

# **Christ Church Brixton Road Halls Trust**

(A Charity governed by its constitution, charity number 802522)

## **Financial Statements**

**and**

## **Trustees' Report**

**for the year ended 31 December 2020**

**Index to the Financial Statements**  
**for the year ended 31 December 2020**

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# Christ Church Brixton Road Halls Trust

(A Charity governed by its constitution, charity number 802522)

## Charity Information

for the year ended 31 December 2020

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Christ Church Brixton Road Halls Trust is a charitable trust governed by its Trust Deed.

<b>Charity name:</b>	Christ Church Brixton Road Halls Trust		
<b>Charity registration number:</b>	802522		
<b>Registered office:</b>	90 Brixton Road London SW9 6BE		
<b>Operations address:</b>	Christ Church Hall 7 Mowll Street London SW9 6BJ		
<b>Trustees who held office during the year:</b>	Revd Tim Jeffreys	- Up to August 2020	
	Rotimi Meghoma	FFA, FIPA, FCCA	
	Chester Holder		
<b>Chair:</b>	Revd Tim Jeffreys	- Up to August 2020	
<b>Treasurer and Secretary:</b>	Rotimi Meghoma	FFA, FIPA, FCCA	
<b>Senior Management:</b>	Chester Holder		
<b>Independent Examiner:</b>	<b>Anthony Armstrong FCA</b> <b>Armstrong &amp; Co</b> <i>Chartered Accountants &amp; Statutory Auditor</i> 4a Printing House Yard Hackney Road London E2 7PR		

## Trustees' Report for the year ended 31 December 2020

The Trustees of Christ Church Brixton Road Halls Trust present their report together with the financial statements for the year ended 31 December 2020.

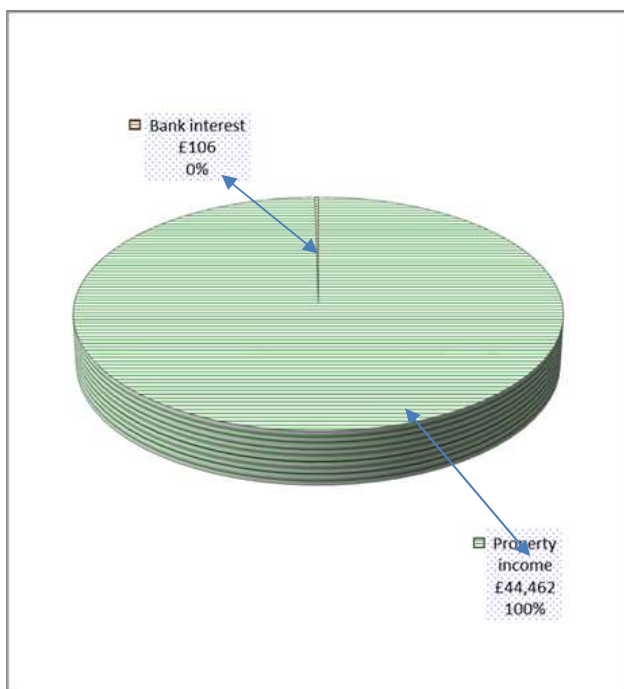
In the year to December 2020 the trust generated a total income of £44,568 (2019: £44,700).

The total expenditure for the financial year was £73,659 (2019: £16,247).

