

THE CHRIST CHURCH TRUST

England & Wales · Charity number 298004

Details

Status Registered

Legal form Other

Registered 1988-01-12

Register [View on the Charity Commission register](#)

Contact

Address 40 East View
Barnet
Hertfordshire
EN5 5TN

Phone 07973791625

Email slevinfamily2@gmail.com

Activities

Objects: To advance the Christian faith in accordance with the Statement of Faith set out in Schedule two to the Trust Deed, primarily, but not exclusively, within the area of north London known as Cockfosters and the surrounding area.

Activities: Advancement of religion

Classification

- **How:** Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body
- **What:** Accommodation/housing, Religious Activities
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** CHRIST CHURCH, COCKFOSTERS
- Barnet
- Enfield

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2024-12-31 | £51,440 | £34,268 | - | - |
| 2023-12-31 | £105,454 | £23,971 | - | - |
| 2022-12-31 | £27,095 | £26,316 | - | - |
| 2021-12-31 | £25,200 | £23,163 | - | - |
| 2020-12-31 | £205,813 | £2,625 | - | - |

Trustees

| Name | Role | Appointed |
|--------------------------------|------|------------|
| Michael Anthony Slevin | | 2015-10-30 |
| Rachel Bell | | 2024-12-15 |
| The Much Hon Craig Edward Ward | | 2015-01-07 |
| Timothy James Ward | | 2024-11-06 |

THE CHRIST CHURCH TRUST

England & Wales - Charity number 298004

Accounts



Christ Church Trust

Trustees Annual Report 2024

- The Christ Church Trust was established for the advancement of the Christian religion, particularly in the area of Cockfosters.
- During the year the Trust continued to own two residential properties that it rents to Christ Church Cockfosters to house ministers of religion.
- Additionally, the Trust started receive some direct donations during the year and registered for Gift Aid with HMRC.
- The trust had incoming resources of £51,440 during the year and expenses of £34,268, largely arising from a mortgage from CAF Bank on the properties and some legal expenses to update the Trust's constitution.
- The Trust paid down £75,552 of its mortgage with CAF Bank during the year and finished with a General Reserve balance of £21,314 and a Property Fund of £977,719.

Signed by:

Mike Slevin

B03D90DE1DF84F8...

Mike Slevin
Chair of CCT Trustees

15th June 2025

*The Christ Church Trust
Charity Number: 298004
40 East View
Barnet
Herts
EN5 5TN*

The Christ Church Trust Statement of Financial Activities Year to 31st December 2024

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2023 £ |
|---|---------------------------------------|--------------------------------------|----------------|----------------|
| Incoming resources | | | | |
| Rent Received | - | 32,592 | 32,592 | 35,435 |
| Donations Received | - | 18,800 | 18,800 | 70,000 |
| Interest Income | - | 48 | 48 | 19 |
| Total incoming resources | - | 51,440 | 51,440 | 105,454 |
| Resources expended | | | | |
| Charitable activities | | | | |
| Property Expenditure and Costs | - | 10,467 | 10,467 | 1,196 |
| CAF Bank Mortgage Repayments (58 Fordham Rd) | (75,552) | 99,260 | 23,709 | 22,714 |
| Bank Charges | - | 92 | 92 | 62 |
| Total resources expended | (75,552) | 109,819 | 34,268 | 23,971 |
| Net incoming (outgoing) resources for the year | 75,552 | (58,380) | 17,172 | 81,483 |
| Other recognised gains/ (losses) 13 Wilton Road Revaluation Gain | - | - | - | - |
| Net Movement in Funds | 75,552 | (58,380) | 17,172 | 81,483 |
| Funds brought forward | 902,167 | 79,693 | 981,860 | 900,378 |
| Funds Carried Forward | 977,719 | 21,314 | 999,032 | 981,860 |

| Note: Property Value | Wilton Road | Fordham Road | 2024 TOTAL | 2023 TOTAL |
|--|----------------|----------------|------------------|------------------|
| Property value as at 31 December 2023 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |
| Revaluation Gains | - | - | - | - |
| Property value as at 31 December 2024 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |

The Christ Church Trust Balance Sheet Year to 31st December 2024

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2023 £ |
|---|---------------------------------------|--------------------------------------|------------------|------------------|
| Fixed Assets | | | | |
| Property | | | | |
| 13 Wilton Road Property Valuation (27 October 2020) | 675,000 | - | 675,000 | 675,000 |
| 58 Fordham Road Property Valuation (8 September 2020) | 585,000 | - | 585,000 | 585,000 |
| Total Fixed Assets | 1,260,000 | - | 1,260,000 | 1,260,000 |
| Current Assets | | | | |
| Debtors | - | - | - | - |
| Cash at Bank | - | 21,314 | 21,314 | 79,693 |
| Net Current Assets | - | 21,314 | 21,314 | 79,693 |
| Liabilities | | | | |
| CAF Bank Mortgage Repayments due within one year | 7,254 | - | 7,254 | 11,382 |
| CAF Bank Mortgage Repayments due after more than one year | 275,027 | - | 275,027 | 346,451 |
| Total Net Assets | 977,719 | 21,314 | 999,032 | 981,860 |
| Funds of the Charity | | | | |
| Unrestricted Property Fund | 977,719 | - | 977,719 | 902,167 |
| Unrestricted General Fund | - | 21,313 | 21,313 | 79,693 |
| Total Funds | 977,719 | 21,313 | 999,032 | 981,860 |

Notes:

- The Christ Church Trust is a registered charity Number 298004, established for the advancement of the Christian religion in and around the area of Cockfosters.
- Rent received was less than market rate.
- 58 Fordham Road was purchased for £585,000 with a mortgage of £385,000 from CAF Bank. It has a final repayment date of 19 November 2045 and an interest rate of 3% above Bank of England Base Rate.
- 13 Wilton Road was revalued on 27 October 2020 and is held at that valuation. 58 Fordham Road is valued at its valuation upon purchase.
- 2023 Funds brought forward adjusted to reflect prior understatement of mortgage balance of £6,248.

