THE PARISH OF WANSTEAD
ST MARY WITH CHRIST CHURCH
WANSTEAD COTTAGES TRUST-CIO
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED
31 DECEMBER 2025
CHARITY NUMBER 1192394

THE PARISH OF WANSTEAD
ST MARY WITH CHRIST CHURCH
WANSTEAD COTTAGES TRUST - CIO
REGISTERED CHARITY NUMBER 1192394

TRUSTEES	Rev J Gilder (Chair) Mrs D Middleditch (resigned July 2025) Dr B Hepworth Jones Mrs M A Carnelley Mrs J Ambler (appointed December 2025)
REGISTERED OFFICE	Parish Office, Christ Church Wanstead Place Wanstead London E11 2SW
CHARITY REGISTRATION NUMBER	1192394
BANKERS	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling, Kent ME19 4JQ
INDEPENDENT EXAMINER	Lorraine Catherine Purdy FCCA Chartered Certified Accountant Suite D, The Business Centre Faringdon Avenue Romford Essex RM3 8EN

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THE PARISH OF WANSTEAD
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WANSTEAD COTTAGEs CIO
Registered charity number 1192394

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31st December 2025

Trustees

Rev James Gilder (Chair)

Mrs Jennifer Ambler

Mrs Avril Carnelley

Mrs Barbara Hepworth

New trustees are appointed by the existing Trustees

Trust Objectives

The Objects of the CIO are, for the public benefit:

1. to maintain the Church of England schools in the area of Wanstead or for educational or charitable purposes in connection with such schools;
2. to advance the education of children in the Diocese of Chelmsford in the Christian faith; and
3. for such other religious educational or charitable purpose as the Bishop may select at the request of the Charity Trustees.

Related Parties

The Trust continues to maintain its close relationship to the Ecclesiastical Parish of St Mary with Christ Church Wanstead.

Activity During the calendar year 2025

The trustees met twice during the year.

Ann Corne was appointed as Trust Administrator in July 2025.

Diana Middleditch stepped down as Trustee in July 2025.

Jennifer Ambler was appointed as Trustee in December 2025.

Rental income discussions were postponed to April 2026 to fall in line with occupant wage increases.

A grant of £11,811.00 was made to Wanstead Parish for the employment of a youth worker for 2025.

The Parish children's and youth provision includes Nursery and Junior church, and an evening youth club.

The trustees considered the grant request from Wanstead Parish carefully to ensure these were in line with the Trust's charitable objectives.

The trustees continue to use local estate agents Petty Son and Prestwich to assist with the management of the properties.

New Selective property licenses for both properties from the London Borough of Redbridge applied for in December 2024 were granted during the year and are valid until 2029.

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The Trustees have agreed to make a 5 year plan to improve the Energy Performance Certificate (EPC) rating for each property.

Public Benefit

The Trustees have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission. They have referred to the guidance in the Charity Commission's general guidance on Public Benefit when reviewing the Trust's aims and objectives and in planning future activities.

Reserves Policy

The Trust's policy, reviewed in January 2023, is to maintain sufficient reserves to cover its operational assets for at least the following 24 months. At present this is defined as £35,000. At the year end, the Trust had sufficient reserves to comply with this policy. The level of reserves is kept under close scrutiny by the Trustees.

Risk Management

The Trustees have examined the major operational, strategic and business risks the Trust faces and confirm that appropriate systems are in place to mitigate the effects of these risks.

Trustees' Responsibilities in Relation to the Financial Statements

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial period, which give a true and fair view of the charity's financial activities during the period and of its financial position at the end of the period. In preparing those financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards and statements of recommended practice have been followed subject to any 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 business.

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

Approved by the Trustees of Wanstead Cottages Trust and signed on their behalf by:

Rev James Gilder .....  .....Date: 29th September 2026

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INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

I report to the trustees on my examination of the accounts of the charitable incorporated organisation (CIO)for the year ended 31 December 2025 which are set out on the following pages.

Responsibilities and basis of report

As the CIO'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 CIO's accounts carried out under section 145 of the 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:

1. accounting records were not kept in respect of the CIO as required by section 130 of the Act; or
2. the accounts do not accord with those records; or

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Lorraine Catherine Purdy FCCA

Lorraine Catherine Purdy FCCA

Clay Ratnage Strevens & Hills
Suite D, The Business Centre
Faringdon Avenue
Romford
Essex
RM3 8EN

Date: 26 October 2026

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STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Unrestricted Funds	Restricted Funds	Total 2025	*Total 2024*
	£	£	£	*£*
Incoming resources				
Rent No 1	13,426	-	13,426	*18,456*
Rent No 2	13,904	-	13,904	*13,800*
Interest received	1,358	-	1,358	*1,666*
Total income	**28,688**	**-**	**28,688**	***33,922***
Resources used				
Grant to Wanstead Parish - Youth Worker	11,811	-	11,811	*16,390*
Landlord repairs and improvements	8,534	-	8,534	*2,196*
Landlord insurance	514	-	514	*507*
Management fees	2,952	-	2,952	*3,483*
Bank charges	60	-	60	*60*
Independent examination fee	828	-	828	*792*
Legal and professional fees	1,010	-	1,010	*1,683*
Total expenditure	**25,709**	**-**	**25,709**	***25,111***
Net movement in funds	**2,979**	**-**	**2,979**	***8,811***
Total funds brought forward at 31 December 2024	**1,256,093**	**-**	**1,256,093**	***1,247,282***
Total funds carried forward at 31 December 2025	**1,259,072**	**-**	**1,259,072**	***1,256,093***

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BALANCE SHEET AS AT 31 DECEMBER 2025

	2025	*2024*
FIXED ASSETS	£	*£*
Freehold property		
1 Church Path	575,000	*575,000*
2 Church Path	600,000	*600,000*
	1,175,000	*1,175,000*
CURRENT ASSETS		
Cash at bank and in hand	84,072	*81,093*
TOTAL NET ASSETS LESS LIABILITIES	**1,259,072**	***1,256,093***
REPRESENTED BY		
Unrestricted funds	1,259,072	*1,256,093*
TOTAL FUNDS	**1,259,072**	***1,256,093***

Approved by the Committee of Trustees and signed on its behalf by:

Rev James Gilder

Date of approval:

29th Sept 2026

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NOTES TO THE ACCOUNTS YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

a Basis of preparation

The accounts have been prepared on a receipts and payments basis and in accordance with the Charities Act 2011.

b Guarantees

The CIO confirms that no guarantees have been entered into giving rise to any liability arsing at the balance sheet date.

c Securities

The CIO confirms that no debts have been secured against the assets of the charity by way of an express charge.

d Fixed assets

These are comprised of investment property which is included at best estimate of market value as determined by the Trustees, on the date they were introduced to the charity.