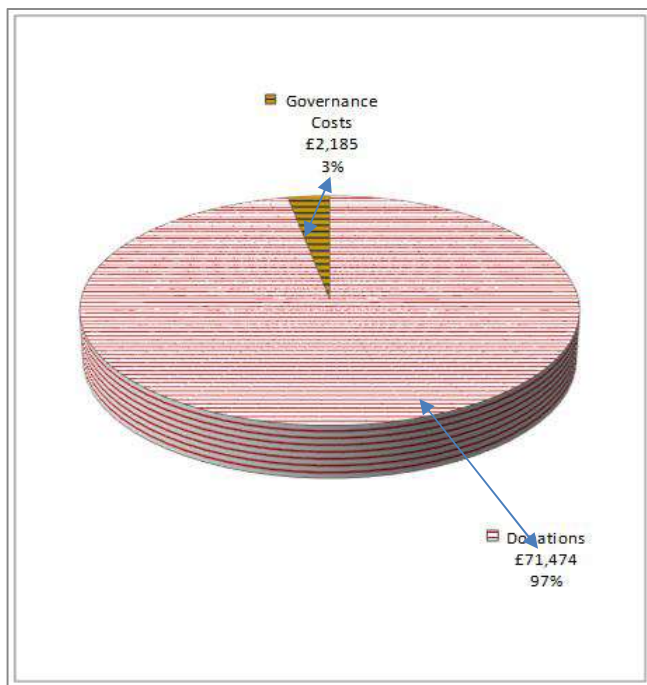
At the year end the Trust achieved net deficit of £29,431 (2019: surplus £28,793); a detailed analysis of income and expenditure is shown in the Statement of Financial Activities (SoFA) on page 8.

Pictorial financial performance for the year as follows:

### Income



### Expenditure



During the year the Trust gave a total grant of £71,414 to the Ecclesiastical Parish of Christ Church Brixton Road. At the end of the financial year, the Trust's statement of finance position recorded net current assets of £183,781 (2019: £212,872) page 9. Christ Church Brixton Road Halls Trust aims to hold sufficient funds to ensure the continuing operation of its charitable activities.

The charity's total reserves at the year end was £628,401 (2019: £657,832).

The trustees are most grateful to LCDA and their tenants (too many to mention individually), for the services that they provide to the community and for the maintenance of the Trust's property. Without these services the community would indeed be a poorer place.

The trustees are grateful to Mr Steve Hall, Mr Marcel Berg and Ms Angel Okore for their commitments in carrying out the voluntary administrative work during the financial year. Likewise our appreciation goes to Ms Liz Waldy for coordinating the administrative work.

We are very proud of the way the LCDA moves forward in recent years in face of difficult and volatile economic climate, and the trustees believe that LCDA would continue to deliver successful projects and we do not anticipate reduction in rental income.

On a very sad note the Trust lost its Chair the Revd Tim Jeffreys who suddenly passed on to glory in August 2020; we pray that his soul rest in perfect peace. Revd Tim Jeffreys served the Trust faithfully and efficiently for thirteen years and under his Chairmanship the Trust went from strength to strength, we will all miss him. The Trustees pray that Almighty God would comfort his family, friends, Christ Church Brixton Road congregation and the people in the local Community.

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# Christ Church Brixton Road Halls Trust

(A Charity governed by its constitution, charity number 802522)

## Trustees' Report

for the year ended 31 December 2020

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### Risk Management

There is no known risks facing the charity, and the trustees believe that LCDA (the lessee of the charity's property) maintains the property to a high standard and will continue to do so in the future. All revenue of the charity (excluding investment income) was generated from rental income.

### Independent Examiner

The Independent Examiner, Anthony Armstrong FCA, has indicated his willingness to be proposed for re-appointment.

The financial statements were approved by the Board of Trustees on 24 October 2021 and signed on its behalf by:



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Rotimi Meghoma FFA, FIPA, FCCA

Treasurer

**Trustees' Responsibilities Statement**  
**for the year ended 31 December 2020**

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The trustees are required by law to prepare financial statements for each financial period which give a true and fair view of the financial activities of the charity and of its financial position at the end of that period. In preparing those financial statements the trustees are required to:

- a) Select suitable accounting policies and apply them consistently;
- b) Observe the methods and principles in the Charities SORP;
- c) Make judgements and estimates that are reasonable and prudent;
- d) Follow applicable accounting standards and statements of recommended practice, subject to any material departures disclosed and explained in the accounts;
- e) Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **Independent Examiner's Report to the Trustees of Christ Church Brixton Road Halls Trust**

I report on the accounts of Christ Church Brixton Road Halls Trust for the period from 1 January 2020 to 31 December 2020, which are set out on pages 8 to 14.

