Trustees' Annual Report for the period

	Period start date				Period end date		
From	1st	January	2025	**To**	31st	December	2025

Section A Reference and administration details

Charity name	St Sarkis Property CIO
Other names charity is known by	
Registered charity number (if any)	1193413
Charity's principal address	Armenian Church Hall
	Iverna Gardens
	London
	Postcode W8 6TP

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Stephen Setrag Mouradian – President & Honorary Chairman			
2	Hovan Torosyan - Treasurer			
3	Armen Der Hakobian			
4	Olivier Djololian			
5	Christopher Sarkis George Kurkjian FCSI – Chairman & Honorary President			
6	Yuri Khodjamirian			
7	Alexander Adamov			
8	Anna Mkhitaryan - Hon Secretary			

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

To advance the Armenian Orthodox Christian faith for the benefit of the public by:

1. Holding the land known as the Church of St Sarkis at Iverna Gardens, Kensington, London W8 6TP;
2. Permitting it to be used as a place of public worship, primarily but not exclusively, by the members of the Armenian Church
3. Providing a residence for the clergyman and his family, such clergyman to be selected and appointed by a majority of a body consisting of the trustees and the members (not exceeding three in number) of the parish council and to be removable by the same body
4. Maintaining, repairing and improving the church and any associated

	buildings to facilitate such worship; 5.Making any surplus funds available for such other wholly charitable purposes associated with A) the holdings of the land B) the upkeep and improvement of buildings upon the land; and C) facilitating a place of worship; as the trustees in their absolute discretion see fit.
Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)	Working with Schools and other Charities outside of the Armenian Community. Working with the St Sarkis Parish Council, Choir and Priest. Contributions towards the running of the Arachnortaran. Working with the wider community by making the Hall available at evening and weekends for public, private & corporate events. The charity also supports the use of the hall, church and garden for cultural and community events and concerts.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D Achievements and performance

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Summary of the main achievements of the charity during the year

Maintaining and improving the buildings for the benefit of all.

Section E Financial review

Brief statement of the charity's policy on reserves	The Trustees endeavour to have sufficient reserves to continue the running of the Church, Church Hall and vicarage for the foreseeable future.
Details of any funds materially in deficit	No funds are in deficit.

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)		
Position (eg Secretary, Chair, etc)		

Date

CHARITY COMMISSION FOR ENGLAND AND WALES

St Sarkis Property CIO	1193413

Receipts and payments accounts

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For the period from	01/01/2025	To	31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Hire of church hall	675	-	-	675	2,738
Interest	1,185	-	-	1,185	899
Growing space	-	-	-	-	-
Gross dividends from UK listed shares and bonds	21,767			21,767	28,350
Donations	170	-	-	170	4,583
Gift aid	-	-	-	-	2,251
Grant	-	-	-	-	600
	-	-	-	-	-
Sub total *(Gross income for AR)*	23,797	-	-	23,797	39,421
A2 Asset and investment sales, (see table).					
Transactions with Armenian Church	12,500	-	-	12,500	21,200
Purchase/disposal of investments	- 6,996	-	-	- 6,996	2,117
Sub total	5,504	-	-	5,504	23,317
Total receipts	29,301	-	-	29,301	62,738
A3 Payments					
Bank charges	4,440	-	-	4,440	4,256
Legal and professional	-	-	-	-	-
Ministerial expenses	33,082	-	-	33,082	28,589
Cleaning	-	-	-	-	-
General repairs and renewals	-	-	-	-	-
Insurance	572	-	-	572	554
Choir fees	-	-	-	-	2,000
	-	-	-	-	-
	-	-	-	-	-
Sub total	38,094	-	-	38,094	35,399
A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	38,094	-	-	38,094	35,399
Net of receipts/(payments)	- 8,793	-	-	- 8,793	27,339
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	46,488	-	-	46,488	19,149
Cash funds this year end	37,695	-	-	37,695	46,488

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	CAF Bank	765	-	-
	Paypal account	-	-	-
	JM Finn	36,930	-	-
	Total cash funds	37,695	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Listed securities	Unrestrictied		919,410
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Armenian Church of St Sarkis	Unrestricted	867,846	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval