



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*

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**Mike Slevin**  
**Chair of CCT Trustees**

*15<sup>th</sup> 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 £
<b>Incoming resources</b>				
Rent Received	-	32,592	32,592	35,435
Donations Received	-	18,800	18,800	70,000
Interest Income	-	48	48	19
<b>Total incoming resources</b>	-	51,440	51,440	105,454
<b>Resources expended</b>				
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
<b>Total resources expended</b>	(75,552)	109,819	34,268	23,971
<b>Net incoming (outgoing) resources for the year</b>	75,552	(58,380)	17,172	81,483
Other recognised gains/ (losses) 13 Wilton Road Revaluation Gain	-	-	-	-
<b>Net Movement in Funds</b>	<b>75,552</b>	<b>(58,380)</b>	<b>17,172</b>	<b>81,483</b>
Funds brought forward	902,167	79,693	981,860	900,378
<b>Funds Carried Forward</b>	<b>977,719</b>	<b>21,314</b>	<b>999,032</b>	<b>981,860</b>

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 £
<b>Fixed Assets</b>				
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
<b>Total Fixed Assets</b>	1,260,000	-	1,260,000	1,260,000
<b>Current Assets</b>				
Debtors	-	-	-	-
Cash at Bank	-	21,314	21,314	79,693
<b>Net Current Assets</b>	-	21,314	21,314	79,693
<b>Liabilities</b>				
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
<b>Total Net Assets</b>	<b>977,719</b>	<b>21,314</b>	<b>999,032</b>	<b>981,860</b>
<b>Funds of the Charity</b>				
Unrestricted Property Fund	977,719	-	977,719	902,167
Unrestricted General Fund	-	21,313	21,313	79,693
<b>Total Funds</b>	<b>977,719</b>	<b>21,313</b>	<b>999,032</b>	<b>981,860</b>

- Notes:**
- 1. 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.
  - 2. Rent received was less than market rate.
  - 3. 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.
  - 4. 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.
  - 5. 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*

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Paul Mattei, ACA FCCA  
Independent Examiner

Leaman Mattei  
Suite 1, First floor  
1 Duchess Street  
London  
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06 October 2025