This report is made solely to the trustees as a body in accordance with section 145 of the Charities Act 2011 (the 2011 Act) and regulations made under section 154 of that Act. My examination has been undertaken so that I might state to the trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the company and the trustees as a body, for my examination, for this report, or for the opinions I have formed.

### **Respective responsibilities of trustees and examiner**

As described on page 6, the trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the the 2011 Act and that an independent examination is needed.

Having satisfied myself that the charity is eligible for independent examination, it is my responsibility to:

- a) examine the accounts under section 145 of the 2011 Act;
- b) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act
- c) to state whether particular matters have come to my attention.

### **Basis of independent examiner's report**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

### **Independent examiner's statement**

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the 2011 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 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.



Anthony Armstrong FCA  
**of Armstrong & Co**  
Chartered Accountants & Statutory Auditor

Dated: 24 October 2021

**4a Printing House Yard  
Hackney Road  
London E2 7PR**

# Christ Church Brixton Road Halls Trust

(A Charity governed by its constitution, charity number 802522)

## Statement of Financial Activities for the year ended 31 December 2020

	Notes	2020			2019
		Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
		£	£	£	£
<b>Income from:</b>					
Investments	3	44,568	-	44,568	44,700
<b>Total income</b>		<b>44,568</b>	<b>-</b>	<b>44,568</b>	<b>44,700</b>
<b>Expenditure on:</b>					
Charitable activities	4	73,659	-	73,659	16,247
<b>Total expenditure</b>		<b>73,659</b>	<b>-</b>	<b>73,659</b>	<b>16,247</b>
Net gains/(losses) on investments	5	(340)	-	(340)	340
<b>Net income/(expenditure) and movement in funds</b>		<b>(29,431)</b>	<b>-</b>	<b>(29,431)</b>	<b>28,793</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		657,832	-	657,832	629,039
<b>Total funds carried forward</b>		<b>628,401</b>	<b>-</b>	<b>628,401</b>	<b>657,832</b>

All incoming resources and resources expended are derived from continuing activities.

There are no gains and losses other than those noted above and therefore no separate statement of total recognised gains and losses has been prepared.

The accompanying accounting policies and notes form an integral part of these financial statements.



# Christ Church Brixton Road Halls Trust

(A Charity governed by its constitution, charity number 802522)

## Statement of Financial Position as at 31 December 2020

		31 December 2020		31 December 2019	
	Notes	£	£	£	£
<b>Fixed assets:</b>					
Investments	5		444,620		444,960
<b>Total fixed assets</b>			<u>444,620</u>		<u>444,960</u>
<b>Current assets:</b>					
Debtors	6	11,116		-	
Cash at bank and In hand	7	<u>173,385</u>		<u>213,232</u>	
<b>Total current assets</b>		<u>184,501</u>		<u>213,232</u>	
<b>Creditors: amounts falling due within one year</b>	8	<u>720</u>		<u>360</u>	
<b>Net current assets</b>			183,781		212,872
<b>Total net assets</b>			<u>628,401</u>		<u>657,832</u>
<b>The funds of the charity:</b>					
Unrestricted funds	11		628,401		657,832
<b>Total charity funds</b>	13		<u>628,401</u>		<u>657,832</u>

The financial statements were approved by the Board of Trustees on 24 October 2021 and signed on its behalf by:



Rotimi Meghoma FFA, FIPA, FCCA  
Trustee

The notes on pages 11 to 14 form part of these accounts.

# Christ Church Brixton Road Halls Trust

(A Charity governed by its constitution, charity number 802522)

## Statement of Cash Flows

for the year ended 31 December 2020

	Notes	2020 £	2019 £
<b>Cash flows from operating activities:</b>			
Net cash provided by/(used in) operating activities	1	(84,415)	(16,248)
<b>Cash flows from investing activities:</b>			
Dividends, interest and rents from investments		44,568	44,700
<b>Net cash provided by/(used in) investing activities</b>		<b>44,568</b>	<b>44,700</b>
<b>Change in cash and cash equivalents in the reporting period</b>		<b>(39,847)</b>	<b>28,452</b>
<b>Cash and cash equivalents at the beginning of the reporting period</b>	2	<b>213,232</b>	<b>184,780</b>
<b>Cash and cash equivalents at the end of the reporting period</b>	2	<b>173,385</b>	<b>213,232</b>

