Whitefield Christian Trust CIO

Registered No: 1159626

Financial Statements

for the year ended 5th April 2026

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TRUSTEES REPORT

Name of the Charity

The full name of the Charity is Whitefield Christian Trust CIO ("the Charity").

Governing Instrument

The Charity was formed under a Constitution dated 15th December 2014 and is registered with the Charity Commission.

Charity Objectives

- The advancement of the Christian Faith either in the UK or overseas and the provision of housing for those employed full-time by a registered charity whose main objective is the advancement of the Christian religion.
- The advancement for the public benefit of religious or other education
- The relief of the aged, poor, sick or disabled.

Trustees

Mr P J Hellawell (Chair)	Mr M Frith
Mr R J Snowdon	Mr R Kane
Mrs M Grimes-Boyum	Mrs C G Mezaour

Registered Address:	Flat 6, Longmead Court, 29 Langstone Road, Havant, Hants, PO9 1RB
Bankers:	Cater Allen Private Bank, 9 Nelson Street, Bradford, BD1 5AN
Investment Company:	Epworth Investment Management Ltd, Methodist Church House, 25 Tavistock Place, London, WC1H 9SF
Solicitors:	Kernon Kelleher, 3 Greyhound Square, Market Street, Blandford Forum, DT11 7EB
Independent Examiners:	A J Carter & Co Ltd., 22b High Street, Witney, OXON, OX28 6RB

TRUSTEES REPORT (continued)

Structure, Governance and Management

The Trustees who held office during the financial year and at the date of this report are set out on Page 2. New Trustees are nominated by the existing Trustees, interviewed by the Chair and appointed by the existing Trustees where they have the necessary commitment to contribute to the Charity's development.

When new Trustees are appointed, they are given an introduction to the work of the Trust and provided with the information necessary to fulfil their role.

Day-to-day administration is dealt with by the Chair, but decision making is taken by the body of Trustees.

Activities during the Year

During the year, the Trustees continued to manage the properties in the portfolio and have continued to raise funds whilst considering a number of potential beneficiaries. A property was purchased in Lavant, West Sussex, now occupied by beneficiaries, and improvements were made to a number of properties.

The Trustees particularly wish to express their sincere gratitude for the legacy of £44,669 received during the year.

Review of the Financial Position

The Charity's finances remain strong, with total funds of £4,107,194 (2025: £4,040,615), of which £3,533,121 (2025: £3,338,239) are represented by properties within Fixed Assets. Surplus funds for the year amounted to £66,579 (2025: £222,230).

Total expenditure for the year was £42,057 (2025: £28,144), and this was covered by recurring rental income of £53,350 (2025:£52,278).

Cash and cash equivalents held at the year end amounted £575,613 (2025: £701,528).

Reserves Policy

The reserves and the nature of the restricted funds held are set out in Notes 4 and 5 on Pages 11.

The Trustees continue to seek ways of increasing the Charity's funds in order that they may be in a position to help more returning missionaries and meet the needs of our intended beneficiaries.

Free Reserves were £574,073 (2025: £702,376), which the Trustees consider adequate for the coming year's activities.

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Risk Assessment

The Trustees have considered the risks surrounding the Charity's activities and continue to keep matters under review.

Interest of the Trustees

R.J. Snowdon is a Consultant in the firm of Kernon Kelleher Solicitors.

Public Benefit

The Trustees have had due regard to guidance published by the Charity Commission on public benefit and consider the information shown in the objectives and activities provide sufficient information. The Charity manages the properties for the benefit of a targeted group of beneficiaries and seeks to assist new beneficiaries as and when they apply.

Approved by the Trustees and signed on their behalf on: 3rd October 2026

Peter J Hellawell

Trustee

Whitefield Christian Trust CIO

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INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report to the trustees on my examination of the accounts of Whitefield Christian Trust CIO for the year ended 5th April 2026.

Responsibilities and Basis of Report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

Independent Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

accounting records were not kept in respect of the charity as required by section 130 of the Act; or

the accounts do not accord with those records; or

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.

