Charity registration number 1134905 (England and Wales)

ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

TRUSTEES' ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Rev C Bowman	
	Rev M P Omorojie	(Appointed 20 September 2025)
	N Dickinson	
	J A Dickinson	(Appointed 23 March 2025)
	S R Easton	
	R Evison	
	J Jamgotchian	
	N C L Macdonald	
	J M Macdonald	
	P Musisi	
	B Ntow-Aninkora	
	I D Philippe	(Appointed 23 March 2025)
	H Saint	
	A J Walls	
Charity registration	England and Wales	1134905
Principal address	Northey Avenue Cheam Sutton Surrey SM2 7HF	
Independent examiner	Kevin Fisher BA FCA CTA For and on behalf of Kingston Burrowes Audit Ltd 308 Ewell Road Surbiton Surrey KT6 7AL	
Bankers	Barclays Bank plc 43 High Street Sutton SM1 1DR	
Investment advisors	CCLA Fund Managers Limited 85 Queen Victoria Street London EV4V 4ET	

ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

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ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

St Andrew's Cheam
United Reformed Church Charity

Trustees' annual report
for the year ended 31 December 2025

Introduction

This report is produced in conformance with requirements of FRS 102 and the Statement of Recommended Practice (FRS 102) issued by the Charities Commission.

Objectives and activities

Objective

St Andrew's Cheam United Reformed Church Charity (hereafter simply called the "Charity") is an unincorporated charity. Its aim is the advancement of the Christian faith for the benefit of the public in accordance with the Scheme of Union of the United Reformed Church.

In pursuing this objective, the trustees of the Charity have paid due regard to the Charity Commission's guidelines on public benefit.

Aims and Activities

The aims of the Charity are summarised in the mission statement of the Church, namely "to know Christ and to make Christ known". The activities of the Charity are manifested in the activities of the St Andrew's Cheam United Reformed Church (hereafter simply called "the Church").

One aim is to provide ongoing local support and resources for those who wish to deepen their understanding and practice of the Christian faith and live according to Christian principles. Broadly, activities devoted to that aim include:

Providing regular services for Christian worship and personal Christian development for adults, children and young people; and

Encouraging and facilitating Christian fellowship amongst Church members, adherents and friends.

Providing funds to the central administration of the United Reformed Church for the training and provision of ministers.

A second aim is to advance the Christian faith by providing funds to support Christian charities and missionaries which or who have a geographical remit wider that of the local area served by the Church.

A third aim of the Charity is to provide facilities to serve the local community in various ways consistent with the Charity's overall objective described above. Activities devoted to that aim include:

Providing facilities and support for Church-associated local youth uniformed organisations such as Rainbows, Brownies, Beavers, Cubs and Scouts

Making available a preschool for the local community.

Making available facilities for local community organisations.

Arranging community gatherings to celebrate events of national significance.

Achievement of the above aims requires suitable premises, and the Charity is responsible for the upkeep of the Church, three halls and associated premises, and of the residence for the Minister, Rev. Craig Bowman, who shares his ministry equally between Wallington URC and St Andrew's.

An important event during the year was the induction of the Reverend Maurice Omorojie as a minister of St Andrew's. 25% of his ministry is with us, and 75% at Sanderstead URC. We at St Andrews URC welcomed Maurice and his family at his induction service on 20th September, and we look forward to his joint ministry with the Reverend Craig Bowman.

During the year the following specific activities were undertaken pursuant to the above described aims of the Charity:

The elders and congregation continued to consider initiatives relating to the Whole Life Discipleship programme developed by the London Institute for Contemporary Christianity. Pursuant to that programme, the monthly initiative called "this time tomorrow" continued during the year. In those sessions, a member of the congregation is asked to describe what they will be doing tomorrow, what challenges and joys the day will bring to them, and how the congregation can support them in prayer. The objective is to remind ourselves that we are followers of Christ every day throughout our lives, and we carry our Christian beliefs and principles into the world whatever our personal circumstances may be.

The Church's mission statement is "To know Christ and to make Christ known". At the September church meeting, the congregation discussed the first part of that statement, and various activities which may assist in deepening our Christian faith and relationship with Christ. Membership of home discussion groups, prayer practice and prayer habit, bible and Christian book study was amongst the topics raised.

