



CHARITY COMMISSION
FOR ENGLAND AND WALES

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		

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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

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

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

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)

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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)	C. B. 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