Registered Charity number 1140231

CHRIST CHURCH, IPSWICH

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

CHRIST CHURCH, IPSWICH

INDEX
YEAR ENDED 31 DECEMBER 2025

	Page
Administrative Information	1
Trustees' Report	2-5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Accounts	9-17

CHRIST CHURCH, IPSWICH

ADMINISTRATIVE INFORMATION
YEAR ENDED 31 DECEMBER 2025

Registered charity number :		1140231
Address:		Tacket Street, Ipswich, Suffolk IP4 1AU
Website:		www.christchurch-ipswich.org.uk
Trustees:	Chair	Rev N A Coulson
	Secretary	R S King – co-opted from 1 January 2025
	Treasurer	J Durnford
		N F Bridgland
		J D Byford
		A E Fox
		K M Helleur
		J M Jones - retired 31 December 2025
		B S Naunton – retired 31 December 2025
		N E N Powlett
		M G Smith
		J F Waters
		J D Stainer – from 1 January 2026

Trustees: (Manse Property and Investments) Baptist Union Corporation Ltd
Baptist House, 129 Broadway
Didcot, OX11 8RT

The Church buildings at Tacket Street Ipswich,IP4 1AU are vested in 'The United Reformed Church (Eastern Province) Trust' as trustee and held for the benefit of Christ Church , Ipswich in accordance with the trusts applicable to United Reformed Church Properties.

Bankers:

CAF Bank Ltd
25 Kings Hill, West Malling
Kent, ME19 4JQ

COIF Charities Deposit Fund
CCLA
PO Box 12892
Dunmow
Essex
CM6 9DL

Independent Examiner:

Mrs H Rumsey, FCA
Azets Audit Services
Connexions
159 Princes Street
Ipswich, IP1 1QJ

CHRIST CHURCH, IPSWICH

TRUSTEES' REPORT
YEAR ENDED 31 DECEMBER 2025

The trustees present their report and the financial statements of the charity for the year ended 31 December 2025. The details on page one form part of this report.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities Act 2011 and 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).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Christ Church, Ipswich is a charitable unincorporated association and is governed in accordance with a Constitution dated 28th November 2010.

The church is a member of the Baptist Union of Great Britain and of the United Reformed Church and more locally the Eastern Baptist Association and the Eastern Synod of the United Reformed Church.

The principal decision-making body is the Church Meeting which normally convenes five times each year. Every church member is encouraged to attend and vote on the issues after a process of prayerful thought and mutual listening.

Committees, answerable to the Church Meeting, help to prepare the issues, on occasions making recommendations, and are then charged to execute the decisions.

Trustees/Deacons. A maximum of fifteen Deacons may be elected and in 2025 the church had eleven elected Deacons plus the Minister who is a trustee *ex officio.* This body functions as its Managing Trustees and they aim to meet ten times each year. Each Deacon serves for three years and can be re-elected for another three-year term before being obliged to stand down for at least a year. Deacons must achieve an absolute majority of votes cast in a secret ballot and their terms of office run from January to December.

Other committees are delegated to deal with Property, Finance, Church Life, and ECO group and all report to the diaconate and then to the Church Meeting.

AIM AND PURPOSE

The purpose of the charity is to advance the Christian faith in Ipswich and East Suffolk in accordance with the principles and practices of the Baptist and United Reformed Churches.

To achieve this purpose the charity engages in a range of activities **i**ncluding,

- the celebration of public worship;
- the teaching of the Christian faith;
- mission and evangelism;
- pastoral work, including visiting the sick and the bereaved;
- the provision of facilities with a Christian ethos for the local community, including (but not restricted to) the elderly, the young and other groups with special needs
- the support of other charities in the UK and overseas.

Holy Communion is celebrated once each month and all are invited to receive the bread and wine.

Junior Church is provided each week for the children and a Cafe-style meeting once each month for the young people to explore wider topics.

Three further small groups of members meet regularly for bible study and discussion.

CHRIST CHURCH, IPSWICH

TRUSTEES' REPORT
YEAR ENDED 31 DECEMBER 2025

OBJECTIVES

The core objective of the charity is encompassed in the Vision Statement.

The church family at Christ Church is a worshipping, welcoming community in which all can come to experience the love of God.

We seek to share this love, to care for each other, to challenge injustice and to meet need. We seek:

- to be focused on God in worship together and in our daily lives, through prayer and Bible study, and open to the guidance of the Holy Spirit;
- to be open, friendly and approachable, so that all who come feel welcome;
- to care for and support each other, learning and growing in faith and fellowship;
- to engage with the local and wider community from our existing town centre premises in Tacket Street.