In addition to regular church services and other gatherings, including Christmas and Easter services, parade services and barbecues for the uniformed organisations associated with the Church and the Remembrance Day service, other events during the year included:

A Lent course centred around the film "The King's Speech".
An Easter toddler's service for the under 5s.
A regular social meeting "Tea Laughter and Companionship".
A two-day Holiday at Home event, one day having a Spanish theme, the other an Italian theme
The annual church picnic in the manse garden.
A popular and well attended Holiday Club for young people, held over one week in August, on the theme of "Starship Discovery"
Visits to the church by pupils from a local school to hear and ask questions about Christian faith.
Visits to the Jesmond Care home to share Christian fellowship with residents.
A harvest service, with food donations given to the Sutton Food Bank.
A teenage social pizza night.
A St Andrews night dance evening in November for our congregation, families and friends, with dinner featuring Scottish cuisine.

As noted elsewhere in this report the Church has active Mission partnerships with individuals and organisations locally and overseas, with regular communications and visits from those we support in prayer and financially.

The pre-school owned by the Church operated throughout the year, again at or near maximum capacity.

During the year, a working group was convened to discuss preparations for celebration in 2027 of the 100 years since the opening (in what is now known as the Miles Hall) of the first Church on our site.

With prayer for God's guidance, the Minister and elders of the Church have again tried to respond as well as possible to its mission statement "To Know Christ and to Make Christ Known", and they sincerely thank all the many volunteers who gave their time and talents to maintain the work of the Church, and the members friends and adherents who continued to worship and promote fellowship during the year. The Charity intends to try to continue its activities reported above into the future, but recognises that there are limits to what can be achieved given its financial and limited volunteer and staffing resources.

Financial Review

Overview and Policies

At the start of the year, the Charity's cash and securities assets consisted of bank deposits, and COIF Charities Investment Ethical Fund units. The trustees' long-term objective is to seek a balance between low-risk bank accounts and higher but still moderate risk dividend-distributing collective security investments.

The Charity is fortunate to have received, over the years, a number of financial gifts which are associated with specific purposes. Those purposes are described more fully in Notes 24-26 to the accounts. About 48% of the Charity's funds are held in restricted and endowment funds, which do not allow access to those monies except for the specific purposes for which they were given. Unrestricted funds amount to the equivalent of about double a year's normal expenditure.

The Charity's income from regular congregational giving, small donations, and income from hall letting are allocated to an unrestricted General Fund. Normal running and maintenance costs and the annual contribution to the URC's Ministry and Mission Fund are paid out of this Fund.

Occasional larger legacies and donations are not normally regarded as part of regular income and are allocated to a designated Special Purposes Fund, which constitutes the Charity's general reserves. Allocations to that fund are allowed to accumulate until such time as the trustees, after consultation with Church Meeting, decide to apply them to special projects consistent with the Charity's objectives. The Special Purposes Fund is regarded as available, if necessary, to cover unexpected and emergency running and maintenance costs if the General Fund should ever fall to an unacceptably low level. Those six-month costs are currently estimated to be about £150,000.

Expenditure on the routine upkeep of the Church, three halls and associated premises, and of the residence for the Minister varies from year to year and the trustees feel it prudent to aim to hold in the General and Special Purposes Fund at least one year's estimated average expenditure on such maintenance. In addition, the Special Purposes Fund reserves are maintained to maintain cash flow for regular expenditure against fluctuations in its income.

The Charity's properties date from the 1920's and the trustees and Church Meeting have recognised that work outwith normal routine maintenance is occasionally required to bring them up to modern standards. The designated Special Purposes Fund holds provision for such anticipated upgrades.

Donations received by the Church which are specifically stated to be used in pursuance of specific mission and charitable purposes are allocated to a restricted Mission Fund or a restricted Charitable Fund. Some donations are paid out from those Funds to other charities which are able to apply funds to activities covered by those specific charitable purposes which are within the Church's objectives.

During the year the Charity supported:

a missionary family working with Mission Air Fellowship – a humanitarian air operator;

a local charity (Sutton Schools Work) which carries out mission work locally in Sutton schools to help students understand and explore Christianity and to develop spiritually, morally and socially;

a missionary working for Wycliffe Bible Translators, which provides bibles to Christians worldwide in their native language.

the following national charities: Christian Aid, The Trussell Trust, Christians against Poverty and Water Aid.

The Charity also receives income from a separate charity, namely St. Andrews Benevolent Fund, registered number 236198. The Charity disburses such income in accordance with the fund's Governing Document, which provides for support of old people in need, for example to organisations which provide care for such people.

A full list of the various Funds operated by the Charity, and of the sums held in each Fund appears in the Notes to the Accounts. The assets of those funds are mainly cash and securities, except for the parcel of land allocated to the Investments Fund.

Financial Summary 2025

During 2025 the Charity received the bulk of its income in offerings by members, adherents and friends of the Church, rental income from Jelly Beans Preschool Ltd, legacies, and hall lettings to organisations and members of the local community. The Statement of Financial Activities provides further explanation of the variable nature of the rental income from the pre-school.