Approved by the Trustees on: 15th June 2025

Trustees:

M Slevin

C Ward

T Ward

R Bell

The Christ Church Trust

Independent Examiner's Report to the Trustees of The Christ Church Trust

Year ended 31 December 2024

I report to the trustees on my examination of the financial statements of The Christ Church Trust ('the charity') for the year ended 31 December 2024.

Responsibilities and basis of report

As the trustees of the charity, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

Having satisfied myself that the accounts of the company are not required to be audited and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the Act'). In carrying out my examination, I have followed the 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 matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 130 of the Charities 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; or

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.

DocuSigned by:

Paul Mattei

33990539C8DE4C0...

Paul Mattei, ACA FCCA
Independent Examiner

Leaman Mattei
Suite 1, First floor
1 Duchess Street
London
W1W 6AN

06 October 2025

THE CHRIST CHURCH TRUST

England & Wales - Charity number 298004

Accounts



Christ Church Trust

Trustees Annual Report 2023

- Christ Church Trust is established for the advancement of the Christian religion, particularly in the area of Cockfosters.
- During the year the trust continued to own two residential properties to house ministers of religion.
- The trust had incoming resources of £105,454 during the year and expenses of £23,971, largely arising from a mortgage from CAF Bank on the properties.
- Net incoming resources were £81,483 for the year ended 31st December 2023.

Mike Slevin
Chair of CCT Trustees

The Much Hon. Craig Ward of Lundie
Trustee

31st July, 2024

*The Christ Church Trust
Charity Number: 298004
40 East View
Barnet
Herts
EN5 5TN*

The Christ Church Trust

Statement of Financial Activities

Year to 31st December 2023

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2022 £ |
|---|---------------------------------------|--------------------------------------|----------------|----------------|
| Incoming resources | | | | |
| Rent Received | | 35,435 | 35,435 | 27,086 |
| Donations Received | | 70,000 | 70,000 | |
| Interest Income | | 19 | 19 | 9 |
| Total incoming resources | 0 | 105,454 | 105,454 | 27,095 |
| Resources expended | | | | |
| Charitable activities | | | | |
| Property Expenditure and Costs | | 1,196 | 1,196 | 899 |
| CAF Bank Mortgage Repayments (58 Fordham Rd) | (11,064) | 33,778 | 22,714 | 14,608 |
| Bank Charges | | 62 | 62 | 82 |
| Total resources expended | (11,064) | 35,036 | 23,971 | 15,589 |
| Net incoming (outgoing) resources for the year | 11,064 | 70,419 | 81,483 | 11,506 |
| Other recognised gains/ (losses) | | | | |
| 13 Wilton Road Revaluation Gain | | | | |
| Net Movement in Funds | 11,064 | 70,419 | 81,483 | 11,506 |
| Funds brought forward | 897,351 | 9,275 | 906,626 | 895,120 |
| Funds Carried Forward | 908,415 | 79,693 | 988,108 | 906,626 |

| Note: Property Value | Wilton Road | Fordham Road | 2023 TOTAL | 2022 TOTAL |
|---------------------------------------|-------------|--------------|---------------|---------------|
| Property value as at 31 December 2022 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |
| Revaluation Gains | 0 | 0 | 0 | 0 |
| Property value as at 31 December 2023 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |

M A Stein

The Christ Church Trust
Balance Sheet
Year to 31st December 2023

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2022 £ |
|---|---------------------------------------|--------------------------------------|------------------|------------------|
| Fixed Assets | | | | |
| Property | | | | |
| 13 Wilton Road Property Valuation (27 October 2020) | 675,000 | | 675,000 | 675,000 |
| 58 Fordham Road Property Valuation (8 September 2020) | 585,000 | | 585,000 | 585,000 |
| Total Fixed Assets | 1,260,000 | | 1,260,000 | 1,260,000 |
| Current Assets | | | | |
| Debtors | | 0 | 0 | 1,500 |
| Cash at Bank | | 79,693 | 79,693 | 7,775 |
| Net Current Assets | 0 | 79,693 | 79,693 | 9,275 |
| Liabilities | | | | |
| CAF Bank Mortgage Repayments due within one year | 11,382 | | 11,382 | 11,064 |
| CAF Bank Mortgage Repayments due after more than one year | 340,203 | | 340,203 | 351,584 |
| Total Net Assets | 908,415 | 79,693 | 988,108 | 906,627 |
| Funds of the Charity | | | | |
| Unrestricted Property Fund | 908,415 | | 908,415 | 897,351 |
| Unrestricted General Fund | | 79,693 | 79,693 | 9,275 |
| Total Funds | 908,415 | 79,693 | 988,108 | 906,626 |

Notes:

- The Christ Church Trust is a registered charity Number 298004, established for the advancement of the Christian religion.
- Rent received was less than market rate.
- 58 Fordham Road was purchased for £585,000 using £200,000 contributed by Christ Church Cockfosters as a deposit and a mortgage of £385,000 from CAF Bank, with a final repayment date of 19 November 2045 and an interest rate of 3% above Bank of England Base Rate.
- 13 Wilton Road was revalued on 27 October 2020 and is held at that valuation.
58 Fordham Road is valued at its valuation upon purchase.

