REGISTERED COMPANY NUMBER: 02191195 (England and Wales)
REGISTERED CHARITY NUMBER: 1200039 (England and Wales) , SCO53799 (Scotland)

THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

Shaw Gibbs Audit Ltd
Wey Court West
Union Road
Farnham
Surrey
GU97PT

THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

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for the year ended 31st December 2025

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THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

REPORT OF THE TRUSTEES
for the year ended 31st December 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31st December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charitable objective of The Christian Community Trustees Limited is the provision of facilities for the instruction of people in the Christian religion.

Significant activities

Across the United Kingdom, the charity has seven congregations with resident priests and twelve that are visited regularly, who raise funds for the maintenance and education of priests. Centralised funds co-ordinate the activities of these branches and maintain the charity's freehold properties. Further details of the principal activities undertaken by the charity are given under the subsequent heading "Public Benefit".

The financial statements attached to this report have been consolidated to reflect the income, expenditure, assets and liabilities of the congregations, Perspectives (the Community journal), the Priests Retirement Support Fund and the central General Fund.

Public benefit

The charity seeks through its religious services and instruction to give meaning to people's lives and to contribute to their spiritual wellbeing. This helps provide a moral and ethical framework for their lives. This framework offers benefits to wider society as well as individual sense of purpose.

The congregations have networks of care - both formalised and informal - which mean that members are aware of each other's needs and of the needs of the wider community in their area, and provide help of many kinds. The sacraments and services are open to all. Religious services and instruction for children contributes to their moral and spiritual education. The rituals around death provide comfort for the dying as well as the bereaved. Priests are often called on to offer pastoral counselling to people without any other connection to the community and give this freely.

Congregations put on public lectures and conferences on wide-ranging themes which include other religions, ecology and social matters.

In setting the charity's objectives and planning its activities, the trustees have had regard to the guidance issued by the Charity Commission for England and Wales and the Office of the Scottish Charity Regulator (OSCR) on public benefit.

STRATEGIC REPORT

Achievements and performance

Charitable activities

There has been continued interest in the activities of our congregations, and the level of giving has remained strong despite ongoing economic pressures. We have used our resources to support students in training and the continuing professional development of priests, as well as our regular activities.

The success of a church community can be measured in the uptake of activities. Donations are not for services received but in recognition of the importance of our work and a desire that it continue, even after the donor has died. The fact that our running costs are largely covered by freely given donations shows us that what we offer is appreciated and supported by our members and friends.

REPORT OF THE TRUSTEES
for the year ended 31st December 2025

STRATEGIC REPORT

Financial review

Financial position

The charity's net movement in funds for the year is detailed on the Statement of Financial Activities which shows a surplus of £1,592,312 (2024: £807,961 surplus). The charity benefited from the revaluation gain on their investment properties of £94,950 in the year ended 31 December 2025.

Principal funding sources

The principal sources of funding for the charity are donations and legacies from members of its congregations, rental income generated from freehold and long leasehold properties, and asset realisations.

Reserves policy

It is the policy of the charity to try to maintain unrestricted reserves which are the free reserves of the charity at a level which equates to approximately half a year's unrestricted expenditure, currently £450,000. This provides sufficient funds to cover management and administration and support costs and to respond to emergency grant applications which may arise from time to time. As at 31 December 2025 the charity had net current assets of £2,215,445 (2024: £233,427) which exceeds the target level of reserves. The trustees will continue to review the level of reserves held to ensure that sufficient funds are available to support the charity's activities and future commitments. In the opinion of the Council of Management of the Trustee Company the market value of the charity's freehold property is in excess of its book value.

Going concern

The charity's net movement in funds for the year is detailed on the Statement of Financial Activities which shows a surplus of £1,592,312 (2024: surplus £807,961). The trustees anticipate that operating activities in 2026 should be cash generative. Although the charity has significant borrowings its lenders are parties who are supportive of its work and the trustees anticipate being able to make further asset realisations within suitable time frames to enable it to meet its repayment obligations. For these reasons the trustees consider that the charity is a going concern.

REPORT OF THE TRUSTEES
for the year ended 31st December 2025

STRATEGIC REPORT

Future plans

The Charity is working hard to find priests who will be able to replace current priests who are heading for retirement. Orientation Courses are organised in the UK, and we are supporting students who are intending to start studying at our international seminaries.