The Church is entitled to receive rental income from an adjacent residential property owned by the URC Southern Synod Trust. The largest cost incurred during the year was £218,416, relating to the extensive refurbishment and upgrade of that property. The work was funded from the Special Purposes Fund, capitalised as leasehold improvements (refer to Note 18 to the financial statements), and was completed in December 2025. The Church expects the property to be re-let in 2026 at a significantly higher rental rate than in previous years.

The second largest expense in 2025 was staff payroll and pension costs of £86,069. However, this is a reduction relative to 2024 following a restructuring of staff during the year. Our five staff at year end 2025 consist of our site and office manager, our family and youth worker, our director of music, our weekday cleaner and our weekend assistant cleaner.

The third largest expense was our £75,678 contribution to the central administration of the United Reformed Church for the training and provision of ministers.

As expected, energy costs at just under £33,500 were substantially lower than in 2024 and we have a supply contract which should ensure a roughly similar level of costs for 2026.

At year-end 2024 the Charity held £412,579 in cash, deposited in two bank accounts, one being an interest-bearing savings account, the other a current account. The trustees consider that those cash holdings exceed what is required to maintain a safe cash flow to fund the Charity's activities. Last year's ambition to reallocate at least one half of the 2024 cash total to dividend-yielding collective securities was not pursued, Instead, (as above) a significant part of the 2024 cash total was spent on the upgrade of the residential rental property for increased future rental income.

Since 2022 the Charity has held COIF Charities Ethical Investment Fund Income Units valued at £407,399 at year end 2025. Those securities have met the trustees' investment objectives – providing a regular dividend, maintaining a reasonably stable market value, and avoiding investment in businesses which are considered to be inconsistent with the Charities Christian values. The trustees believe that their long-term objective of seeking a balance between low-risk bank accounts and higher but still moderate risk dividend-distributing collective security investments has been met during 2025.

During the year, expenditure exceeded income by £24,983, However, looking ahead, the upgrade of the residential property referred to above should ensure that additional rental income will be forthcoming to reduce this level of deficit. The Church is hopeful that other sources of income may enable the financial result to achieve a surplus.

Due to the £24,983 deficit of income over expenditure, and to an unrealised reduction of £21,964 in the value of the Charity's securities investments, the Charity's total asset value fell during the year by £46,947 to £1,352,730.

Full financial details are shown in the Statement of Financial Activities.

The trustees of the Charity consider that the funds of the Church are adequate to fulfil its charitable obligations. The trustees are aware of no major risks which threaten the continued operation of the Charity.

Structure, Governance and Management

The Charity's Governing Document is dated September 2009, according to which the Charity comprises all assets and funds held by and on behalf of St Andrew's Cheam United Reformed Church other than the properties held under the trusts declared in Schedule 2 of the United Reformed Church Acts 1972, 1981 and 2000 and those held on other specifically declared trusts.

The trustees of the Charity are collectively those members of the Elders' Meeting of the Church who have agreed to serve in that capacity and are qualified to serve as Charity trustees, with the exception of any who have chosen not to serve as trustees.

There are no restrictions in the Governing Document to the trustees' powers to make investments.

The Church is a local church in the Southern Synod of the United Reformed Church. The Church is governed by Church Meeting, whose procedures are in conformity with the Scheme of Union of the United Reformed Church, at which all full members of the congregation may vote. The trustees of the Charity are responsible for the appointment of new trustees, and the stewardship and administration of the Charity's assets and funds, but in doing so they are guided by Church Meeting. However, the trustees of the Charity have the power to override any decision of Church Meeting which contravenes their obligations as Charity trustees. A management committee reports to the trustees and to the Church meeting, and is responsible for making recommendations concerning expenditure, the maintenance of the Church and properties owned by the Charity, and the setting of policies of the Charity, for example health and safety, safeguarding, and data protection policies. At the date of this report, membership of the management committee consists of the ministers (Revd. Craig Bowman and Revd. Maurice Omorojie), the Church secretary (Nigel Macdonald) (Nigel Dickinson - trustee), the treasurer (Alan Walls - trustee) two other trustees (Betty Ntow-Aninkora and Julie Jamgotchian) and the site and office manager (Christy Perry).

Reference and Administrative Details

The name of the Charity is St Andrew's Cheam United Reformed Church Charity. The Church is a local church of The United Reformed Church (the URC). Although, as noted above, the first worship at St Andrews (as part of the Presbyterian Church of England) occurred in 1927 in a newly consecrated building on the present site, its beginning can be traced to a meeting in a local home on 25 January 1924 which agreed to take all steps necessary to try to found a new Church on our present site. A little under 50 years later, on 5 October 1972, the Presbyterian Church of England merged with other denominations to form the URC, which has its own constitution and rules. The Church is governed according to procedures laid down in its formal governing document.