Approved by the Trustees on: 31st July 2024

Trustees: M. Slevin

C. Ward



**Report of the Independent Examiner on the accounts of The Christ Church Trust
for the year ended 31 December 2023**

I report to the charity trustees on my examination of the accounts (consisting of the Statement of Financial Activities, the Balance Sheet and accompanying notes) of the above charity for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity's trustees of The Christ Church 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 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:

- Accounting records were not kept in respect of The Christ Church Trust in accordance with section 130 of the Charities Act; or
- The accounts do not accord with those 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 the report in order to enable a proper understanding of the accounts to be reached.



.....
Darren Bond of
Brebners
Chartered Accountants

1 Suffolk Way
Sevenoaks
Kent
TN13 1YL

Date: 1st August 2024

The Christ Church Trust

Statement of Financial Activities

Year to 31st December 2023

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2022 £ |
|---|---------------------------------------|--------------------------------------|----------------|----------------|
| Incoming resources | | | | |
| Rent Received | | 35,435 | 35,435 | 27,086 |
| Donations Received | | 70,000 | 70,000 | |
| Interest Income | | 19 | 19 | 9 |
| Total incoming resources | 0 | 105,454 | 105,454 | 27,095 |
| Resources expended | | | | |
| Charitable activities | | | | |
| Property Expenditure and Costs | | 1,196 | 1,196 | 899 |
| CAF Bank Mortgage Repayments (58 Fordham Rd) | (11,064) | 33,778 | 22,714 | 14,608 |
| Bank Charges | | 62 | 62 | 82 |
| Total resources expended | (11,064) | 35,036 | 23,971 | 15,589 |
| Net incoming (outgoing) resources for the year | 11,064 | 70,419 | 81,483 | 11,506 |
| Other recognised gains/ (losses) | | | | |
| 13 Wilton Road Revaluation Gain | | | | |
| Net Movement in Funds | 11,064 | 70,419 | 81,483 | 11,506 |
| Funds brought forward | 897,351 | 9,275 | 906,626 | 895,120 |
| Funds Carried Forward | 908,415 | 79,693 | 988,108 | 906,626 |

| Note: Property Value | Wilton Road | Fordham Road | 2023 TOTAL | 2022 TOTAL |
|---------------------------------------|-------------|--------------|---------------|---------------|
| Property value as at 31 December 2022 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |
| Revaluation Gains | 0 | 0 | 0 | 0 |
| Property value as at 31 December 2023 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |

M A Stein

**The Christ Church Trust
Balance Sheet
Year to 31st December 2023**

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2022 £ |
|---|---------------------------------------|--------------------------------------|------------------|------------------|
| Fixed Assets | | | | |
| Property | | | | |
| 13 Wilton Road Property Valuation (27 October 2020) | 675,000 | | 675,000 | 675,000 |
| 58 Fordham Road Property Valuation (8 September 2020) | 585,000 | | 585,000 | 585,000 |
| Total Fixed Assets | 1,260,000 | | 1,260,000 | 1,260,000 |
| Current Assets | | | | |
| Debtors | | 0 | 0 | 1,500 |
| Cash at Bank | | 79,693 | 79,693 | 7,775 |
| Net Current Assets | 0 | 79,693 | 79,693 | 9,275 |
| Liabilities | | | | |
| CAF Bank Mortgage Repayments due within one year | 11,382 | | 11,382 | 11,064 |
| CAF Bank Mortgage Repayments due after more than one year | 340,203 | | 340,203 | 351,584 |
| Total Net Assets | 908,415 | 79,693 | 988,108 | 906,627 |
| Funds of the Charity | | | | |
| Unrestricted Property Fund | 908,415 | | 908,415 | 897,351 |
| Unrestricted General Fund | | 79,693 | 79,693 | 9,275 |
| Total Funds | 908,415 | 79,693 | 988,108 | 906,626 |

Notes:

- The Christ Church Trust is a registered charity Number 298004, established for the advancement of the Christian religion.
- Rent received was less than market rate.
- 58 Fordham Road was purchased for £585,000 using £200,000 contributed by Christ Church Cockfosters as a deposit and a mortgage of £385,000 from CAF Bank, with a final repayment date of 19 November 2045 and an interest rate of 3% above Bank of England Base Rate.
- 13 Wilton Road was revalued on 27 October 2020 and is held at that valuation.
58 Fordham Road is valued at its valuation upon purchase.

Approved by the Trustees on: 31st July 2024

Trustees: M. Slevin

C. Ward



**Report of the Independent Examiner on the accounts of The Christ Church Trust
for the year ended 31 December 2023**

I report to the charity trustees on my examination of the accounts (consisting of the Statement of Financial Activities, the Balance Sheet and accompanying notes) of the above charity for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity's trustees of The Christ Church 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 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:

- Accounting records were not kept in respect of The Christ Church Trust in accordance with section 130 of the Charities Act; or
- The accounts do not accord with those 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 the report in order to enable a proper understanding of the accounts to be reached.