PUBLIC BENEFIT

The Trustees are aware of the Charity Commission's guidance on delivering public benefit. The Trustees consider that they are fulfilling the requirements to deliver a public benefit.

The church aims to provide a celebration of public worship and the teaching of the Christian faith which is open to all. The audio-visual equipment enhances the worship experience not only for those in church but also for those unable to attend and services are made available to the wider public via the church website.

The weekly Thursday Forum is organised and managed by church members and provides a low-cost lunch followed by a meeting with local speakers on a wide range of topics of local and national interest and particularly hearing about the valuable work of lesser-publicised local charities. This attracts an audience of members of Christ Church, other churches and those of no church and they have an opportunity to make a donation which benefits the speaker's charity.

The church members offer a "Tots+" meeting which gives a weekly session for pre-school children and their parents/carers. Those making use of this activity are predominantly from the local community, where play, chat and refreshments can be enjoyed, and support given where it may be required.

For two days in the summer, the "Holiday at Home" was organised by church members and provided company, entertainment, food and craft activity. Those attending were predominantly non-church guests and they were supported by church members during the day.

The church provides rooms for meetings of local organisations and charities such as Support Groups and uniformed youth organisations.

The church actively and financially supports local, national and international charities.

ACHIEVEMENTS

Worship continues to be held every Sunday morning, and text-based services are provided to those unable to attend. Broadband was made available during 2024 and this, among other benefits, enabled the weekly services and funeral services to be streamed live on the YouTube channel. This provides easy access to the worship for frail members and for the general public.

The financial income to the church from voluntary giving was maintained but the church and its members continued to be affected financially by national issues. To reduce the expense incurred in heating the sanctuary the church continued to hold winter services of worship in the smaller church hall.

The church received two legacies totalling £1,500 during 2025.

The congregation continued to provide generous financial contributions to national and local charities.

Following on from the Church Meeting decision in 2024 to request that the United Reformed Church, Eastern Synod, register the church's buildings for the conducting of same-sex marriages, all necessary paperwork was prepared and sent to the Synod Trustees, and in turn was submitted to the General Registry Office. The Church was delighted to receive a letter from the GRO on 11th September 2025 confirming that the registration process was successfully completed.

The Trustees acknowledge that much of the management of the charity is carried out voluntarily by the members. Additionally, the membership is responsible with the stipendiary Minister in providing:

- funds to ensure the aims of the charity continue to be available
- Christian Worship open to all with Sunday Services, including children's worship, and bible study groups
- staff and facilities to enable services to the community as described under Public Benefit.

TRANSACTIONS AND FINANCIAL POSITION

The Statement of Financial Activities (page 7) shows a net deficit on the general unrestricted fund for the year of £9,189. A net deficit of £5,643 is shown on the designated (unrestricted) funds. The deficit on restricted funds amounted to £689. The movement on the endowment fund reflects the gain on the revaluation of the investments of £3,074.

The general funds carried forward amount to £36,169.

The designated funds carried forward amount to £240,920 including £164,681 relating to the Manse property.

The restricted funds carried forward amount to £82,784 including £67,819 relating to the Manse property.

The endowment fund carried forward amounted to £378,950.

The trustees have reviewed the going concern basis and consider that the Church has adequate resources to continue its charitable activities for the foreseeable future.

TRUSTEES

The Trustees of the charity are detailed on page 1 of these accounts.

APPOINTMENT OF TRUSTEES

When a vacancy occurs for a trustee, the church members seek to elect an individual with skills and experience which they feel will be of benefit to the church.

On appointment, new trustees are given copies of the latest Annual Report and Accounts. There is no formal induction and training programme, but individual trustees attend seminars to update themselves when they feel it necessary.

MANAGING RISK

The Trustees have considered the major risks to which the church is exposed, and systems have been established to mitigate those risks. The implementation of these procedures minimises those risks. These procedures are regularly reviewed to ensure that they still meet the needs of the charity. In particular, to minimise any financial risks the trustees would seek reputable banks and other investment institutions into which they could place funds. The performance of their investment would then be reviewed.

RESERVES

The church has eleven designated funds, including one relating to the Manse property.

Seven funds are property-related and cover the probable causes of unexpected expense and also for planned maintenance expenditure.

Three other designated funds were set up to smooth the impact of exceptional expenditure.

The current values of these funds are presented within the accounts.

The authority of Church Meeting is required for expenditure in excess of £4,000; up to £4,000 can be authorised by the Finance Committee on recommendation of the Property Committee.