Financial Overview & Income Sustainability

The Trustees believe that the financial basis for the charity's activities remains stable over the short to medium term. Because our funding is primarily derived from a broad base of regular individual and family donations, the organisation is well insulated against financial shocks affecting specific donor segments.

To ensure long-term resilience and engage the next generation of supporters, we continue to diversify our outreach. This includes expanding our online provision – such as podcasts and webinars – alongside an ongoing review of our wider cultural activities. These initiatives are already proving effective in attracting new members and supporters to the community.

Capital Projects & Plans for Future Periods: Edinburgh Church Development

We are currently in the advanced stages of planning and construction for a new, purpose-built church in Edinburgh – a strategic project long contemplated by the Trustees.

This development follows a thorough reassessment of our current premises, which comprise a large villa operating as a House in Multiple Occupation (HMO), containing priests' housing, a chapel, and residential flats. The decision to redevelop was driven by two main factors:

· The substantial capital investment required to bring the existing multi-use building up to modern residential and public accessibility standards.

· The physical inadequacy of the current chapel space to serve our congregation comfortably.

Development & Financing Strategy

Our plan involves selling the villa at 21 Napier Road, which was purchased for circa £14,000 in the 1970's, alongside a designated portion of the surrounding garden, utilising the net capital proceeds to finance the construction of a standalone chapel within the retained grounds. We are expecting that the sale of the villa will realise over £1.5M.

To manage cash flow prior to the property sale, the charity has secured a base-rate loan from Floris Books, guaranteed by the Foundation The Christian Community (International). Furthermore, anticipated pipeline legacies provide a financial buffer to cover potential construction inflation or any variance in the final property sale price.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

REPORT OF THE TRUSTEES
for the year ended 31st December 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The period of office for trustees is normally 5 years. Membership is normally considered from members of the Christian Community. We seek Council members with a balance of experience - financial, legal and property management - in addition to relevant personal qualities and experience which will enable them to uphold the objects of our charity. Membership consists of: the Lenker and between 1 and 4 priests (chosen by the Synod) and up to 5 lay members (proposed by Council of Management and elected at the Annual General Meeting). As all prospective Council members are Members of the Christian Community, they are known to at least one, and often more priests who are asked for a reference for them when their name is put forward.

A selected potential Council member will be invited to attend 1-2 Council meetings as a guest before formal appointment, and on appointment will be provided with copies of all relevant minutes and policy papers. Thereafter, a Council member would either be working closely with a more experienced member or with the Lenker, and would be accountable to the Council of Management at the twice-yearly meeting. The Council recognises the need for appropriate training of trustees and keeping up to date with new legislation. To this end, one Council member has undertaken specific training in the responsibility of charity trustees as part of work with a related charitable company.

Organisational structure

The trustees are responsible for overseeing the activities of the charity and meet on a regular basis to review the financial situation of the charity along with policies such as safeguarding. One of the priests serving in the country has the role of Lenker, which involves oversight of both religious and pastoral activities, as well as finance and administration. Individual priests are responsible for religious and pastoral activities within each congregation and finances are managed by a local treasurer. Central finances are managed by a bookkeeper under the supervision of the Lenker.

We have a close working relationship with The Christian Community in London Ltd (CCLL), a charity with identical aims which exists to support the work of The Christian Community in London. Although CCLL has its own financial and legal administration, it supports CCTL in recognition of the fact that the central costs of the whole country are carried by CCTL. These include the Lenker’s costs; contribution to the Foundation The Christian Community International, and the Priests Retirement Support Fund.

A similar relationship on a smaller scale exists with The Movement for Religious Renewal (Ireland) Ltd, which carries our work in the Republic of Ireland.

Floris Books is a charity which has in its aims the support of The Christian Community. Floris supports the publication of Christian Community titles which would not be profitable through its Book Fund, which is administered by the Publisher and the Lenker. It regularly donates from its surplus.

The Tynohome Trust is a charity which was set up to support The Christian Community by making investments to support retired priests and to make zero-interest loans to congregations to enable them to purchase items such as cars more easily.