.....
Darren Bond of
Brebners
Chartered Accountants

1 Suffolk Way
Sevenoaks
Kent
TN13 1YL

Date: 1st August 2024

THE CHRIST CHURCH TRUST

England & Wales - Charity number 298004

Accounts



Trustees' Annual Report for the period

From **01/01/2022** Period start date To **31/12/2022**
Period end date

Charity name: The Christ Church Trust

Charity registration number: 298004

Objectives and Activities

| | SORP reference | |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document | Para 1.17 | The advancement of the Christian religion, particularly by the support of Christ Church Cockfosters. |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19 | We own two properties which are rented to Christ Church Cockfosters for use by church staff. This supports Christ Church Cockfosters. |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit | Para 1.18 | The trustees have regard to the guidance issued by the Charity Commission on public benefit. |

Additional information (optional)

You may choose to include further statements where relevant about:

| | SORP reference | |
|--|----------------|--|
| Policy on grant making | Para 1.38 | |
| Policy on social investment including program related investment | Para 1.38 | |
| Contribution made by volunteers | Para 1.38 | |
| Other | | |

| | | |
|--|--|--|
| | | |
|--|--|--|

Achievements and Performance

| | SORP reference | |
|---|----------------|---|
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20 | <p>During 2022, The Christ Church Trust owned two properties: 13 Wilton Road, EN\$ 9DX and 58 Fordham Road, EN4 9AQ. These properties were rented to Christ Church Cockfosters for use by church staff.</p> <p>The ownership and rental of these properties is of benefit to Christ Church Cockfosters as it seeks to advance the Christian religion.</p> |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|--|-----------|--|
| Achievements against objectives set | Para 1.41 | |
| Performance of fundraising activities against objectives set | Para 1.41 | |
| Investment performance against objectives | Para 1.41 | |
| Other | | |

Financial Review

| | | |
|--|-----------|---|
| Review of the charity's financial position at the end of the period | Para 1.21 | The Trust's financial position is sound with net assets of £906,626 |
| Statement explaining the policy for holding reserves stating why they are held | Para 1.22 | The Trust's policy is to hold the minimum cash reserve to cover unexpected expenditure. This does not need to be a large amount as the responsibility for the maintenance and repair of the properties lies with Christ Church Cockfosters, as set out in the Tenancy Agreements |
| Amount of reserves held | Para 1.22 | £9275 |
| Reasons for holding zero reserves | Para 1.22 | N/A |
| Details of fund materially in deficit | Para 1.24 | N/A |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23 | N/A |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|---|-----------|--|
| The charity's principal sources of funds (including any fundraising) | Para 1.47 | |
| Investment policy and objectives including any social investment policy adopted | Para 1.46 | |
| A description of the principal risks facing the charity | Para 1.46 | |
| Other | | |

Structure, Governance and Management

| | | |
|---|-----------|--|
| Description of charity's trusts: | | Trust Deed dated 18 th September 1987 |
| Type of governing document (trust deed, royal charter) | Para 1.25 | Charitable Trust |
| How is the charity constituted? (e.g unincorporated association, CIO) | Para 1.25 | The Parochial Church Council of Christ Church Cockfosters has the right to nominate Trustees and the Trustees shall appoint persons so nominated to be Trustees. All Trustees shall be on the electoral roll of Christ Church Cockfosters or be a clergyman of the Church of England residing within the parish of Christ Church Cockfosters. |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25 | |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|---|-----------|--|
| Policies and procedures adopted for the induction and training of trustees | Para 1.51 | |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51 | |
| Relationship with any related parties | Para 1.51 | |
| Other | | |

Reference and Administrative details

| | |
|-----------------------------|-------------------------|
| Charity name | The Christ Church Trust |
| Other name the charity uses | |
| Registered charity number | 298004 |

| | |
|-----------------------------|--|
| Charity's principal address | 3 Wilton Road, Cockfosters, Barnet, EN4 9DX |
| | |

Funds held as custodian trustees on behalf of others

| | |
|---|--|
| Description of the assets held in this capacity | |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets | |

Additional information (optional)

Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|-----------------|------|---------|

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

| |
|--|
| |
|--|

Exemptions from disclosure

Reason for non-disclosure of key personnel details

| |
|--|
| |
|--|

Other optional information

| |
|--|
| |
|--|

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

| | | |
|--|-----------------------|--|
| Signature(s) | C. Bird | |
| Full name(s) | CHRISTOPHER JOHN BIRD | |
| Position (eg Secretary, Chair, etc) | CHAIR OF TRUSTEES | |
| Date | 25/5/23 | |

The Christ Church Trust
Balance Sheet
Year to 31st December 2022

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2021 £ |
|---|---------------------------------------|--------------------------------------|------------------|------------------|
| Fixed Assets | | | | |
| Property | | | | |
| 13 Wilton Road Property Valuation (27 October 2020) | 675,000 | | 675,000 | 675,000 |
| 58 Fordham Road Property Valuation (8 September 2020) | 585,000 | | 585,000 | 585,000 |
| Total Fixed Assets | 1,260,000 | - | 1,260,000 | 1,260,000 |
| Current Assets | | | | |
| Debtors (rent due) | | 1,500 | 1,500 | - |
| Cash at Bank | | 7,775 | 7,775 | 8,496 |
| Net Current Assets | - | 9,275 | 9,275 | 8,496 |
| Liabilities | | | | |
| CAF Bank Mortgage Repayments due within one year | 11,064 | | 11,064 | 10,727 |
| CAF Bank Mortgage Repayments due after more than one year | 351,585 | | 351,585 | 362,649 |
| Total Net Assets | 897,350 | 9,275 | 906,625 | 895,120 |
| Funds of the Charity | | | | |
| Unrestricted Property Fund | 897,351 | | 897,351 | 886,624 |
| Unrestricted General Fund | | 9,275 | 9,275 | 8,496 |
| Total Funds | 897,351 | 9,275 | 906,626 | 895,120 |