Additions to these funds are incorporated in the annual budgeting process, taking into account expected running expenses and anticipated income in the next year. It has to be a matter of concern that, although the church continues to meet its running costs on a yearly basis, it has not been possible to increase all of these funds on a regular basis in order that they might meet the unexpected costs for which they were set up. The transfer of £30,000 to the church funds from the endowment investment in June 2026, will improve the reserve funds but it is to be realised that this change will reduce the dividend on this investment and consequently reduce the annual income to the general funds.

INVESTMENT POLICY

Christ Church money is held in accounts with recognised financial institutions. We would aim to make ethical and socially responsible investments which provide readily available funds, consistent with best returns and limited risk.

EMPLOYMENT MATTERS

The trustees are responsible for implementing Church Meeting decisions regarding the appointment of employees and other staff-related matters, including determining salaries. There is a contractual obligation to make payments to a workplace pension scheme for any employee. However, there is no contractual obligation to make termination payments in lieu of notice. Each case arising will be dealt with according to the circumstances and employment legislation in force at that time.

Signed by order of the trustees on

…… ……

RS King (Secretary) J Durnford (Treasurer)

6 October 2026

CHRIST CHURCH, IPSWICH

INDEPENDENT EXAMINER'S REPORT
YEAR ENDED 31 DECEMBER 2025

I report to the Trustees on my examination of the accounts of Christ Church, Ipswich 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 accounts in accordance with the requirements of the Charities Act 2011.

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

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 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 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.

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.

Mrs H Rumsey, FCA
Azets Audit Services
Ipswich

7 October 2026

CHRIST CHURCH, IPSWICH

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted Funds		Restricted Funds	Endowment Fund	Year ended 2025	Year ended 2024
		General	Designated				
		£	£	£	£	£	£
Income and Endowments from:							
Donations and legacies	**2**	86,851	1,500	9,512	-	97,863	123,343
Charitable activities	**3**	6,959	-	-	-	6,959	7,208
Investments	**4**	11,918	-	-	-	11,918	14,577
Other	**5**	3,100	16,675	-	-	19,775	3,330
Total		108,828	18,175	9,512	-	136,515	148,458
Expenditure On:							
Charitable activities	**6**	118,017	20,072	10,201	-	148,290	134,613
Raising funds	**7**	-	110	-	-	110	110
Other	**8**	-	3,636	-	-	3,636	-
Total		118,017	23,818	10,201	-	152,036	134,723
Unrealised gain on investments	**9**	-	-	-	3,074	3,074	15,391
Net (expenditure)/income		(9,189)	(5,643)	(689)	3,074	(12,447)	29,126
Gross transfers between funds		-	-	-	-	-	-
Net movement in funds		(9,189)	(5,643)	(689)	3,074	(12,447)	29,126
Reconciliation of Funds							
Total funds brought forward		45,358	246,563	83,473	375,876	751,270	722,144
Total funds carried forward		36,169	240,920	82,784	378,950	738,823	751,270

All income and expenditure derive from continuing activities

The notes on pages 9 to 17 form part of these accounts

CHRIST CHURCH, IPSWICH

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note	2025	2024
		£	£
Fixed Assets			
Investments	9	378,950	375,876
Property	10	232,500	232,500
Equipment	11	17,359	18,653
		628,809	627,029
Current assets			
Debtors	12	7,200	4,989
Bank and other cash balances		109,207	124,421
		116,407	129,410
Liabilities			
Amounts falling due within 1 year	13	6,393	5,169
Net current assets		110,014	124,241
Net Assets		738,823	751,270
Funds			
Unrestricted		36,169	45,358
Designated	17	240,920	246,563
Restricted	18	82,784	83,473
Endowment	9	378,950	375,876
Total Funds		738,823	751,270

Approved by the deacons and signed on their behalf by:

…… ……

R S King — Secretary

J Durnford — Treasurer

Date: 6 October 2026

The notes on pages 9 to 17 form part of these accounts

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025

1 ACCOUNTING POLICIES

1a Basis of preparation

The accounts have been prepared in accordance with the 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 (FRS102).

The accounts 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 applicable to Charities applying FRS102 rather than the version referred to in the regulations which has since been withdrawn.

The charity has taken advantage of the provisions in the SORP not to prepare a statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency. Monetary amounts in these accounts are rounded to the nearest £.

The accounts have been prepared on the going concern basis as the Committee have a reasonable expectation that the Church has adequate resources to continue operating for the forseeable future.

