

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		0		31,597
	Donations - Roof Fund		24,795		148,705
	Grants for Roof Fund		4,000		2,000
	Transfer from General Account		0		1,828
	Gift Aid Tax recovered		730		43,159
	LPW Grant - VAT refund		30,075		228,358
Receipts from Investments					
	Interest/Dividends		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)



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