Notes:

- The Christ Church Trust is a registered charity Number 298004, established for the advancement of the Christian religion, particularly by the support of Christ Church Cockfosters.
- Rent received was less than market rate.
- 58 Fordham Road was purchased for £585,000 using £200,000 contributed by Christ Church Cockfosters as a deposit and a mortgage of £385,000 from CAF Bank, with a final repayment date of 19 November 2045 and an interest rate of 3% above Bank of England Base Rate.
- 13 Wilton Road was revalued on 27 October 2020 and is held at that valuation.
58 Fordham Road is valued at its valuation upon purchase.

Approved by the Trustees on: Saturday, 18 March 2023

Trustees:
C. Bird
M. Slevin
J. Houghton
C. Ward

C. Bird
18/3/23

Report of the Accountants to Christ Church Trust
Accounts for the year ended 31 December 2022

In accordance with instructions given to us we have compiled, without carrying out an audit, the attached Balance Sheet and Statement of Financial Activities from the accounting records of Christ Church Trust and from information and explanations supplied to us.

West Wake Price LLP
Chartered Accountants
London
Saturday, 18 March 2023

The Christ Church Trust
Statement of Financial Activities
Year to 31st December 2022

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2021 £ |
|---|---------------------------------------|--------------------------------------|----------------|----------------|
| Incoming resources | | | | |
| Rent - Christ Church Cockfosters | | 27,086 | 27,086 | 25,200 |
| Other Income | | 9 | 9 | - |
| Total incoming resources | - | 27,095 | 27,095 | 25,200 |
| Resources expended | | | | |
| Charitable activities | | | | |
| Property Expenditure and Costs | | 899 | 899 | 916 |
| CAF Bank Mortgage Interest Repayments (58 Fordham Rd) | (10,727) | 25,335 | 14,608 | 11,750 |
| Bank Charges | | 82 | 82 | 98 |
| Donation to Christ Church Cockfosters | | | | - |
| Total resources expended | (10,727) | 26,316 | 15,589 | 12,764 |
| Net incoming (outgoing) resources for the year | 10,727 | 779 | 11,506 | 12,436 |
| Other recognised gains/ (losses) | | | | |
| 13 Wilton Road Revaluation Gain | | | | |
| Net Movement in Funds | 10,727 | 779 | 11,506 | 12,436 |
| Funds brought forward | 886,624 | 8,496 | 895,120 | 882,684 |
| Funds Carried Forward | 897,351 | 9,275 | 906,626 | 895,120 |

| Note: Property Value | Wilton Road | Fordham Road | 2022 TOTAL | 2021 TOTAL |
|---------------------------------------|-------------|--------------|---------------|---------------|
| Property value as at 31 December 2021 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |
| Revaluation Gains | - | - | - | - |
| Property value as at 31 December 2022 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |

THE CHRIST CHURCH TRUST

England & Wales - Charity number 298004

Accounts



Trustees' Annual Report for the period

From 01/01/2021 To 31/12/2021

Charity name: The Christ Church Trust

Charity registration number: 298004

Objectives and Activities

| | SORP reference | |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document | Para 1.17 | The advancement of the Christian religion, particularly by the support of Christ Church Cockfosters |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19 | We own two properties which are rented to Christ Church Cockfosters for use by church staff. This supports Christ Church Cockfosters. |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit | Para 1.18 | The trustees have regard to the guidance issued by the Charity Commission on public benefit. |

Additional information (optional)

You may choose to include further statements where relevant about:

| | SORP reference | |
|--|----------------|--|
| Policy on grant making | Para 1.38 | |
| Policy on social investment including program related investment | Para 1.38 | |
| Contribution made by volunteers | Para 1.38 | |
| Other | | |

Achievements and Performance

| | SORP reference | |
|---|----------------|--|
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20 | <p>During 2021, The Christ Church Trust owned two properties: 13 Wilton Road, EN4 9DX and 58 Fordham Road, EN4 9AQ. These properties were rented to Christ Church Cockfosters for use by church staff.</p> <p>The ownership and rental of these properties is of benefit to Christ Church Cockfosters as it seeks to advance the Christian religion.</p> |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|--|-----------|--|
| Achievements against objectives set | Para 1.41 | |
| Performance of fundraising activities against objectives set | Para 1.41 | |
| Investment performance against objectives | Para 1.41 | |
| Other | | |