Christ Church, Ipswich is a public benefit entity as defined under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless stated in the relevant accounting policy note.

The accounts include all transactions, assets and liabilities for which Christ Church, Ipswich is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those that are informal gatherings of church members.

1b Fund Accounting

Unrestricted funds are available for use at the discretion of the church in furtherance of its charitable objectives and are not subject to restriction on their use. These are able to be applied for general purposes.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor, or contained in the terms of a grant.

Designated funds are funds earmarked at the discretion of the Trustees for specific projects or reserves.

Endowment funds are restricted funds held in Trust to generate investment income used for general purposes.

1c Fixed Assets

Property:

The property used as the manse is held in Trust by the Baptist Union Corporation but Christ Church, Ipswich is the beneficial owner. The property is stated at cost. No depreciation has been charged since it is the charity's policy to maintain the asset in a continual state of sound repair, and accordingly the Trustees consider that any depreciation charges would be insignificant. The value of the property is reviewed on a regular basis to consider if there has been any material change.

An informal valuation was carried out on sale basis in April 2025 by a professional valuer.

The church buildings on the Tacket Street site are owned by URC Eastern Province Trust Fund for use by Christ Church, Ipswich. These are excluded from these accounts.

Expenditure incurred on the church, halls and manse is written off in the year it is incurred.

Equipment: Depreciation is provided at the following annual rates calculated to write off assets over their estimated useful lives where the initial purchase price of an asset exceeds £750:

Furniture and Heating Appliances	10% straight line (over 10 years)
Audio/Visual Equipment	20% straight line (over 5 years)
IT Equipment	33.33% straight line (over 3 years)
Computer Software	written off in the year of purchase
Green -Eco - Solar panels	over 25 years

Impairment of fixed assets

At each reporting date the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered any 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).

1d Investments

The Baptist Union Corporation holds in trust, on behalf of the Baptist Building Fund, a capital sum derived from the sale of the Turret Green site. This sum has been invested and the investments are shown at market value. The difference in the closing market value from the preceding year is taken to the Statement of Financial Activities as an unrealised movement. The investments are regarded as endowment funds of Christ Church, Ipswich.

1e Income

Income is included in the accounts when the charity has entitlement to the funds, any perfomance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Voluntary income and donations are recognised as income when they are received.

Grants are recognised when they are receivable. Grants received for the purchase of fixed assets are written off over the useful economic life of the asset for which the grant was received.

Legacies are recognised when there is entitlement to the funds and it is probable that the income will be received. They are accounted for on an accruals basis.

Income from charitable activities is shown gross with associated costs included as charitable expenditure. The income is accounted for on accruals basis.

Income from fundraising activities and rental income is shown gross with associated costs included as charitable expenditure. The income is accounted for when received.

Investment income is included when receivable and the amount can be measured reliably by the Church.

All other income is generally recognised when it is receivable.

1f Expenditure

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

Charitable activities: Includes the costs of activities undertaken to further the purposes of the church and their associated support costs. These are reflected on accruals basis

Costs of raising funds and rental costs are shown gross, on accruals basis.

Other costs are shown gross, on accruals basis.

1g Financial instruments

Other than the fixed asset investments the charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are recognised in the Balance Sheet when the charity becomes party to the contractual provision of the instrument.

1h Cash at bank and in hand

Cash at bank and in hand includes cash and highly liquid investments.

1i Accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. There are no critical accounting estimates. A professional valuer provided an estimate of the sale value of the manse in April 2025 on an informal basis.

1j Taxation

As part of the United Reformed Church, the church is an excepted charity within the meaning of the Taxes Act 1988 or s256 of the Taxation of Chargeable Gains Act 1992 to the extent that income and gains are applied to its charitable objects.
No provision for taxation has been made in these accounts.

1k Pensions

The church operates pension schemes compliant with the 2008 Pensions Act for the benefit of its employees. Contributions payable are charged to the Statement of Financial Activities in the year they are payable.

1l Employment Termination and Holiday Pay

There is currently no provision for contractual payments on termination of employment in staff contracts. If a termination becomes necessary it will be dealt with in accordance with circumstances and employment law in force at that time.
Provision is made for unused holiday pay at the period end.