A P Williams FCCA
A J Carter & Co Limited
Chartered Certified Accountants

22b High Street
Witney
Oxon
OX28 6RB

12 October 2026

Whitefield Christian Trust CIO

Registered No: 1159626

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 5TH APRIL 2026

	Notes	Unrestricted Funds £	Restricted Funds £	2026 Total Funds £	2025 Total Funds £
Income:					
Voluntary Income					
. Donations		2,907	-	2,907	11,517
. Legacies		44,669	-	44,669	191,000
Investment Income					
.Interest Receivable		7,710	-	7,710	186
Rental Income		53,350	-	53,350	52,278
Total Income		108,636	-	108,636	254,981
Expenditure:					
Rental Expenses		17,256	-	17,256	15,221
Other Property Repairs and Expenses		22,510	-	22,510	11,150
Office costs		700	-	700	781
Website		941	-	941	240
Marketing		-	-	-	200
Independent Examiner Fees		600	-	600	552
Bank charges		50	-	50	-
Total Expenditure		42,057	-	42,057	28,144
Realised Property Gains/(Losses)		-	-	-	(4,607)
Net Incoming Resources for the year		66,579	-	66,579	222,230
Reconciliation of Funds					
Fund balances brought forward		3,617,082	423,533	4,040,615	3,472,385
Prior Year Adjustment	9	-	-	-	346,000
Fund balances carried forward	4	3,683,661	423,533	4,107,194	4,040,615

The notes on pages 8 to 13 form part of these financial statements.

Whitefield Christian Trust CIO

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BALANCE SHEET

	Note	5th April 2026		5th April 2025
		£	£	£
FIXED ASSETS	3		3,533,121	3,338,239
CURRENT ASSETS				
Debtors	7	250		1,400
Cash at Bank and in Hand		575,613		701,528
		575,863		702,928
CURRENT LIABILITIES				
Creditors	8	1,790		552
			574,073	702,376
			4,107,194	4,040,615
FUNDS	4			
Unrestricted			3,683,661	3,617,082
Restricted	5		423,533	423,533
			4,107,194	4,040,615

The notes on pages 8 to 13 form part of these financial statements.

Client Approval Certificate

We approve the financial statements and confirm that we he made available all relevant records and information for their preparation.

Signed: Peter J Hellawell

Trustee

Dated: 3rd October 2026

Whitefield Christian Trust CIO

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NOTES TO THE FINANCIAL STATEMENTS

1. ***Accounting Policies***

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

Basis of Preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (second edition) preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Income Recognition Policies

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the items of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

Income received in advance of a specific performance or provision of other specified service is deferred until the criteria for income recognition are met.

Interest Receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the bank.

Fund Accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. Designated funds are unrestricted funds of the Charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for the particular areas of the Charity's work or for specific projects being undertaken by the Charity.

NOTES TO THE FINANCIAL STATEMENTS (continued)

Expenditure and Irrecoverable VAT

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. Expenditure is classified under the following activity headings:

Cost of raising funds comprise:

- Expenditure on Charitable activities includes the cost of – managing the properties owned by the trust, administration and website management
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Tangible Fixed Assets

The fixed assets represent investments in Freehold and long leasehold property. No depreciation is charged in the accounts as the Trustees believe that the property has a market value in excess of its book value.

Debtors

Trade and other debtors are recognised at the settlement amounts due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

Cash at Bank and in Hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and Provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2. **Legal Status of the Charity**

Whitefield Christian Trust CIO is a registered charity and was formed under a Constitution dated 15th December 2014.