The Foundation The Christian Community International acts as the primary international body managing legal, economic, and cross-sectional affairs for the worldwide movement, financing the international leadership, international synods and global priest training programmes. It also supports the planting of new churches and regional development across different countries.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Council has assessed the two major risks facing the charity as: financial risk and public liability. It has addressed these risks in the following ways:
- Guidelines are published for those groups and individuals working with finances at a branch and national level, including the need for two cheque signatories, and the regular auditing of congregation accounts and other financial activities such as gift aid tax reclaims and appeal donations;
- All charity public properties (i.e. churches) are fully insured for public liability;
- The Council has agreed a Child & Vulnerable Adults Protection Policy, copies of which are available in every congregation. Council members have undergone training in adult/child protection;
- A data protection policy was agreed and implemented; and
- Other risks are reviewed regularly at Council meetings.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
02191195 (England and Wales)

Registered Charity number
1200039 (England and Wales)
SCO53799 (Scotland)

Registered office
Hartfield Road
Forest Row
East Sussex
RH18 5DZ

Trustees
Mr P P Abel (appointed 25.2.25)
Ms I T Gordon
The Rev W B Boonstoppel
Mr P A Langston
The Rev E Keller
The Rev T O Ravetz
Mr C J D Maclean
Miss R Phillpot
Ms C Donoghue (resigned 20.5.25)

Company Secretary
Mr P A Langston

Auditor
Shaw Gibbs Audit Ltd
Wey Court West
Union Road
Farnham
Surrey
GU9 7PT

THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

REPORT OF THE TRUSTEES
for the year ended 31st December 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Christian Community Trustees Limited for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITOR

The auditors, Shaw Gibbs Audit Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 15/9/26 and signed on the board's behalf by:

Ingu Gordon

Ms I T Gordon - Trustee

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

Opinion
We have audited the financial statements of The Christian Community Trustees Limited (the 'charitable company') for the year ended 31st December 2025 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31st December 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities Act 2011, the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information
The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditor thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditor that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with trustees and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including compliance with the Charity Act 2011, the Companies Act 2006 and UK tax legislation;
-we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management, and identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:
-making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
-considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:
- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions:
-assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:
- agreeing financial statement disclosures to underlying supporting documentation:
- enquiring of management as to actual and potential litigation and claims; and

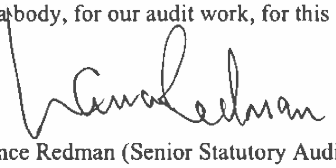
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.
Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditor.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Lance Redman (Senior Statutory Auditor)
for and on behalf of Shaw Gibbs Audit Ltd
Wey Court West
Union Road
Farnham
Surrey
GU97PT

Date: 25 September 2026

THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the year ended 31st December 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	2,089,052	50,000	2,139,052	558,262
Other trading activities	3	42,466	-	42,466	35,992
Investment income	4	183,703	-	183,703	187,834
Total		2,315,221	50,000	2,365,221	782,088
EXPENDITURE ON					
Raising funds	5	39,645	-	39,645	32,426
Charitable activities	6				
Ministry support		805,273	-	805,273	800,534
Other		-	-	-	-
Total		844,918	-	844,918	832,960
Net gains on investments		72,009	-	72,009	858,832
NET INCOME		1,542,312	50,000	1,592,312	807,960
RECONCILIATION OF FUNDS					
Total funds brought forward		8,898,997	-	8,898,997	8,091,037
TOTAL FUNDS CARRIED FORWARD		10,441,309	50,000	10,491,309	8,898,997

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

STATEMENT OF FINANCIAL POSITION
31st December 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible assets	12	6,281,914	6,351,570
Investment property	13	1,993,950	2,314,000
		8,275,864	8,665,570
CURRENT ASSETS			
Debtors	14	1,744,090	222,405
Cash at bank		847,402	377,153
		2,591,492	599,558
CREDITORS			
Amounts falling due within one year	15	(376,047)	(366,131)
NET CURRENT ASSETS		2,215,445	233,427
TOTAL ASSETS LESS CURRENT LIABILITIES		10,491,309	8,898,997
NET ASSETS		10,491,309	8,898,997
FUNDS	17		
Unrestricted funds:			
General fund		1,749,236	(93,076)
Congregational funds		327,794	278,273
Priest retirement support fund		88,416	48,230
Tangible Fixed Asset Reserve		6,281,913	6,351,570
Investment Property Reserve		1,993,950	2,314,000
		10,441,309	8,898,997
Restricted funds		50,000	-
TOTAL FUNDS		10,491,309	8,898,997

The financial statements were approved by the Board of Trustees and authorised for issue on 15th September 2026 and were signed on its behalf by:

Ms L Gordon - Trustee

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

STATEMENT OF CASH FLOWS
for the year ended 31st December 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	94,854	(83,195)
Net cash provided by/(used in) operating activities		94,854	(83,195)
Cash flows from investing activities			
Purchase of tangible fixed assets		(10,103)	(15,825)
Sale of tangible fixed assets		-	4,800
Sale of investment property		392,059	-
Interest received		1,851	1,255
Net cash provided by/(used in) investing activities		383,807	(9,770)
Cash flows from financing activities			
New loans in year		3,900	24,000
Loan repayments in year		(12,312)	(159,131)
Loan interest paid		-	(1,850)
Net cash used in financing activities		(8,412)	(136,981)
Change in cash and cash equivalents in the reporting period		470,249	(229,946)
Cash and cash equivalents at the beginning of the reporting period		377,153	607,099
Cash and cash equivalents at the end of the reporting period		847,402	377,153

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY TRUSTEES LIMITED

NOTES TO THE STATEMENT OF CASH FLOWS
for the year ended 31st December 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net income for the reporting period (as per the Statement of Financial Activities)	1,592,312	807,960
Adjustments for:		
Depreciation charges	78,760	127,307
Gain on investment properties	(72,009)	(858,832)
Loss on disposal of fixed assets	1,000	-
Interest received	(1,851)	(1,255)
Loan interest paid	-	1,850
Increase in debtors	(1,521,687)	(126,980)
Increase/(decrease) in creditors	18,329	(33,245)
Net cash provided by/(used in) operations	94,854	(83,195)

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.25 £	Cash flow £	At 31.12.25 £
Net cash			
Cash at bank	377,153	470,249	847,402
	377,153	470,249	847,402
Total	377,153	470,249	847,402

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31st December 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The Christian Community Trustees Limited is a charitable company limited by guarantee incorporated in England and Wales and registered as a charity in England and Wales, and Scotland. The registration numbers and registered office can be found on the Legal and Admin page.

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Companies Act 2006, the Charities Act 2011, the Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Income from Legacies is recognised once formal notification is received from the Executors of the deceased's will, and there is a reasonable estimate of the amount due to the charity.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	-	2% on cost
Long leasehold	-	2% on cost
Fixtures and fittings	-	10% on cost
Motor vehicles	-	20% on cost

Freehold properties in charitable use are reported in the accounts at cost less accumulated depreciation or provision for impairment if appropriate. Depreciation is calculated by identifying the difference between the cost of acquisition and the expected residual value of the property and spreading this on a straight line basis over the expected useful life of the property. Expected useful lives are assumed to be 50 years unless otherwise stated. Where the expected residual value exceeds the existing net book value of the property no further depreciation is charged. Where no reliable estimates are available for the residual value of the property it is assumed to be nil. Where an element of the acquisition cost has been identified as attributable to land no depreciation is charged on that part of the cost.

The trustees review the useful economic lives, residual values and depreciation methods of tangible fixed assets on a regular basis and revise them where appropriate.

Borrowing costs
Borrowing costs that are directly attributable to the acquisition, construction or enhancement of qualifying assets are capitalised as part of the cost of those assets. Capitalisation commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities necessary to prepare the asset for its intended use are in progress.
Capitalisation ceases when substantially all of the activities necessary to prepare the qualifying asset for its intended use are complete.

continued...

1. ACCOUNTING POLICIES - continued

All other borrowing costs are recognised in the Statement of Financial Activities in the period in which they are incurred.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Debtors
Debtors are recognised at the settlement amount.
Prepayments are valued at the amount prepaid net 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.

Financial instruments
The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Key accounting judgements and estimates
In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors considered to be relevant. Actual results may differ from these estimates.
Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The principal areas of estimation uncertainty are:

Depreciation of fixed assets
The estimation of useful economic lives and residual values of tangible fixed assets used in calculating depreciation charges. These estimates are based on historical experience and industry knowledge. Depreciation is charged so as to allocate the cost of assets less their residual values over their estimated useful economic lives. Management reviews useful economic lives and residual values at each reporting date and adjusts estimates prospectively where appropriate.

Investment property valuation
Investment properties are measured at fair value at each reporting date, with movements in fair value recognised in The Statement of Financial Activities. The valuation of investment properties involves the use of estimates and assumptions, including rental values and market comparable evidence. Due to the inherent uncertainty in property valuations, particularly where market evidence is limited, actual outcomes may differ from the estimates applied.

continued...