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025

2 Donations and Legacies

	Unrestricted Funds General	Designated	Restricted Funds	2025	2024
	£	£	£	£	£
Offerings	63,200	-	-	63,200	62,820
Income Tax refunds Gift Aid & GASD	14,360	-	-	14,360	17,381
Donations	9,291	-	-	9,291	18,995
Grants	-	-	451	451	3,500
Legacies	-	1,500	-	1,500	7,122
External Charities /Trans. income	-	-	7,911	7,911	11,459
External Charities/ Trans. Gift Aid	-	-	1,150	1,150	2,066
	86,851	1,500	9,512	97,863	123,343
Comparative: 2024	**86,376**	**7,122**	**29,845**	**123,343**	

3 Charitable activities

	Unrestricted Funds General	Designated	Restricted Funds	2025	2024
	£	£	£	£	£
Church Lettings	6,090	-	-	6,090	6,505
Refreshments	869	-	-	869	703
	6,959	-	-	6,959	7,208
Comparative: 2024	**7,208**	-	-	**7,208**	

4 Investment Income

	Unrestricted Funds General	Designated	Restricted Funds	2025	2024
	£	£	£	£	£
Dividends and distributions	7,520	-	-	7,520	8,788
Bank Interest	4,398	-	-	4,398	5,789
Totals	11,918	-	-	11,918	14,577
Comparative: 2024	**14,577**	-	-	**14,577**	

5 Other Income

	Unrestricted Funds General	Designated	Restricted Funds	2025	2024
	£	£	£	£	£
Letting Church House	-	8,800	-	8,800	-
Letting Manse	-	7,875	-	7,875	-
Car Parking	1,950	-	-	1,950	2,180
Ground rent from Turret Green Site	1,150	-	-	1,150	1,150
Totals	3,100	16,675	-	19,775	3,330
Comparative: 2024	**3,330**	-	-	**3,330**	

6 Costs of activities in furtherance of the charity's objects

	Unrestricted Funds General	Designated	Restricted Funds	2025	2024
	£	£	£	£	£
Denominations (URC & Baptist)	12,948	-	-	12,948	12,480
Ministerial Costs	46,139	-	-	46,139	39,945
Pulpit Supply	624	-	-	624	609
Other Ministry – Junior Church	199	-	-	199	215
Music	5,250	-	-	5,250	4,123
Communications	1,950	-	-	1,950	2,018
Heat and Light	8,128	-	-	8,128	9,011
Water	648	-	-	648	871
Insurance-all properties	12,215	-	-	12,215	10,980
Other running costs	935	-	113	1,048	486
Caretaker	17,626	-	-	17,626	18,670
Property	5,654	15,265	-	20,919	7,100
Grants payable & Restricted funds passed on (see note 16)	1,433	-	9,032	10,465	14,838
Cost of events	3,341	-	451	3,792	3,163
Training & Education	927	-	-	927	450
Bank charges	-	86	-	86	65
Professional fees	-	-	-	-	777
Governance -Independent Examination	-	4,032	-	4,032	3,360
Depreciation	-	689	605	1,294	5,452
	118,017	20,072	10,201	148,289	134,613
Comparative: 2024	**114,529**	**5,523**	**14,561**	**134,613**	

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025

7 Raising Funds

	Unrestricted Funds General £	Unrestricted Funds Designated £	Restricted Funds £	2025 £	2024 £
Baptist Union Investment Fee	-	110	-	110	110
	-	110	-	110	110
Comparative: 2024	**-**	**110**	**-**	**110**	

8 Other expenses

	Unrestricted Funds General £	Unrestricted Funds Designated £	Restricted Funds £	2025 £	2024 £
Letting costs- Manse	-	1,920	-	1,920	-
Letting costs - Church House	-	1,716	-	1,716	-
	-	3,636	-	3,636	-
Comparative: 2024	**-**	**-**	**-**	**-**	

9 Assets - Investments (Endowment Fund)

	Cost £	At 1 January 2025 £	Realised gain £	Unrealised Gain £	At 31 December 2025 £
					-
WS Epworth Multi- Asset Income	293,110	290,755	-	3,074	293,829
BUC Trust Fund	84,702	85,121	-	-	85,121
	377,812	375,876	-	3,074	378,950

The Epworth fund is an ethically and environmentally friendly investment.
Both of these funds are held by, and administered by, the Baptist Union Corporation Ltd on behalf of Christ Church, Ipswich. The income from these funds is available to Christ Church, Ipswich as unrestricted funds.

10 Assets Held for Church's own use

i Manse 118 Larchcroft Road

The manse was purchased using monies from three sources. The Trustee of the Manse is the Baptist Union Corporation who hold it upon trust as a Manse for Christ Church, Ipswich.
The insured value of the building in 2025 was £408,855 (2024: £385,712).

