TEDDINGTON MISSION HUB

ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

TEDDINGTON MISSION HUB

INFORMATION

Trustees	Reverend Prebendary Jonathan Rust Reverend David Michael Cloake Reverend Ben Robert Lovell (Resigned 12 January 2026) Christopher Thomas Darling Reverend Edward Jonathan Kendall Dr Clare Margaret Rider Charles Anthony Fletcher Reverend Sarah Ann Rae Jonathan Rhys Woodbridge
Charity registered number	1192480
Independent examiner	Jason Hughes 9 Claremont Road Teddington TW11 8DH
Bankers	CAF Bank Limited 25 Kings Hill Avenue Kings Hill Kent ME19 4JQ

TEDDINGTON MISSION HUB

CONTENTS

	Page
Annual and financial review	2
Independent examiner's report	3
Statement of financial activities	4
Balance sheet	5
Notes and accounting policies	6

TEDDINGTON MISSION HUB

ANNUAL AND FINANCIAL REVIEW

FOR THE YEAR TO 31 DECEMBER 2025

Overview

Teddington Mission Hub ("TMH") was established on the 23 November 2020 with the purpose of providing and maintaining premises to allow the advancement of the Christian faith and other charitable work in accordance with the rites and ceremonies of the Church of England for the public benefit within the Deanery of Hampton in the Diocese of London.

The trustees attend to matters relating to the upkeep and running of the property at The Peter and Paul Centre, Bychurch End, Teddington, TW11 8PS.

Financial review

Hall rental income was £47,353 (2024: £36,183) for the year which is in line with expectations. Costs of £38,979 (2024: £38,655) were incurred which comprise the following: caretaker and administration costs £17,330 (2024: £16,124), property related costs £18,861 (2024: £20,059), insurance costs £1,822 (2024: £1,740), IT costs £906 (2024: £672) and bank charges of £60 (2024: £60).

TMH had £59,103 (2024: £50,615) of cash and short-term deposits at 31 December 2025. TMH had £Nil (2024: £473) of fee income receivables due which were received after the year end. TMH had £3,977 (2024: £2,336) of liabilities at 31 December 2025 which related to operational expenses £1,977 (2024: £336) and a loan of £2,000 (2024: £2,000).

TEDDINGTON MISSION HUB

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF TEDDINGTON MISSION HUB

I report on the financial statement of the charity for the year ended 31 December 2025, which are set out on pages 4 and 8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the financial statements. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 ("2011 Act") and that an independent examination is needed.

It is my responsibility to:

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

This report, including my statement, has been prepared for and only for the charity's trustees as a body. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body for my examination work, for this report, or for the statements I have made.

Basis of independent examiner's report

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

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Signed

Jason Hughes

Date 14th OCTOBER 2026

9 Claremont Road, Teddington, TW11 8DH

TEDDINGTON MISSION HUB

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2025	2024
		£	£	£	£
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Hall & church activities	**2(a)**	47,353	-	47,353	36,183
TOTAL INCOME		**47,353**	**-**	**47,353**	**36,183**
EXPENDITURE ON					
Charitable activities					
Hall & church activities	**3(a)**	38,919	-	38,919	38,595
Other	**3(b)**	60	-	60	60
		38,979	**-**	**38,979**	**38,655**
NET INCOME/(EXPENDITURE)		**8,374**	-	**8,374**	**(2,472)**
BALANCES BROUGHT FORWARD AT at 1 January 2025		45,252	-	45,252	
BALANCES CARRIED FORWARD AT at 31 December 2025		**53,626**	**-**	**53,626**	

Movements on unrestricted funds comprise	General	Repairs	Total
BALANCES BROUGHT FORWARD AT	£	£	£
at 1 January 2025	45,252	-	45,252
Net income for the year	8,374	-	8,374
BALANCES CARRIED FORWARD AT at 31 December 2025	**53,626**	**-**	**53,626**