The Charity registered with the Charity Commission on 12 March 2010 with number 1134905, the Church having previously held excepted charity status under the Charities (Exception from Registration) Regulations 1996.

The trustees who served during the year and up to the date of signature of the financial statements were:

Rev C Bowman	
Rev M P Omorojie	(Appointed 20 September 2025)
N Dickinson	
J A Dickinson	(Appointed 23 March 2025)
S R Easton	
R Evison	
J Jamgotchian	
N C L Macdonald	
J M Macdonald	
P Musisi	
B Ntow-Aninkora	
I D Philippe	(Appointed 23 March 2025)
H Saint	
A J Walls	

The above Trustees also served to the date of approval of this report, except Janette Walls, who retired as Trustee on 29th March 2026.

Elders are nominated by the ministers and Elders' Meeting to Church Meeting, which then decides whether to confirm the appointments. If so confirmed, Elders serve for three years and may be re-appointed once or more. Before appointment, Elders are required to familiarise themselves with the guidance issued by The United Reformed Church, particularly the document "Guidelines on Conduct and Behaviour for Elders (https://urc.org.uk/urc-ministries/guidelines-on-conduct-and-behaviour-for-elders/). The Trustees of the Charity comprise the serving Elders with the exception of any who have chosen not to serve as trustees. No other bodies are entitled to appoint Trustees.

Nigel Dickinson and Nigel Macdonald, as current Trustees of the Charity, hold equally all the shares in Jelly Beans Preschool Limited in trust on behalf of the Charity.

The Charity is the beneficial owner of land near the Church and used by the former St Andrew's Tennis Club. Title is held by a Trust with Trustees who are present Trustees of the Charity.

Relationships with related parties
The Trustees have taken notice of the requirements regarding related party transactions and have disclosed any such transactions which are material in the Notes to the Statement of Financial Activities.

In the pursuit of its objective the Charity collaborates from time to time with other charities, including those associated with other churches of the United Reformed Church (hereafter abbreviated to "URC") and other Christian churches, and from time to time makes donations to other charities whose objectives fall within those of the Charity.

The trustees' report was approved by the Board of Trustees.

N C L Macdonald
Trustee and Secretary

A J Walls
Trustee and Treasurer

14 September 2026

ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

I report to the trustees on my examination of the financial statements of St Andrew's Cheam United Reformed Church Charity (the charity) for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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 that in any material respect:

1 accounting records were not kept in respect of the charity as required by section 130 of the Charities Act 2011.
2 the financial statements do not accord with those records; or
3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 this report in order to enable a proper understanding of the financial statements to be reached.

Kevin Fisher BA FCA CTA
For and on behalf of Kingston Burrowes Audit Ltd
308 Ewell Road
Surbiton
Surrey
KT6 7AL

Date: .....

ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
Income and endowments from:									
Donations and legacies	**3**	93,542	1,421	-	94,963	525,547	1,929	-	527,476
Charitable activities	**4**	1,885	-	-	1,885	3,431	-	-	3,431
Other trading activities	**5**	165,665	-	-	165,665	177,295	-	-	177,295
Investments	**6**	12,003	8,580	1,949	22,532	49,106	2,242	-	51,348
Other income	**7**	7,606	-	-	7,606	2,980	-	-	2,980
Total income and endowments		280,701	10,001	1,949	292,651	758,359	4,171	-	762,530
Expenditure on:									
Raising funds	**8**	3,242	-	-	3,242	2,711	-	-	2,711
Charitable activities	**9**	291,440	8,882	-	300,322	357,100	8,344	-	365,444
Other expenditure	**15**	14,070	-	-	14,070	720	-	-	720
Total expenditure		308,752	8,882	-	317,634	360,531	8,344	-	368,875
Net gains/(losses) on investments	**16**	(21,964)	-	-	(21,964)	11,468	-	-	11,468
Net income/(expenditure)		(50,015)	1,119	1,949	(46,947)	409,296	(4,173)	-	405,123
Transfers between funds		(6,737)	6,737	-	-	(17,086)	14,555	2,531	-
Net movement in funds	**12**	(56,752)	7,856	1,949	(46,947)	392,210	10,382	2,531	405,123
Reconciliation of funds:									
Fund balances at 1 January 2025		758,926	520,750	120,001	1,399,677	366,716	510,368	117,470	994,554

ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Fund balances at 31 December 2025	702,174	528,606	121,950	1,352,730	758,926	520,750	120,001	1,399,677