### Notes to the Cash Flow Statement

	2020 £	2019 £
<b>1) Reconciliation of net income/(expenditure) to net cash flow from operating activities</b>		
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(29,431)	28,793
<b>Adjustments for:</b>		
(Gains)/losses on investments	340	(340)
Dividends, interest and rents from investments	(44,568)	(44,700)
(Increase)/decrease in debtors	(11,116)	-
Increase/(decrease) in creditors	360	-
<b>Net cash provided by/(used in) operating activities</b>	<b>(84,415)</b>	<b>(16,248)</b>
<b>2) Analysis of cash and cash equivalents</b>	<b>2020 £</b>	<b>2019 £</b>
Cash in hand	173,385	213,232
<b>Total cash and cash equivalents</b>	<b>173,385</b>	<b>213,232</b>

**Accounting Policies**  
**for the year ended 31 December 2020**

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**1 Accounting policies**

**Basis of preparation**

The financial statements have been prepared in accordance with:

- a) Applicable UK accounting standards, including Financial Reporting Standard 102 section 1A Small Entities 'The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)'.
- b) Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP FRS 102);
- c) the Charities Act 2011.

**Public benefit entity**

The charity meets the definition of a public benefit entity under FRS 102.

**Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue to operate and accordingly the accounts have been prepared on a going concern basis.

**Income recognition**

Income is recognised when the charity has a contractual or other right to its receipt, it is probable that the income will be received and that the amount can be measured reliably. Income with conditions attached to its receipt is recognised when those conditions have been fulfilled.

**Unrestricted Funds**

Unrestricted funds are funds received which have no restrictions placed on their use and are available as general funds.

**Designated Funds**

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

**Allocation of costs**

Costs are allocated directly to projects where they can be identified as relating solely to that project. Other costs are allocated between the projects based on criteria determined by the nature of the expense.

**Investment Property**

The freehold building is an investment property and so has not been depreciated. The trustees believe that the fair value of the freehold property is the current use valuation. Based on commercial property guidelines, this is estimated by the trustees to be 10 times the rental income derived from the property. The property is therefore valued at approximately £444,620 (2019: £444,960).

**Notes to the Accounts**  
**for the year ended 31 December 2020**

**1 Incoming resources**

The incoming resources and surplus are attributable to the principal activities of the charity.

**2 Net outgoing resources**

*Net outgoing resources are stated after charging:*

Independent examiner's fees

	2020	2019
	£	£
Independent examiner's fees	360	360
<b>Trustees' emoluments</b>	-	-

Emoluments include salaries, fees, bonuses, expense allowances and estimated non-cash benefits receivable. All trustees serve in a voluntary capacity and do not receive payment for their services.

**3 Investments**

Rental income  
Bank interest receivable

	Unrestricted	Restricted	2020 Total	2019 Total
	£	£	£	£
Rental income	44,462	-	44,462	44,496
Bank interest receivable	106	-	106	204
	<u>44,568</u>	<u>-</u>	<u>44,568</u>	<u>44,700</u>

**4 Charitable activities**

Donations to CCBR  
Legal & professional fees  
Independent examination fees  
Bank charges

	Unrestricted	Restricted	2020 Total	2019 Total
	£	£	£	£
Donations to CCBR	71,414	-	71,414	14,803
Legal & professional fees	1,825	-	1,825	1,024
Independent examination fees	360	-	360	360
Bank charges	60	-	60	60
	<u>73,659</u>	<u>-</u>	<u>73,659</u>	<u>16,247</u>

**5 Investments**

**Market value**

As at 1 January 2020  
Additions  
Disposals  
Revaluations  
As at 31 December 2020

	Investment Property £	Total £
As at 1 January 2020	444,960	444,960
Additions	-	-
Disposals	-	-
Revaluations	(340)	(340)
As at 31 December 2020	<u>444,620</u>	<u>444,620</u>