1. ACCOUNTING POLICIES - continued

Changes in the assumptions used could result in material adjustments to the carrying value of investment properties in future reporting periods.

The trustees do not consider that there are any critical judgements, other than those involving estimations, made in applying the charity's accounting policies.

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	406,004	312,039
Legacies	1,663,554	155,370
Collections	41,155	43,462
Sundry income	28,339	47,391
	2,139,052	558,262

During the year, the charity acted as agent in relation to donations of £17,110 received on behalf of The Christian Community Foundation. As the charity had no beneficial interest in these funds, the related receipts and payments have been netted off and are excluded from the Statement of Financial Activities.

3. OTHER TRADING ACTIVITIES

	2025	2024
	£	£
Books and other sales	19,068	18,259
Markets and Fundraising	23,398	17,733
	42,466	35,992

continued...

4. INVESTMENT INCOME

	2025	2024
	£	£
Rental income	181,852	186,579
Investments	1,851	1,255
	183,703	187,834

5. RAISING FUNDS

Costs relating to investment income

	2025	2024
	£	£
Rental income costs	39,645	32,426

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 7)	Totals
	£	£	£
Ministry support	738,436	66,837	805,273

7. SUPPORT COSTS

	Governance costs
	£
Ministry support	66,837

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Auditors' remuneration	21,810	11,307
Auditors' remuneration for non audit work	9,566	3,769
Depreciation - owned assets	78,759	127,308
Deficit on disposal of fixed assets	1,000	-

continued...

9. TRUSTEES' REMUNERATION AND BENEFITS

During the year three priests (2024: three) served as trustees and received stipends for their role as priests, the total of which was £34,882 (2024: £36,108).
The priests of the congregations, including those who also serve as trustees, also receive other support including housing, use of a car and reimbursement of other costs incurred in relation to priestly duties. The congregations also contribute towards a Priest's Retirement Support Fund that the priests who served as trustees will also benefit from upon retirement.

No Trustees received remuneration in their capacity as trustees.

Reimbursed travel expenses for six trustees amounted to £1,383 (2024: £1,764 for five trustees) in the financial year.

For their roles as priests the following Trustees received:

Trustee	Stipend	Housing Benefits
Rev T O Ravetz	£13,338	£5,929
Rev E Keller	£10,800	£3,722
Rev W Boonstoppel	£10,744	£8,330

10. STAFF COSTS

	2025	2024
	£	£
Stipends	124,990	123,676
Living Expenses	86,362	111,785
	211,352	235,461

The key management personnel of the charity comprise the members of the council of management of the trustee company and the Lenker. For details of their remuneration please see note 9.

The average monthly number of employees during the year was as follows:

2025	2024

No employees received emoluments in excess of £60,000.

continued...

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	558,262	-	558,262
Other trading activities	35,992	-	35,992
Investment income	187,834	-	187,834
Total	782,088	-	782,088
EXPENDITURE ON			
Raising funds	32,426	-	32,426
Charitable activities			
Ministry support	800,534	-	800,534
Other	-	-	-
Total	832,960	-	832,960
Net gains on investments	858,832	-	858,832
NET INCOME	807,960	-	807,960
RECONCILIATION OF FUNDS			
Total funds brought forward	8,091,037	-	8,091,037
TOTAL FUNDS CARRIED FORWARD	8,898,997	-	8,898,997

continued...

12. TANGIBLE FIXED ASSETS

	Freehold property	Long leasehold	Fixtures and fittings	Motor vehicles	Totals
	£	£	£	£	£
COST					
At 1st January 2025	7,566,861	371,275	82,894	60,488	8,081,518
Additions	-	-	10,103	-	10,103
Disposals	-	-	-	(5,770)	(5,770)
At 31st December 2025	7,566,861	371,275	92,997	54,718	8,085,851
DEPRECIATION					
At 1st January 2025	1,551,979	96,998	39,960	41,011	1,729,948
Charge for year	55,136	7,425	8,290	7,908	78,759
Eliminated on disposal	-	-	-	(4,770)	(4,770)
At 31st December 2025	1,607,115	104,423	48,250	44,149	1,803,937
NET BOOK VALUE					
At 31st December 2025	5,959,746	266,852	44,747	10,569	6,281,914
At 31st December 2024	6,014,882	274,277	42,934	19,477	6,351,570

Included in cost or valuation of land and buildings is freehold land of £2,728,570 (2024 - £50,576) which is not depreciated.