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

ST ANDREW'S CHEAM UNITED REFORMED CHURCH CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	**18**		219,413		1,246
Investment property	**19**		254,943		254,943
Investments	**20**		407,499		429,463
			881,855		685,652
Current assets					
Debtors	**21**	65,674		51,290	
Cash at bank and in hand		412,579		672,278	
		478,253		723,568	
Creditors: amounts falling due within one year	**22**	(7,378)		(9,543)	
Net current assets			470,875		714,025
Total assets less current liabilities			1,352,730		1,399,677
The funds of the charity					
Endowment funds	**24**		121,950		120,001
Restricted income funds	**25**		528,606		520,750
Unrestricted funds	**26**		702,174		758,926
			1,352,730		1,399,677

The financial statements were approved by the trustees on 14 September 2026

N C L Macdonald
Trustee and Secretary

A J Walls
Trustee and Treasurer

1 Accounting policies

Charity information

St Andrew's Cheam United Reformed Church Charity is a charity in England and Wales (Charity No. 1134905).

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

1 Accounting policies **(Continued)**

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1 Accounting policies **(Continued)**

Income from Jelly Beans Preschool

The Church has always accounted for its income from Jelly Beans Preschool Ltd ("Jelly Beans") as rental for use of the Halls and facilities. Its Trustees consider that this is the correct way to account for such income, and that to treat those sums in its accounts as investment income or in some other way would be misleading, and hence would not give a true and fair view of the financial position that the Trustees are required by law to draw up accounts to show. This note explains why the Trustees hold this view.

The Church acquired Jelly Beans in 2008, along with its business, from its founder who rented a Church Hall on weekday mornings during term time, but who planned to close its operations. The Trustees of the Church appoint the Directors of Jelly Beans, who in turn appoint and oversee the management team. The Trustees also monitor the activities of Jelly Beans and receive periodic reports on its progress and activities. From the outset of owning Jelly Beans, the Trustees have been satisfied that owning and operating a preschool, to serve and support the local community, is fully within the Church's charitable objectives.

As soon as the Church acquired Jelly Beans, it stopped charging it a fixed rent, recognising that a variable rent arrangement would give flexibility to enable the preschool to grow and adapt to the changing needs of the potential users of its services, including accepting many children with special educational needs. Under these variable rent arrangements, any balance left over after accounting for its income and its expenditure on salaries and other third-party costs, is paid to the Church as a rental contribution. Jelly Beans, which is rated 'Good' by Ofsted, has thus been able to grow and adapt to changing patterns of demand. It is now by some margin the largest user of the Church's Halls and facilities and it now operates from early morning to mid-afternoon with more than four times the original number of children, accepting children as young as 14 months old. As well as creating a very large secure play area on Church property, with extensive covered areas for play in inclement weather (a facility of great importance to OFSTED) Jelly Beans now occupies two large Halls, extensive corridor space, a number of toilet facilities, very extensive storage areas, washing and catering facilities as well as an administration office. Inevitably the greatly increased daytime use of Church Halls and facilities creates a corresponding and very substantial demand for heating, cleaning and maintenance, which the variable rental contributes towards. The Church is satisfied that the rental payments received from Jelly Beans are not greater than the level of rental that would be charged to a third party for such use of the buildings, and hence that fee income from parents and the state is not excessive.

The Trustees remain satisfied that the proper financial presentation of this rental contribution is as an offset to the costs of heating, maintaining and operating the buildings, in exactly the same way that rental income from third parties for use of the Halls is shown. Because there is no legal requirement for a rental agreement to be formalised in writing, nor for such an agreement to be based on area or any other formula, but simply upon what is agreed between the parties, the Trustees and the Directors of Jelly Beans are also satisfied that the variable rental arrangements that have been in place since the Church acquired the preschool continue to be appropriate, and proper in the circumstances. The accounts of the preschool (which are prepared for each academic year rather than the calendar year used by the Church) include the following description of its business:

PRINCIPAL ACTIVITIES

The company's principal activity remains that of operating a pre-school based at St Andrews United Reformed Church, Northey Avenue, Cheam, Surrey using a significant part of the Church's buildings and facilities. It pays a variable rent to the Church for those facilities, which rent is limited to the net income available to the company. As a direct consequence the company makes neither profit nor loss.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

1 Accounting policies **(Continued)**

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold improvements	Straight-line basis at 2%
Plant and equipment	Straight-line basis at 20%
Fixtures and fittings	Straight-line basis at 20%
Jelly Beans Preschool Limited equipment	Reducing balance at 20%

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The trustees of the church and manse buildings are the Trustees of the URC Southern Synod Trust who hold them upon trust for purposes connected with St Andrew's URC Cheam. Accordingly, neither the church nor manse buildings are recognised as assets in these financial statements.

