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The Christ Church Trust

Trustees Annual Report 2025

- The Christ Church Trust was established for the advancement of the Christian religion, particularly in the area of Cockfosters.
- During the year the trust continued to own two residential properties that it rents to house a minister of religion and a theological student training for ordination.
- Additionally, the Trust received direct donations of £198,015 during the year and supported Christ Church Cockfosters with interest free loans of £180,875 and a grant of £21,300 supporting church planting work.
- The trust had total incoming resources of £232,468 during the year and expenses of £47,792, largely arising from a mortgage from CAF Bank on the properties and a grant mentioned above.
- The Trust finished with an Unrestricted General Fund balance of £200,511 and an Unrestricted Property Fund of £983,198.

Signed by:
Mike Slevin
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Mike Slevin
Chair of CCT Trustees

13 October 2026

The Christ Church Trust
Charity Number: 298004
40 East View
Barnet
Herts
EN5 5TN

Information Classification: Confidential

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The Christ Church Trust
Statement of Financial Activities
Year to 31st December 2025

	Unrestricted Property Fund £	Unrestricted General Fund £	TOTAL £	2024 £
Incoming resources				
Rent Received	-	32,830	32,830	32,592
Donations Received	-	198,015	198,015	18,800
Interest Income	-	1,623	1,623	48
Total incoming resources	-	232,468	232,468	51,440
Resources expended				
Charitable activities				
Property Expenditure and Costs	-	5,594	5,594	10,467
Grants & Donations	-	21,300	21,300	0
CAF Bank Mortgage Repayments (58 Fordham Rd)	(5,479)	26,306	20,827	23,709
Bank Charges	-	71	71	92
Total resources expended	(5,479)	53,271	47,792	34,268
Net incoming (outgoing) resources for the year	5,479	179,197	184,676	17,172
Other recognised gains/ (losses)				
13 Wilton Road Revaluation Gain				
Net Movement in Funds	**5,479**	**179,197**	**184,676**	**17,172**
Funds brought forward	977,719	21,314	999,033	981,860
Funds Carried Forward	**983,198**	**200,511**	**1,183,709**	**999,032**

Note: Property Value	**Wilton Road**	**Fordham Road**	**2025 TOTAL**	**2024 TOTAL**
Property value as at 31 December 2024	**675,000**	**585,000**	**1,260,000**	**1,260,000**
Revaluation Gains	0	0	0	0
Property value as at 31 December 2025	**675,000**	**585,000**	**1,260,000**	**1,260,000**

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The Christ Church Trust
Balance Sheet
Year to 31st December 2025

	Unrestricted Property Fund £	Unrestricted General Fund £	TOTAL £	2024 £
Fixed Assets				
Property				
13 Wilton Road Property Valuation (27 October 2020)	675,000	-	675,000	675,000
58 Fordham Road Property Valuation (8 September 2020)	585,000	-	585,000	585,000
Total Fixed Assets	1,260,000	-	1,260,000	1,260,000
Loans due after more than one year	-	180,875	180,875	-
Current Assets				
Debtors	-	-	-	-
Cash at Bank	-	19,636	19,636	21,314
Net Current Assets	-	19,636	19,636	21,314
Liabilities				
CAF Bank Mortgage Repayments due within one year	6,264	-	6,264	7,254
CAF Bank Mortgage Repayments due after more than one year	270,538	-	270,538	275,027
Total Net Assets	**983,198**	**200,511**	**1,183,709**	**999,032**
Funds of the Charity				
Unrestricted Property Fund	983,198	-	983,198	977,719
Unrestricted General Fund	-	200,511	200,511	21,313
Total Funds	**983,198**	**200,511**	**1,183,709**	**999,032**

Notes:

1. The Christ Church Trust is a registered charity Number 298004, established for the advancement of the Christian religion in and around the area of Cockfosters.

2. Rent received was less than market rate.

3. 58 Fordham Road was purchased for £585,000 with a mortgage of £385,000 from CAF Bank. It has a final repayment date of 19 November 2045 and an interest rate of 3% above Bank of England Base Rate.

4. 13 Wilton Road was revalued on 27 October 2020 and is held at that valuation. 58 Fordham Road is valued at its valuation upon purchase.

5. Loans are represented by a series of interest free loans to Christ Church Cockfosters.

Approved by the Trustees on: 13 October 2026

Trustees: M Slevin

C Ward

T Ward

R Bell

Information Classification: Confidential

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The Christ Church Trust

Independent Examiner's Report to the Trustees of The Christ Church Trust

Year ended 31 December 2025

I report to the trustees on my examination of the financial statements of The Christ Church Trust ('the charity') 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 ('the Act').

Having satisfied myself that the accounts of the charity are not required to be audited and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the Act'). In carrying out my examination, I have followed the 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 matters have come to my attention in connection with the examination giving me cause to believe:

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

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.

DocuSigned by:
Paul Mattei
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Paul Mattei, ACA FCCA
Independent Examiner

Leaman Mattei
Suite 1, First floor
1 Duchess Street
London
W1W 6AN

13 October 2026