Financial Review

| | | |
|--|-----------|--|
| Review of the charity's financial position at the end of the period | Para 1.21 | The Trust's financial position is sound with net assets of £895,120. |
| Statement explaining the policy for holding reserves stating why they are held | Para 1.22 | The Trust policy is to hold the minimum cash reserve to cover unexpected expenditure. This does not need to be a large amount as the responsibility for the maintenance and repair of the Trust's properties lies with Christ Church Cockfosters as set out in the Tenancy Agreements |
| Amount of reserves held | Para 1.22 | £8496 |
| Reasons for holding zero reserves | Para 1.22 | NA |
| Details of fund materially in deficit | Para 1.24 | NA |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23 | NA |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|---|-----------|--|
| The charity's principal sources of funds (including any fundraising) | Para 1.47 | |
| Investment policy and objectives including any social investment policy adopted | Para 1.46 | |
| A description of the principal risks facing the charity | Para 1.46 | |
| Other | | |

Structure, Governance and Management

| | | |
|---|-----------|--|
| Description of charity's trusts: | | |
| Type of governing document (trust deed, royal charter) | Para 1.25 | Trust Deed dated 18th September 1987 |
| How is the charity constituted? (e.g unincorporated association, CIO) | Para 1.25 | Charitable Trust |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25 | The Parochial Church Council of Christ Church Cockfosters has the right to nominate Trustees and the Trustees shall appoint persons so nominated to be Trustees. All Trustees shall be on the electoral roll of Christ Church Cockfosters or be a clergyman of the Church of England residing within the parish of Christ Church Cockfosters. |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|---|-----------|--|
| Policies and procedures adopted for the induction and training of trustees | Para 1.51 | |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51 | |
| Relationship with any related parties | Para 1.51 | |
| Other | | |

Reference and Administrative details

| | |
|-----------------------------|--|
| Charity name | The Christ Church Trust |
| Other name the charity uses | |
| Registered charity number | 298004 |
| Charity's principal address | 3 Wilton Road, Cockfosters, Barnet, EN4 9DX |
| | |

Names of the charity trustees who manage the charity

| | Trustee name | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|---------------------|------------------------|--|--|
| 1 | Christopher Bird | Chair | | |
| 2 | Michael Slevin | Treasurer | | |
| 3 | Janet Houghton | | | |
| 4 | Craig Ward | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
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| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |

Corporate trustees – names of the directors at the date the report was approved

| Director name | | |
|----------------------|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Name of trustees holding title to property belonging to the charity

| Trustee name | Dates acted if not for whole year | |
|---------------------|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |

Funds held as custodian trustees on behalf of others

| | |
|---|--|
| Description of the assets held in this capacity | |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets | |

Additional information (optional)

Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|-----------------|------|---------|

| | | |
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| | | |
| | | |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

| |
|--|
| |
|--|

Exemptions from disclosure

Reason for non-disclosure of key personnel details

| |
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| |
|--|


Other optional information

| |
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| |
|--|

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

| | | |
|-------------------------------------|---|--|
| Signature(s) |  | |
| Full name(s) | CHRISTOPHER JOHN BIRD | |
| Position (eg Secretary, Chair, etc) | CHAIR | |
| Date | 30/5/22 | |

**The Christ Church Trust
Balance Sheet
Year to 31st December 2021**

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2020 £ |
|---|---------------------------------------|--------------------------------------|------------------|------------------|
| Fixed Assets | | | | |
| Property | | | | |
| 13 Wilton Road Property Valuation (27 October 2020) | 675,000 | | 675,000 | 675,000 |
| 58 Fordham Road Property Valuation (8 September 2020) | 585,000 | | 585,000 | 585,000 |
| Total Fixed Assets | 1,260,000 | | 1,260,000 | 1,260,000 |
| Current Assets | | | | |
| Cash at Bank | | 8,496 | 8,496 | 6,459 |
| Net Current Assets | 0 | 8,496 | 8,496 | 6,459 |
| Liabilities | | | | |
| CAF Bank Mortgage Repayments due within one year | 10,727 | | 10,727 | 10,399 |
| CAF Bank Mortgage Repayments due after more than one year | 362,649 | | 362,649 | 373,376 |
| Total Net Assets | 886,624 | 8,496 | 895,120 | 882,684 |
| Funds of the Charity | | | | |
| Unrestricted Property Fund | 886,624 | | 886,624 | 876,225 |
| Unrestricted General Fund | | 8,496 | 8,496 | 6,459 |
| Total Funds | 886,624 | 8,496 | 895,120 | 882,684 |

Notes:

- The Christ Church Trust is a registered charity Number 298004, established for the advancement of the Christian religion, particularly by the support of Christ Church Cockfosters.
- Rent received was less than market rate.
- 58 Fordham Road was purchased for £585,000 using £200,000 contributed by Christ Church Cockfosters as a deposit and a mortgage of £385,000 from CAF Bank, with a final repayment date of 19 November 2045 and an interest rate of 3% above Bank of England Base Rate.
- 13 Wilton Road was revalued on 27 October 2020 and is held at that valuation.
58 Fordham Road is valued at its valuation upon purchase.

Approved by the Trustees on: Friday, 26 March 2021

Trustees:
C. Bird
M. Slevin
J. Houghton
C. Ward

Signed on behalf of the trustees

*C3 Bird
3/4/22*

**Report of the Accountants to Christ Church Trust
Accounts for the year ended 31 December 2021**

In accordance with instructions given to us we have compiled, without carrying out an audit, the attached Balance Sheet and Statement of Financial Activities from the accounting records of Christ Church Trust and from information and explanations supplied to us.