			£
Cost at 1 January and 31 December 2025			232,500
Financed by:	Tacket Street Restricted Fund	34,819	
	Turret Green Restricted Fund	33,000	
			67,819
	Christ Church Designated Fund		164,681

A professional valuer, Henry Rose Estate Letting Agents, Ipswich provided an estimated sale value of £385,000 in April 2025, on an informal basis.

		% of Purchase Price	Purchase Price 2005 £
Tacket Street Manse Fund	– Restricted Fund	14.98	34,819
Turret Green Manse Fund	– Restricted Fund	14.19	33,000
Christ Church Legacies Fund	– Designated Fund	70.83	164,681
			232,500

A sharing agreement of December 2014 governs the management of the manse.

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025

The manse is no longer occupied by the Minister. From 1 August 2025 it has been let through an agency .

10 (continued)

ii Church Buildings

The Trustees of the church and buildings on the Tacket Street site are the URC (Eastern Province) Trust Fund who hold them upon trust for purposes connected with Tacket Street URC.

		Insured Value	
		2025	**2024**
.		**£**	**£**
Church -	Building	14,983,627	14,135,497
	Contents	412,643	389,283
	Organ	1,548,160	1,460,528
Hall -	Building	3,701,877	3,492,336
	Contents	110,132	103,898
Church House –	Building	278,927	263,138
		21,035,366	19,844,680

11 Other assets

	Total	Audio Visual Equipment	Furniture and Fittings	Solar panels
	£	**£**	**£**	**£**
Cost				
At 1 January 2025	51,268	20,790	15,348	15,130
Disposal	(8,464)	-	(8,464)	-
At 31 December 2025	42,804	20,790	6,884	15,130
Depreciation				
At 1 January 2025	32,615	20,790	11,220	605
Charge for year	1,294	-	689	605
On disposal	(8,464)	-	(8,464)	-
At 31 December 2025	25,445	20,790	3,445	1,210
Net Book value 31 December 2025	17,359	-	3,439	13,920
Net Book value 31 December 2024	18,653	-	4,128	14,525

12 Debtors

	2025	**2024**
	£	**£**
Other debtors including Gift Aid claim	7,200	4,989
	7,200	4,989

13 Current Liabilities

	2025	**2024**
	£	**£**
Creditors	2,556	1,551
Accruals	3,837	3,618
Total Liabilities	6,393	5,169

14 Staff costs

	2025	2024
Number of employees during the year	2	2

Employment costs	2025 £	2024 £
Wages and Salaries - Gross	48,159	47,496
Employer Pension costs - (see also note 19)	5,676	5,294
	53,835	52,790

Employers NIC – covered by Employment Allowance (2024 – covered by Employment Allowance).

No employee received emoluments in excess of £60,000 during the year. (2024 :NIL)

The minister (a trustee) received a stipend of £32,532 (2024: £31,464) and employer pension contributions were paid of £4,269 (2024: £3,851)

No redundancy or termination payments were made during the year. (2024:NIL)

Christ Church, Ipswich settled all Defined Benefit pension scheme liabilities during the year ended 31 December 2017 (see note 19).

The accrual for holiday pay amounted to £267 (2024: £259)

15 Relationship with Trustees

During the year the trustees donated £14,005 (unrestricted) to the church for the futherance of its objectives, And a further £1,945 which was restricted in character. (2024: Unrestricted £17,524, Restricted £2,648).

The minister (a trustee) received a stipend (see note 14 above). He also received housing allowance totalling £8,100 during the year (2024: £Nil)

With the exception of the Minister no other trustee, nor any person connected to them, benefited from any contract or work awarded during the year.

The management is carried out without charge by volunteers. During the year seven trustees were reimbursed expenses for catering and other running costs totalling £3,043, (2024: Six trustees £2,617)

16 Donations passed to Other Charitable Causes

	2025 £	2024 £
Christian Aid	2,159	2,601
Headway Suffolk	1,641	-
Families in Need (FIND)	1,075	880
Home-Start Suffolk	624	1,194
The Leprosy Mission	1,183	993
Commitment for Life	1,080	895
Operation Agri	1,074	899
Traidcraft Exchange	196	161
Poppies Farm Ipswich	-	1,441
Restricted	9,032	9,064
Restricted -Benevolent Fund	-	4,446
Unrestricted -Special grants/donations	1,433	1,328

Total Grants payable	10,465	14,838

17 Designated Funds

The church operates the following Designated Funds:

Church Redecoration Fund
Kitchen Equipment Replacement Fund
General Repairs Fund
Church Heating Fund
Organ Repairs Fund
Manse Maintenance Fund
Professional Fees Fund
Church House Maintenance & Repair Fund
Vision Fund
Legacies Fund
Manse Property Fund

The Church Redecoration Fund, the Church Heating Fund and the General Repairs fund are intended to fund large infrequent projects, as described in their titles. Authority to spend is the Church Meeting.