Tangible fixed assets costing more than £500 are capitalised.

1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

A subsidiary is an entity controlled by the charity. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

1.11 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	82,942	1,421	84,363	153,903	1,929	155,832
Legacies	5,000	-	5,000	371,644	-	371,644
Grants	5,600	-	5,600	-	-	-
	93,542	1,421	94,963	525,547	1,929	527,476

4 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Church activities		
Holiday club and Magazine income	1,885	3,431

5 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising events	371	942
Church and Hall lettings	165,294	176,353
Other trading activities	165,665	177,295

Income from Church and Hall lettings includes rent receivable from Jelly Beans Preschool Limited (refer to Note 29).

6 Income from investments

	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
Rental income	-	-	-	-	30,493	-	-	30,493
Income from unlisted investments	7,340	6,132	1,192	14,664	12,176	2,242	-	14,418
Interest receivable	4,663	2,448	757	7,868	6,437	-	-	6,437
	12,003	8,580	1,949	22,532	49,106	2,242	-	51,348

7 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Sanderstead United Reformed Church share of Revd Maurice Omorogie expenses	4,940	-
Reimbursement of costs shared by Wallington United Reformed Church	2,666	2,980
	7,606	2,980

8 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising and publicity		
Property maintenance and management	3,242	2,711

9 Expenditure on charitable activities

	Church activities 2025 £	Church activities 2024 £
Direct costs		
Staff costs	41,313	50,078
Ministry and mission	76,175	67,164
Teaching and worship	4,366	10,814
Outreach	5,725	7,816
Ministerial costs	19,264	5,030
	146,843	140,902
Grant funding of activities (see note 10)	13,934	12,606
Share of support and governance costs (see note 11)		
Support	139,545	211,936
	300,322	365,444
Analysis by fund		
Unrestricted funds	291,440	357,100
Restricted funds	8,882	8,344
	300,322	365,444

10 Grants payable

	Church activities 2025 £	Church activities 2024 £
Grants to institutions:		
Sutton Schools Work	2,500	2,500
Mission Aviation Fellowship	2,500	2,500
Wycliffe Bible Translators	2,500	2,500
Charitable fund disbursements	1,000	1,331
Christian Aid	528	1,000
WaterAid	1,000	1,000
Trussel Trust	1,000	-
Autistic Society	1,000	-
Sutton Community Work	1,000	-
Bench and anchors dor Jesmund home	725	-
Christian Against Poverty	-	1,000
Others	181	775
	13,934	12,606

11 Support costs allocated to activities

	2025 £	2024 £
Staff costs	44,756	54,251
Depreciation	249	312
Church office	5,978	7,482
Church and Halls maintenance and management	83,204	140,962
Governance costs	5,358	8,929
	139,545	211,936

12 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,545	2,535
Depreciation of owned tangible fixed assets	249	312

13 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. No trustees were reimbursed, nor were any payments made to third parties on behalf of the trustees during the year.

13 Trustees **(Continued)**

The total amount of donations received without conditions from trustees during the year was £23,760 (2024: £21,140).

14 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
	5	6

Employment costs	2025 £	2024 £
Wages and salaries	80,753	99,393
Social security costs	2,866	2,145
Other pension costs	2,450	2,791
	86,069	104,329

During the year, the charity made termination payments totalling £2,500 (2024: £nil). These relate to a negotiated settlement on cessation of employment. Termination payments are recognised when the charity is demonstrably committed to the termination. There were no amounts outstanding at the balance sheet date.

There were no employees whose annual remuneration was more than £60,000.

Remuneration of key management personnel
The key management personnel of the charity comprise the trustees.
No remuneration was paid to key management personnel during the year.

15 Other expenditure

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other expenditure	14,070	720

This relates to legal costs incurred in 2025 in connection with the conditional sale agreement relating to the investment property (see Note 19).

16 Gains and losses on investments

	Unrestricted funds 2025	Unrestricted funds 2024
Gains/(losses) arising on:	£	£
Revaluation of investments	(21,964)	11,468

17 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

18 Tangible fixed assets

	Leasehold improvements	Plant and equipment	Fixtures and fittings	Jelly Beans Preschool Limited equipment	Total
	£	£	£	£	£
Cost					
At 1 January 2025	-	1,439	47,017	10,000	58,456
Additions	218,416	-	-	-	218,416
At 31 December 2025	218,416	1,439	47,017	10,000	276,872
Depreciation and impairment					
At 1 January 2025	-	1,439	45,771	10,000	57,210
Depreciation charged in the year	-	-	249	-	249
At 31 December 2025	-	1,439	46,020	10,000	57,459
Carrying amount					
At 31 December 2025	218,416	-	997	-	219,413
At 31 December 2024	-	-	1,246	-	1,246

The construction of the leasehold improvements was completed towards the end of the financial year. Accordingly, no depreciation has been charged in the current period.

