



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

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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

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