax recovered	2,443		0	
LPOW VAT refund	<u>2,249</u>	45,692	<u>0</u>	11,376
Receipts from Investments				
Interest/Dividends	<u>230</u>	230	<u>9</u>	9
Total Receipts		<u>46,022</u>		<u>11,485</u>

	2023		2022	
Payments	£	£	£	£
Maintenance (General)	0		0	
Maintenance (Roofing)	0		13,575	
Maintenance (New Boiler etc)	0		0	
Organ repairs	0		0	
Flag & flagpole	0		0	
Total Payments		<u>0</u>		<u>13,575</u>

Excess/(Deficit) of receipts over payments	46,022	-2,090
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Bank Balance as at 1st January	21,614	23,704
Bank Balance as at 31st December	67,636	21,614
	46,022	-2,091



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
THEYDON GARNON CHURCH FABRIC FUND

On accounts for the year
ended

31st December 2023

Charity no
(if any) 282385

Set out on pages

1 to 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2023 **DD / MM / YYYY**.

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 the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the 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 (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting 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.

Signed:

M. J. Coggins

Date: 24th August 2024

Name:

Michael J Coggins

Relevant professional
qualification(s) or body
(if any):

Fellow of the Institute of Chartered Accountants in England and Wales
(F C A)

Address:

7 Green Trees, Epping, CM16 4QT