19 Investment property

	2025
	£
Fair value	
At 1 January 2025 and 31 December 2025	254,943

19 Investment property **(Continued)**

The investment property comprises land gifted to the Church which currently lies dormant and undeveloped. Its value will not be realised until such time as it is sold or otherwise put to use. As no sale had been completed and no definitive decision had been made concerning its future use at the balance sheet date, any assessment of its current value remains subject to significant judgement and uncertainty.

During the year, a conditional sale agreement was entered into for £1,050,000, subject to the purchaser obtaining planning permission for redevelopment.

At the balance sheet date, planning permission had not been granted and accordingly completion of the sale remained uncertain. As no unconditional sale agreement was in place at that date, and given the uncertainty surrounding the outcome of the planning application, the Trustees considered that any revised valuation would be subject to significant uncertainty. The land therefore continues to be carried at its existing book value, which the Trustees consider to be prudent in the circumstances.

Subsequent to the year end and prior to the approval of these financial statements, planning permission for the proposed redevelopment was granted. While this represents a significant development in relation to the conditional sale, the transaction had not become unconditional at the date these financial statements were approved. The Trustees will continue to monitor progress towards completion of the sale and will review the carrying value of the land as appropriate in future reporting periods.

The historical cost of the investment property is £254,943, which is also its carrying value at the balance sheet date.

20 Fixed asset investments

	Unlisted investments	Other investments	Total
	£	£	£
Cost or valuation			
At 1 January 2025	429,363	100	429,463
Valuation changes	(21,964)	-	(21,964)
At 31 December 2025	407,399	100	407,499
Carrying amount			
At 31 December 2025	407,399	100	407,499
At 31 December 2024	429,363	100	429,463

Unlisted investments represent 100% of the Ordinary Share Capital of Jelly Beans Preschool Limited. The shares are held in trust equally by Nigel Macdonald (Trustee) and Nigel Dickinson (Trustee) on behalf of the Church (refer Note 29). The historical cost of the unlisted investments is £398,892.

Other investments comprise:	Notes	2025 £	2024 £
Investments in subsidiaries	**30**	100	100

21 Debtors

	2025	2024
Amounts falling due within one year:	**£**	**£**
Amounts owed by fellow group undertakings	51,613	38,193
Other debtors	12,561	13,097
	64,174	51,290

	2025	2024
Amounts falling due after more than one year:	**£**	**£**
Other debtors	1,500	-
Total debtors	65,674	51,290

22 Creditors: amounts falling due within one year

	2025	2024
	£	**£**
Accruals and deferred income	7,378	9,543

23 Retirement benefit schemes

	2025	2024
Defined contribution schemes	**£**	**£**
Charge to profit or loss in respect of defined contribution schemes	2,450	2,791

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

24 Endowment funds

Endowment funds represent assets which must be held permanently by the charity. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	At 1 January 2025	Incoming resources	Transfers	At 31 December 2025
	£	**£**	**£**	**£**
Permanent endowments				
	120,001	1,949	-	121,950

24 Endowment funds **(Continued)**

Previous year:	At 1 January 2024	Incoming resources	Transfers	At 31 December 2024
	£	£	£	£
Permanent endowments				
	117,470	-	2,531	120,001

Endowment fund

The **Endowment fund** was established several decades ago by an appeal to the congregation to provide funds to be invested, with the income used for the maintenance of the church buildings.

25 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	At 31 December 2025
	£	£	£	£	£
Mission Fund	-	906	(7,500)	6,594	-
Charitable Fund	-	515	(658)	143	-
Benevolent Fund	8,392	2,280	(724)	-	9,948
House Property Fund	180,719	2,935	-	-	183,654
New Horizons Fund	207,137	3,365	-	-	210,502
Investments Fund	124,502	-	-	-	124,502
	520,750	10,001	(8,882)	6,737	528,606

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	At 31 December 2024
	£	£	£	£	£
Mission Fund	-	969	(7,500)	6,531	-
Charitable Fund	-	960	(844)	(116)	-
Benevolent Fund	6,150	2,242	-	-	8,392
House Property Fund	176,907	-	-	3,812	180,719
New Horizons Fund	202,769	-	-	4,368	207,137
Investments Fund	124,502	-	-	-	124,502
Tenanted Manse Fund	40	-	-	(40)	-
	510,368	4,171	(8,344)	14,555	520,750

25 Restricted funds **(Continued)**

Restricted Funds

The **Mission Fund** was created in order to provide financial support to a number of Christian missionaries working in the UK and overseas.