The Kitchen Equipment Replacement Fund and Organ Repairs Fund are intended to smooth out the impact of expenses which often fluctuate widely between years.

The Professional Fees fund has been introduced to recognise the very erratic nature of Professional Fees which can vary from nearly nothing in some years to many thousands of pounds in others. The use of a fund smooths the impact on General funds.

The Church House & The Manse Maintenance & Repair Funds have been introduced to help spread the impact.

The Vision Fund will be used to fund expenditure to make the premises more welcoming, generally improve the premises and the experience of visitors.

The Legacy fund will be used to assist with future work or used to fund appropriate capital items that may be required.

The Manse property fund (note 10) represents the proportion of the purchase cost financed by designated funds.

Authority to spend over £4,000 lies with the Church Meeting. For lower sums it lies with the Finance Committee on the recommendation of the Property Committee.

	Balance at 1 Jan 25	Incoming Resources	Resources Expended	Gross Transfers	Balance at 31 Dec 25
	£	£	£	£	£
Church Redecoration Fund	21,500	-	-	(6,500)	15,000
Kitchen Equipt. Replacement Fund	2,832	-	-	-	2,832
General Repairs Fund	2,673	-	-	-	2,673
Church Heating Fund	26,002	-	-	-	26,002
Organ Repairs Fund	6,884	-	-	-	6,884
Manse Maintenance Fund	4,712	7875	(6,859)	-	5,728
Professional Fees Fund	867	-	(4,228)	4000	639
Church House Maintenance Fund	1,705	8800	(12,731)	2500	274
Vision Fund	4,610	-	-	-	4,610
Legacies Fund	10,097	1,500	-	-	11,597
Manse Property	164,681	-	-	-	164,681
	246,563	18,175	(23,818)	-	240,920

	Balance at 1 Jan 24	Incoming Resources	Resources Expended	Gross Transfers	Balance at 31 Dec 24
	£	£	£	£	£
Church Redecoration Fund	25,562	-	-	(4,062)	21,500
Kitchen Equipt. Replacement Fund	2,964	-	(132)	-	2,832
General Repairs Fund	2,673	-	-	-	2,673
Church Heating Fund	26,002	-	-	-	26,002
Organ Repairs Fund	6,884	-	-	-	6,884
Manse Maintenance Fund	5,901	-	(1,189)	-	4,712
Professional Fees Fund	1,117	-	(4,312)	4,062	867
Church House Maintenance Fund	1,705	-	-	-	1,705
Vision Fund	4,610	-	-	-	4,610
Legacies Fund	2,975	7,122	-	-	10,097
Manse Property	164,681	-	-	-	164,681
	245,074	7,122	(5,633)	-	246,563

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025

18 Restricted Funds

The church accounts include Restricted Funds where the monies can only be used for the specific purpose for which they were entrusted in the church. These monies are not at the disposal of the Church Meeting for any other purpose and represent:

Transient Restricted Fund for external charities	Used for the proceeds of offerings and donations for other charities. The purpose is to record this giving while the proceeds are in the custody of the church before being remitted to the charity.
Transient Expenditure Fund	Used to record the payments made by individuals for future payment of publication subscriptions, outings etc. prior to purchasing goods and services in bulk.
Holiday at Home	To record grants received and monies spent for this annual project.
Manse Property	Represents the proportion of the purchase cost financed by restricted funds
Green-Eco Fund	Funds for specific eco projects

	Balance at 1 Jan 25 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31 Dec 25 £
Transient Restricted Fund - External Charities (note 16)	176	9,061	(9,032)	-	205
Transient Expenditure Fund -other	-	-	-	-	-
Holiday at Home	-	451	(451)	-	-
Manse Property	67,819	-	-	-	67,819
Green-Eco Fund	15,478	-	(718)	-	14,760
	83,473	9,512	(10,201)	-	82,785

	Balance at 1 Jan 24 £	Incoming Resources £	Resources Expended £	Transfers £	Balance at 31 Dec 24 £
Transient Restricted Fund - External Charities (note 16)	160	9,079	(9,064)	1	176
Transient Expenditure Fund	-	4,446	(4,446)	-	-
Holiday at Home	-	320	(446)	126	-
Manse Property	67,819	-	-	-	67,819
Green-Eco Fund	-	16,000	(605)	83	15,478
	67,979	29,845	(14,561)	210	83,473

19 Pensions

Minister

From 1 September 2018 onwards the church had the services of a Minister.
The Church is an employer participating in a pension scheme known as the Baptist Pension Scheme ("the Scheme"). The Scheme is a separate legal entity which is administered by the Pension Trustee (Baptist Pension Trust Limited).