The Christ Church Trust
Statement of Financial Activities
Year to 31st December 2021

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2020 £ |
|---|---------------------------------------|--------------------------------------|----------------|----------------|
| Incoming resources | | | | |
| Rent - Christ Church Cockfosters | | 25,200 | 25,200 | 4,850 |
| Other receipts from Christ Church Cockfosters | | | | 200,963 |
| Total incoming resources | | 25,200 | 25,200 | 205,813 |
| Resources expended | | | | |
| Charitable activities | | | | |
| Property Expenditure and Costs | | 916 | 916 | 1,944 |
| CAF Bank Mortgage Interest (58 Fordham Rd) | (10,400) | 22,150 | 11,750 | 621 |
| Bank Charges | | 98 | 98 | 60 |
| Donation to Christ Church Cockfosters | | | | 0 |
| Total resources expended | (10,400) | 23,163 | 12,764 | 2,615 |
| Net incoming (outgoing) resources for the year | 10,400 | 2,037 | 12,436 | 203,188 |
| Other recognised gains/ (losses) | | | | |
| 13 Wilton Road Revaluation Gain | | | | 363,529 |
| Net Movement in Funds | 10,400 | 2,037 | 12,436 | 566,717 |
| Funds brought forward | 876,225 | 6,459 | 882,684 | 315,967 |
| Funds Carried Forward | 886,624 | 8,496 | 895,120 | 882,684 |

| Note: Property Value | Wilton Road | Fordham Road | 2021 TOTAL | 2020 TOTAL |
|---------------------------------------|-------------|--------------|---------------|---------------|
| Property value as at 31 December 2020 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |
| Revaluation Gains | 0 | 0 | 0 | 0 |
| Property value as at 31 December 2021 | 675,000 | 585,000 | 1,260,000 | 1,260,000 |

THE CHRIST CHURCH TRUST

England & Wales - Charity number 298004

Accounts



Trustees' Annual Report for the period

From 01/01/2020 To 31/12/2020

Charity name: The Christ Church Trust

Charity registration number: 298004

Objectives and Activities

| | SORP reference | |
|--|--------------------|--|
| Summary of the purposes of the charity as set out in its governing document | Para 1.17 | The advancement of the Christian religion, particularly by the support of Christ Church Cockfosters |
| Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts. | Para 1.17 and 1.19 | We own two properties which are rented to Christ Church Cockfosters for use by church staff. This supports Christ Church Cockfosters. |
| Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit | Para 1.18 | The trustees have regard to the guidance issued by the Charity Commission on public benefit. |

Additional information (optional)

You may choose to include further statements where relevant about:

| | SORP reference | |
|--|----------------|--|
| Policy on grant making | Para 1.38 | |
| Policy on social investment including program related investment | Para 1.38 | |
| Contribution made by volunteers | Para 1.38 | |
| Other | | |

Achievements and Performance

| | SORP reference | |
|---|----------------|---|
| Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole. | Para 1.20 | <p>During 2020, The Christ Church Trust purchased a 3 bedroom house (58 Fordham Road, EN4 9AQ) which is rented to Christ Church Cockfosters for use by a member of staff at Christ Church Cockfosters. The Trust also owns another house (13 Wilton Road, EN4 9DX) which is also rented to Christ Church Cockfosters for use by a member of staff at Christ Church Cockfosters.</p> <p>The ownership and rental of these properties is of benefit to Christ Church Cockfosters as it seeks to advance the Christian religion.</p> |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|--|-----------|--|
| Achievements against objectives set | Para 1.41 | |
| Performance of fundraising activities against objectives set | Para 1.41 | |
| Investment performance against objectives | Para 1.41 | |
| Other | | |

Financial Review

| | | |
|--|-----------|--|
| Review of the charity's financial position at the end of the period | Para 1.21 | The Trust's financial position is sound with net assets of £882,684. |
| Statement explaining the policy for holding reserves stating why they are held | Para 1.22 | The Trust policy is to hold the minimum cash reserve to cover unexpected expenditure. This does not need to be a large amount as the responsibility for the maintenance and repair of the Trust's properties lies with Christ Church Cockfosters as set out in the Tenancy Agreements |
| Amount of reserves held | Para 1.22 | £6459 |
| Reasons for holding zero reserves | Para 1.22 | NA |
| Details of fund materially in deficit | Para 1.24 | NA |
| Explanation of any uncertainties about the charity continuing as a going concern | Para 1.23 | NA |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|---|-----------|--|
| The charity's principal sources of funds (including any fundraising) | Para 1.47 | |
| Investment policy and objectives including any social investment policy adopted | Para 1.46 | |
| A description of the principal risks facing the charity | Para 1.46 | |
| Other | | |

Structure, Governance and Management

| | | |
|---|-----------|--|
| Description of charity's trusts: | | |
| Type of governing document (trust deed, royal charter) | Para 1.25 | Trust Deed dated 18th September 1987 |
| How is the charity constituted? (e.g unincorporated association, CIO) | Para 1.25 | Charitable Trust |
| Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees | Para 1.25 | The Parochial Church Council of Christ Church Cockfosters has the right to nominate Trustees and the Trustees shall appoint persons so nominated to be Trustees. All Trustees shall be on the electoral roll of Christ Church Cockfosters or be a clergyman of the Church of England residing within the parish of Christ Church Cockfosters. |

Additional information (optional)

You may choose to include further statements where relevant about:

| | | |
|---|-----------|--|
| Policies and procedures adopted for the induction and training of trustees | Para 1.51 | |
| The charity's organisational structure and any wider network with which the charity works | Para 1.51 | |
| Relationship with any related parties | Para 1.51 | |
| Other | | |