The **Charitable Fund** was created in order to make donations to other charities whose objectives fall within those of the church.

The **Benevolent Fund** was created to receive and disburse the income from St Andrew's Benevolent Fund, registered charity No: 236198.

The **House Property Fund** was established to provide part-funding of a house for a retired minister and his wife.

The **New Horizons Fund** is a project established with the purpose of extending the mission of St Andrew's in its service to the local community.

The **Investments Fund** was created by the gift of land (over which the church held a legal charge) formerly used by the St Andrews Cheam Lawn Tennis Club, under which, if the land is sold, the proceeds after paying of any debts should be used for capital purposes (e.g. erection of buildings) in connection with St Andrew's. Only in exceptional circumstances should the members of the Church at a Special Meeting be invited by the Management Committee to consider any different proposal for its use.

The **Tenanted Manse Fund** holds, in accordance with Synod policy, income from the letting of the manse while the church is without a minister, less expenditure made for repairs and maintenance of that property.

26 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2025
	£	£	£	£	£	£
General Fund	175,285	271,546	(308,752)	(6,737)	(21,964)	109,378
Special Purposes Fund	563,641	9,155	-	20,000	-	592,796
Recruitment Fund	20,000	-	-	(20,000)	-	-
	758,926	280,701	(308,752)	(6,737)	(21,964)	702,174

26 Unrestricted funds **(Continued)**

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2024
	£	£	£	£	£	£
General Fund	178,768	332,637	(360,531)	12,943	11,468	175,285
Special Purposes Fund	187,948	371,644	-	4,049	-	563,641
Energy Deficit Fund	-	54,078	-	(54,078)	-	-
Recruitment Fund	-	-	-	20,000	-	20,000
	366,716	758,359	(360,531)	(17,086)	11,468	758,926

Designated Funds

The **Special Purposes Fund** was created to hold gifts including legacies which are intended for major projects. Anticipated major projects within the next two or three years include structural remodelling and facilities upgrade of a 1930's dwelling house currently let with rent applied for the benefit of the church's objectives; and improvement of the church's and halls' energy efficiency.

The **Energy Deficit Fund** was created to receive donations to be applied annually to defray the substantially increased cost of church and halls gas and electricity consumption in 2024 following the war in Ukraine. The fund was closed at the end of 2024 when energy costs returned to normal levels.

The **Recruitment Fund** was created to receive a donation to be applied towards the costs of recruiting staff for the Jelly Beans Preschool. Any unused portion of the fund after recruitment is deemed complete may be transferred to the designated Special Purposes fund, and the Recruitment fund closed. During 2025 recruitment was completed without the need for funding from the Recruitment Fund, and that fund's £20,000 balance was therefore transferred to the Special Purposes Fund.

27 Analysis of net assets between funds

	Unrestricted funds 2025	Restricted funds 2025	Endowment funds 2025	Total 2025
	£	£	£	£
At 31 December 2025:				
Tangible assets	219,413	-	-	219,413
Investment properties	-	254,943	-	254,943
Investments	407,499	-	-	407,499
Current assets/(liabilities)	75,262	273,663	121,950	470,875
	702,174	528,606	121,950	1,352,730

27 Analysis of net assets between funds **(Continued)**

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
At 31 December 2024:				
Tangible assets	1,246	-	-	1,246
Investment properties	-	254,943	-	254,943
Investments	429,463	-	-	429,463
Current assets/(liabilities)	328,217	265,807	120,001	714,025
	758,926	520,750	120,001	1,399,677

28 Contingent asset

The charity has initiated legal proceedings in respect of unpaid rent relating to the Church House property. A court order dated 19 May 2026 was obtained for the recovery of £12,915. As at the balance sheet date, the outcome of these proceedings and the extent of any recovery remain uncertain. Accordingly, no income or debtor has been recognised in the financial statements. The trustees will recognise income in the period in which recovery becomes virtually certain.

29 Related party transactions

Related Party	Relationship	Details	Amount	Balance
2025				
Jelly Beans Preschool Limited	Subsidiary undertaking	Rental income	£58,420	£51,613
		Donation income	£Nil	£Nil
2024				
Jelly Beans Preschool Limited	Subsidiary undertaking	Rental income	£65,000	£38,193
		Donation income	£20,000	£Nil

30 Subsidiaries

These financial statements are separate charity financial statements for the year ended 31 July 2025.

Details of the charity's subsidiaries at 31 July 2025 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held Direct	% Held Indirect
Jelly Beans Preschool Limited	Kalliste, 15 Bolters Lane, Banstead, England, SM7 2AU	Pre-primary education	Ordinary shares	100.00	