The notes on pages 6 to 8 form part of these accounts

TEDDINGTON MISSION HUB

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Note	2025 £	2024 £
CURRENT ASSETS			
Debtors (including prepayments and accrued income)	4	-	473
Cash and short term deposits		59,103	50,615
		59,103	51,088
LIABILITIES			
AMOUNTS FALLING DUE WITHIN ONE YEAR	5	3,977	2,336
NET CURRENT ASSETS		55,126	48,752
TOTAL ASSETS LESS CURRENT LIABILITIES		55,126	48,752
Liabilities:			
Amounts falling due after more than one year	6	1,500	3,500
NET ASSETS		**53,626**	**45,252**
Represented by			
Unrestricted funds		53,626	45,252
Restricted funds		-	-
Total funds		**53,626**	**45,252**

Approved by the Trustees on 14th October 2026 and signed on its behalf by

C Fletcher
Hon Treasurer

TEDDINGTON MISSION HUB

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED TO 31 DECEMBER 2025

1 Accounting policies

1.1 Basis of preparation

The financial statements have been prepared under the Charities Act 2011 and comply with FRS 102 SORP 2015 (“SORP”).

The financial statements have been prepared under the historical cost convention.

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

1.2 Funds and reserves

Unrestricted funds represent funds of the charity that are not subject to any restrictions regarding their use and are available for application to the general purpose of the charity.

Restricted funds are those which must be applied for a particular purpose and any balance remaining unspent at the end of the year is carried forward as a balance within that fund.

The trustees have set a capital reserves policy which states that cash reserves should at least cover six months’ worth of expenditure.

1.3 Incoming resources

Rental income is recognised in the period to which it relates. Grants and legacies are recognised when the charity is legally entitled to the amount due, receipt is probable and the amount can be measured reliably.

1.4 Expenditure

Resources used are accounted for on an accruals basis.

1.5 Tangible fixed assets

Fixtures and fittings – depreciation on a straight-line basis over three years.

1.6 Current assets

Amounts owing to the charity in respect of rental fee income are shown as debtors.

1.7 Going concern

In compliance with FRS 102 SORP 2015 the charity considers that having regard to the reserves and the commitments of the charity that there are no material factors affecting the ability of the charity to remain a going concern for the foreseeable future.

1.8 Trustee employment status

The charity is a registered charity. As such under FRS 102 SORP 2015 we are required to declare if any trustees are employees of the charity and have received any remuneration from the charity. In 2025 no trustee received remuneration from the charity.

TEDDINGTON MISSION HUB

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED TO 31 DECEMBER 2025

2 Incoming resources

2 (a) Charitable activities

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2025	2024
	£	£	£	£
Rental income	47,249	-	47,249	36,079
Interest received	104	-	104	104
	47,353	**-**	**47,353**	**36,183**
Total income	**47,353**	**-**	**47,353**	**36,183**
Total income relates to				
Church & hall	47,353	-	47,353	36,183
	47,353	**-**	**47,353**	**36,183**

3 Expenditure

3 (a) Charitable activities

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2025	2024
	£	£	£	£
Church & hall property	21,589	-	21,589	22,471
Caretaker & administration costs	17,330	-	17,330	16,124
	38,919	**-**	**38,919**	**38,595**

3 (b) Other

Bank charges	60	-	60	60
TOTAL EXPENDITURE	**38,979**	**-**	**38,979**	**38,655**
Total expenditure can be analysed as				
Personnel costs	17,330	-	17,330	16,124
Other	21,649	-	21,649	22,531
	38,979	**-**	**38,979**	**38,655**
Total expenditure relates to				
Church & hall	38,979	-	38,979	38,655
	38,979	**-**	**38,979**	**38,655**

4 Debtors

	2025 £	2024 £
Hall and fee income receivable	-	473
	-	**473**

5 Creditors: amounts falling due within one year

	2025 £	2024 £
Accrued expenses	568	17
Payroll taxes	1,409	319
Loan	2,000	2,000
	3,977	**2,336**

6 Creditors: amounts falling due after more than one year

	2025 £	2024 £
Loan	1,500	3,500
	1,500	**3,500**