Reference and Administrative details

| | |
|-----------------------------|--|
| Charity name | The Christ Church Trust |
| Other name the charity uses | |
| Registered charity number | 298004 |
| Charity's principal address | 3 Wilton Road, Cockfosters, Barnet, EN4 9DX |
| | |

Funds held as custodian trustees on behalf of others

| | |
|---|--|
| Description of the assets held in this capacity | |
| Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects | |
| Details of arrangements for safe custody and segregation of such assets from the charity's own assets | |

Additional information (optional)

Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
| | | |
| | | |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

| |
|--|
| |
|--|

Exemptions from disclosure

Reason for non-disclosure of key personnel details

| |
|--|
| |
|--|


Other optional information

| |
|--|
| |
|--|

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

| | | |
|-------------------------------------|---|--|
| Signature(s) |  | |
| Full name(s) | CHRISTOPHER SCOTT BIRD | |
| Position (eg Secretary, Chair, etc) | CHAIR | |
| Date | 5/5/21 | |

**The Christ Church Trust
Balance Sheet
Year to 31st December 2020**

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2019 £ |
|---|---------------------------------------|--------------------------------------|------------------|----------------|
| Fixed Assets | | | | |
| Property | | | | |
| 13 Wilton Road Property Valuation (27 October 2020) | 675,000 | | 675,000 | 311,471 |
| 58 Fordham Road Property Valuation (8 September 2020) | 585,000 | | 585,000 | - |
| Total Fixed Assets | 1,260,000 | | 1,260,000 | 311,471 |
| Current Assets | | | | |
| Cash at Bank | | 6,459 | 6,459 | 4,496 |
| Net Current Assets | - | 6,459 | 6,459 | 4,496 |
| Liabilities | | | | |
| CAF Bank Mortgage Repayments due within one year | 10,399 | | 10,399 | - |
| CAF Bank Mortgage Repayments due after more than one year | 373,376 | | 373,376 | - |
| Total Net Assets | 876,225 | 6,459 | 882,684 | 315,967 |
| Funds of the Charity | | | | |
| Unrestricted Property Fund | 876,225 | | 876,225 | 311,471 |
| Unrestricted General Fund | | 6,459 | 6,459 | 4,496 |
| Total Funds | 876,225 | 6,459 | 882,684 | 315,967 |

Notes:

- The Christ Church Trust is a registered charity Number 298004, established for the advancement of the Christian religion, particularly by the support of Christ Church Cockfosters.
- Rent received was less than market rate.
- During the year 58 Fordham Road was purchased for £585,000 using £200,000 contributed by Christ Church Cockfosters as a deposit and a mortgage of £385,000 from CAF Bank, with a final repayment date of 19 November 2045 and an interest rate of 3.1%.
- During the year, the property valuation policy was changed with both 13 Wilton Road and 58 Fordham Road being valued. Properties will be held in the accounts at their new valuations.

Approved by the Trustees on: 22 March 2021
Trustees: C. Bird
M. Slevin
J. Houghton
C. Ward

Signed on behalf of the trustees
C Bird
22/3/21

**Report of the Accountants to Christ Church Trust
Accounts for the year ended 31 December 2020**

In accordance with instructions given to us we have compiled, without carrying out an audit, the attached Balance Sheet and Statement of Financial Activities from the accounting records of Christ Church Trust and from information and explanations supplied to us.

The Christ Church Trust
Statement of Financial Activities
Year to 31st December 2020

| | Unrestricted Property Fund £ | Unrestricted General Fund £ | TOTAL £ | 2019 £ |
|---|---------------------------------------|--------------------------------------|----------------|----------------|
| Incoming resources | | | | |
| Rent - Christ Church Cockfosters | | 4,850 | 4,850 | 1,500 |
| Other receipts from Christ Church Cockfosters | 200,000 | 963 | 200,963 | - |
| Total incoming resources | 200,000 | 5,813 | 205,813 | 1,500 |
| Resources expended | | | | |
| Charitable activities | | | | |
| Property Expenditure and Costs | | 1,944 | 1,944 | 780 |
| CAF Bank Mortgage Repayments (58 Fordham Rd) | (1,225) | 1,846 | 621 | - |
| Bank Charges | | 60 | 60 | 60 |
| Donation to Christ Church Cockfosters | | | - | 660 |
| Total resources expended | (1,225) | 3,850 | 2,625 | 1,500 |
| Net incoming (outgoing) resources for the year | 201,225 | 1,963 | 203,188 | - |
| Other recognised gains/ (losses) | | | | |
| 13 Wilton Road Revaluation Gain | 363,529 | | 363,529 | 20,710 |
| Net Movement in Funds | 564,754 | 1,963 | 566,717 | 20,710 |
| Funds brought forward | 311,471 | 4,496 | 315,967 | 295,257 |
| Funds Carried Forward | 876,225 | 6,459 | 882,684 | 315,967 |

| Note: Property Value | Wilton Road | Fordham Road | 2020 TOTAL | 2019 TOTAL |
|---------------------------------------|-------------|--------------|---------------|---------------|
| Property value as at 31 December 2019 | 311,471 | n/a | 311,471 | 290,761 |
| Revaluation Gain (Wilton Road) | 363,529 | n/a | 363,529 | 20,710 |
| Property value as at 31 December 2020 | 675,000 | 585,000 | 1,260,000 | 311,471 |