3. Fixed Assets for Charity Use

Freehold property in shared ownership:	At 6th April 2025 Unrestricted £	Restricted £	Additions/ Adjustments £	2026 £	2025 £
Handforth	4,111	40,571	-	44,682	44,682
Ross On Wye	150,762	20,000	-	170,762	170,762
Pembroke	74,188	-	-	74,188	74,188
Wallyford	72,756	-	-	72,756	72,756
Worthing	93,570	-	-	93,570	93,570
Lewes	141,674	-	(67,000)	74,674	141,674
Wavertree	-	212,644	18,883	231,527	212,644
Stockport	102,821	-	-	102,821	102,821
Witney	299,190	-	-	299,190	299,190
Kirkintilloch	36,025	-	-	36,025	36,025
Bexhill on Sea	147,373	-	-	147,373	147,373
Ivybridge	91,427	-	-	91,427	91,427
Coventry	53,624	-	67,000	120,624	53,624
Renfrew	124,250	-	-	124,250	124,250
Crewe	111,853	-	-	111,853	111,853
Whitehaven	68,879	-	-	68,879	68,879
Nottingham	118,598	-	-	118,598	118,598
Leeds	102,998	-	-	102,998	102,998
London SE18	153,767	-	-	153,767	153,767
Liverpool	103,261	-	-	103,261	103,261
Keensacre	346,000		-	346,000	346,000
	2,397,127	273,215	18,883	2,689,225	2,670,342
Equity stakes:					
Horsham	72,550	-	-	72,550	72,550
Lenzie	25,000	-	-	25,000	25,000
Nottingham	30,000	318	-	30,318	30,318
Enfield	18,300	-	-	18,300	18,300
Sudbury	42,470	-	-	42,470	42,470
Bury St Edminds	84,000	-	-	84,000	84,000
Abingdon	45,300	-	-	45,300	45,300
Potters Bar	99,959	-	-	99,959	99,959
Sheffield	100,000	-	-	100,000	100,000
Chipping Norton	-	150,000	-	150,000	150,000
Lavant	-		175,999	175,999	-
	2,914,706	423,533	194,882	3,533,121	3,338,239

4. Statement of Funds

	Unrestricted	Restricted	Total	2025
	£	£	£	£
Fixed Assets	3,109,588	423,533	3,533,121	3,338,239
Current Assets	575,863	-	575,863	702,928
Current Liabilities	(1,790)	-	(1,790)	(552)
	3,683,661	423,533	4,107,194	4,040,615

5. Restricted Funds

	2026	2025
	£	£
Wood Fund	40,571	40,571
Godfrey Fund	318	318
Riches Fund	20,000	20,000
Hutchinson Fund	212,644	212,644
Simpson Fund	150,000	150,000
	423,533	423,533

Wood Fund

These are funds raised for the specific purpose of acquiring a property for Miss Margaret Wood. The funds are to provide accommodation for her for the rest of her life and will then become unrestricted funds of the Charity.

Godfrey Fund

The Godfrey Fund is the excess from a donation given specifically to cover the expenses of purchase and the balance to the property acquisition.

Riches Fund

These funds represent a donation for the support of our purchase of a property for Miss Pamela Riches for the rest of her life and will then become unrestricted funds of the Charity.

Hutchinson Fund

This is a legacy given for the housing of the Mbewe family for the rest of the life of Caitlin Mbewe and will then become unrestricted funds of the Charity.

Simpson Fund

The Simpson Fund is a donation given to support the housing of the Simpson family for the rest of their lives and will then become unrestricted funds of the Charity.

6. Trustee Remuneration

No trustee received any remuneration during the year. One trustee's firm received professional fees amounting to £462.00. One trustee was reimbursed a total of £74.70 for expenses incurred.

7. Debtors

	2026 £	2025 £
Gift Aid due	-	1,400
Rent due	250	-
	250	1,400

8. Creditors

	2026 £	2025 £
Funds held for beneficiaries	1,190	-
Independent Examiner's remuneration	600	552
Rent received in advance	-	-
	1,790	552

9. Material Prior Period Errors

The Charity was left a property at Keensacre as a legacy in 2020 with a market value of £346,000. This was omitted from the financial statements for the year ended 5th April 2020 in error. The comparatives for 2025 have been restated to include this prior period error.

The impact on the prior periods is as follows:

Year to 5th April	Fixed Assets for Charity Use £	Adjusted Fixed Assets for Charity Use £	Voluntary Income £	Adjusted Voluntary Income £
2020	2,250,154	2,596,154	42,027	388,027
2021	2,228,953	2,574,953	50,885	50,885
2022	2,482,207	2,828,207	56,643	56,643
2023	3,053,402	3,399,402	556,967	556,967
2024	3,053,402	3,399,402	83,700	83,700
2025	2,992,239	3,338,239	254,981	254,981

10. Volunteers

The Charity has no employees. The day-to-day administration is undertaken by the Chair and a Trustee provided accounting services on a volunteer basis during the year.