**6 Debtors: amounts falling due within one year**

Other debtors

	2020	2019
	£	£
Other debtors	11,116	-
	<u>11,116</u>	<u>-</u>

**7 Bank and cash in hand**

CAF current account  
CAF deposit account

	2020	2019
	£	£
CAF current account	91,732	131,685
CAF deposit account	81,653	81,547
	<u>173,385</u>	<u>213,232</u>

**8 Creditors: amounts falling due within one year**

Accruals

	2020	2019
	£	£
Accruals	720	360
	<u>720</u>	<u>360</u>

**Christ Church Brixton Road Halls Trust**  
(A Charity governed by its constitution, charity number 802522)

**Notes to the Accounts**  
**for the year ended 31 December 2020**

9 The funds of the charity : current year	Opening balance £	Resources arising £	Resources utilised £	Other movements £	Closing balance £
<i>Unrestricted funds</i>					
Designated funds	444,960	-	-	(340)	444,620
General funds	212,872	44,568	(73,659)	-	183,781
<i>Total unrestricted funds</i>	<u>657,832</u>	<u>44,568</u>	<u>(73,659)</u>	<u>(340)</u>	<u>628,401</u>

10 The funds of the charity : prior year	Opening balance £	Resources arising £	Resources utilised £	Other movements £	Closing balance £
<i>Unrestricted funds</i>					
Designated funds	444,620	-	-	340	444,960
General funds	184,419	44,700	(16,247)	-	212,872
<i>Total unrestricted funds</i>	<u>629,039</u>	<u>44,700</u>	<u>(16,247)</u>	<u>340</u>	<u>657,832</u>

11 Designated funds : current year	Opening balance £	Resources arising £	Resources utilised £	Transfers & adjustments £	Closing balance £
Property Fund	444,960	-	-	(340)	444,620
	<u>444,960</u>	<u>-</u>	<u>-</u>	<u>(340)</u>	<u>444,620</u>

12 Designated funds : prior year	Opening balance £	Resources arising £	Resources utilised £	Transfers & adjustments £	Closing balance £
Property Fund	444,620	-	-	340	444,960
	<u>444,620</u>	<u>-</u>	<u>-</u>	<u>340</u>	<u>444,960</u>

**Property Fund**

This fund represents the amount of charity funds locked up in freehold land and buildings and other fixed assets which are needed for operational purposes. The funds are carried at the net book value of original cost of the fixed assets at the balance sheet date, after deducting any outstanding loans, endowment funds or restricted funds used to finance their acquisition.

13 Net assets attributable to funds : current year	General funds	Designated funds	Restricted funds	Endowment funds	Total
	£	£	£	£	£
Tangible fixed assets	-	444,620	-	-	444,620
Current assets	184,501	-	-	-	184,501
Current liabilities	(720)	-	-	-	(720)
Net assets represented by funds	<u>183,781</u>	<u>444,620</u>	<u>-</u>	<u>-</u>	<u>628,401</u>

14 Net assets attributable to funds : prior year	General funds	Designated funds	Restricted funds	Endowment funds	Total
	£	£	£	£	£
Tangible fixed assets	-	444,960	-	-	444,960
Current assets	213,232	-	-	-	213,232
Current liabilities	(360)	-	-	-	(360)
Net assets represented by funds	<u>212,872</u>	<u>444,960</u>	<u>-</u>	<u>-</u>	<u>657,832</u>

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# Christ Church Brixton Road Halls Trust

(A Charity governed by its constitution, charity number 802522)

## Notes to the Accounts

for the year ended 31 December 2020

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### 15 Taxation

As a charity the trust is exempt from tax on income and gains derived from charitable activities to the extent that these are applied to its charitable objects.

### 16 Post balance sheet events

There were no significant post balance sheet events.

### 17 Transactions with trustees

There were no material transactions with the trustees during the year.

### 18 Contingent liabilities

The charity had no material contingent liabilities at 31 December 2020 nor at 31 December 2019.

### 19 Related parties

There were no disclosable related party transactions during the year.

### 20 Gifts in kind and volunteers

During the year the charity benefited from unpaid work performed by volunteers.