The minister is eligible to join the scheme.

From January 2012, pension provision is being made through the Defined Contribution (DC) Plan within the Scheme. In general members pay 8% of their Pensionable Income and employers pay 6% of members Pensionable Income into individual pension accounts which are operated and managed on behalf of the Pension Trustee by Legal and General Life Assurance Society Limited. In addition, the employer pays a further 4% of Pensionable Income (or 3% if the employer is in the segregated DC section) to cover Death in Service Benefits, administration costs and an associated insurance policy which provides income protection for Scheme members in the event that they are unable to work due to long-term incapacity. This income protection policy has been insured by the Baptist Union of Great Britain with Aviva. Members of the Basic Section pay reduced contributions of 5% of Pensionable Income and their employers also pay a total of 5%.

Benefits in respect of service prior to 1 January 2012 are provided through the Defined Benefit Plan within the Scheme. The main benefits for pre-2012 service were a defined benefit pension of one eightieth of Final Minimum Pensionable Income for each year of Pensionable Service, together with additional pension in respect of premiums paid on Pensionable Income in excess of Minimum Pensionable Income.

The Scheme, previously known as the Baptist Ministers' Pension Fund started in 1925, but was closed to future accrual of defined benefits on 31 December 2011.

19 Pensions (continued)

A formal evaluation of the Defined Benefits Plan was performed at 31 December, 2016 by a professionally qualified Actuary using the Projected Unit Method. The market value of the DB Plan assets at the valuation date was £219 million. The valuation of the DB Plan revealed a deficit of assets compared with the value of liabilities of £93 million (equivalent to a past service funding level of 70%). As a result of the valuation, in addition to the contributions to the DC plan set out above, it was agreed that the standard rate of deficiency contributions from churches and other employers involved in the DB plan will remain at previously agreed levels, increasing each year in line with Pensionable Income. The deficiency contributions are broadly based on 12% of Pensionable Income / Minimum Pensionable Income, reflecting each employer's contributions in March 2015. Some employers that were involved in the DB Plan for a short period pay lower contributions.

Christ Church, Ipswich made a payment in respect of the DB scheme deficit each month as set out in the Schedule of Contributions. In March 2017 Christ Church, Ipswich was advised that the cost for the church to buy out their Pension Scheme liabilities was £62,381.12 and it was decided that this payment should be made at that time. The church is now absolved from all its liabilities of this DB Scheme.

The total pension cost to the Church in 2025 was £4,269 (2024 : £3,851).

Caretaker
Pension contributions are paid to a defined contribution pension scheme on behalf of the caretaker. From April 2016 the Pension provision is provided by NEST to comply with the new pension regulations.
The total pension cost for the Church in 2025 was £1,406 (2024: £1,443).
No contributions were outstanding at the Balance Sheet date.

20 Analysis of net assets between funds

	Unrestricted £	Designated £	Restricted £	Endowment £	2025 Total £
Investments	-	-	-	378,950	378,950
Property	-	164,681	67,819	-	232,500
Other Fixed Assets	-	3,439	13,920	-	17,359
Current Assets	42,562	72,800	1,045	-	116,407
Current Liabilities	(6,393)	-	-	-	(6,393)
	36,169	**240,920**	**82,784**	**378,950**	**738,823**

	Unrestricted £	Designated £	Restricted £	Endowment £	2024 Total £
Investments	-	-	-	375,876	375,876
Property	-	164,681	67,819	-	232,500
Other Fixed Assets	4,128	-	14,525	-	18,653
Current Assets	46,399	81,882	1,129	-	129,410
Current Liabilities	(5,169)	-	-	-	(5,169)
	45,358	**246,563**	**83,473**	**375,876**	**751,270**

21 Post Balance Sheet Events
A transfer of £30,000 was due from the BUC Turret Green Funds (endowment) to the church funds at the date of the Balance Sheet. The transfer was completed in June 2026 and will assist with the cost of the building works completed in 2022.

The Caretaker informed the Deacons that she would retire from the post at the end of April 2026.
The Church Members and Deacons decided that a replacement should be appointed and the successful applicant has been employed from April 1st 2026. He will not be living on-site and consequently Church House will continue to be available for rental via a commercial letting agent.