During the year the trustees reviewed the useful economic life and residual values of the charity's freehold property and the allocation of value between land and buildings. As a result, depreciation charges for the current year decreased by £95,190. The revised depreciation charge will apply prospectively over the asset's remaining useful economic life. The Land value attributable to freehold property has increased to £2,728,570.

13. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1st January 2025	2,314,000
Disposals	(415,000)
Revaluation	94,950
At 31st December 2025	1,993,950
NET BOOK VALUE	
At 31st December 2025	1,993,950
At 31st December 2024	2,314,000

continued...

13. INVESTMENT PROPERTY - continued

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2025 £	2024 £
Historic cost	1,517,902	1,813,868
Accumulated depreciation and impairments	(317,272)	(358,705)
	1,200,630	1,455,163

The investment properties were valued by the trustees as at 31 December 2025. No independent external valuer was engaged. The valuation was determined with reference to market movements and the trustees' knowledge of the individual properties and local market conditions.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Gift aid	26,725	32,361
Other Debtors	108,359	18,061
Legacy Debtors	1,511,428	93,484
Prepayments and accrued income	97,578	78,499
	1,744,090	222,405

The following loans are included in other debtors:
- A loan to Christian Community Ireland for £4,800, repayable in more than one year.
- A loan to Stroud Wayfarers Housing CBS of £100,000 (2024: £nil), which bears interest at the Bank of England Base Rate, is repayable on not less than two months' notice by either party and is secured by a guarantee from Mr P P Abel should the borrower fail to make payments within 30 days of a request for repayment.

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade Creditors	1,935	7,328
Other loans	287,120	283,500
Other creditors	58,400	61,500
Accrued Expense	28,592	13,803
	376,047	366,131

All of the above loans are unsecured and have interest rates varying between 0% up to 2%. The loans are all from private individuals, other churches, or other parties connected with the Christian Community worldwide. The loans have been made on the basis that they can be recalled with notice periods varying up to three months.

continued...

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds	Restricted funds	2025 Total funds	2024 Total funds
	£	£	£	£
Fixed assets	6,281,914	-	6,281,914	6,351,570
Investments	1,993,950	-	1,993,950	2,314,000
Current assets	2,541,492	50,000	2,591,492	599,558
Current liabilities	(376,047)	-	(376,047)	(366,131)
	10,441,309	50,000	10,491,309	8,898,997

Comparative for net asset between funds

	Unrestricted funds	Restricted funds	2024 Total funds	2023 Total funds
	£	£	£	£
Fixed Assets	6,351,570	-	6,351,570	7,923,021
Investments	2,314,000	-	2,314,000	-
Current Assets	599,558	-	599,558	702,524
Current Liabilities	(366,131)	-	(366,131)	(534,508)
	8,898,997	-	8,898,997	8,091,037

17. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	Transfers between funds	At 31.12.25
	£	£	£	£
Unrestricted funds				
General fund	(93,076)	1,335,364	506,948	1,749,236
Congregational funds	278,273	187,450	(137,929)	327,794
Priest retirement support fund	48,230	4,308	35,878	88,416
Tangible Fixed Asset Reserve	6,351,570	(79,760)	10,103	6,281,913
Investment Property Reserve	2,314,000	94,950	(415,000)	1,993,950
	8,898,997	1,542,312	-	10,441,309
Restricted funds				
Edinburgh chapel	-	50,000	-	50,000
TOTAL FUNDS	8,898,997	1,592,312	-	10,491,309

continued...

17. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,613,133	(254,828)	(22,941)	1,335,364
Congregational funds	635,248	(447,798)	-	187,450
Priest retirement support fund	66,840	(62,532)	-	4,308
Tangible Fixed Asset Reserve	-	(79,760)	-	(79,760)
Investment Property Reserve	-	-	94,950	94,950
	2,315,221	(844,918)	72,009	1,542,312
Restricted funds				
Edinburgh chapel	50,000	-	-	50,000
TOTAL FUNDS	2,365,221	(844,918)	72,009	1,592,312

Comparatives for movement in funds

	At 1.1.24 (restated) £	Net movement in funds (restated) £	Transfers between funds (restated) £	At 31.12.24 (restated) £
Unrestricted funds				
General fund	(99,389)	(66,606)	72,919	(93,076)
Congregational funds	222,756	182,878	(127,361)	278,273
Priest retirement support fund	44,649	(39,836)	43,417	48,230
Tangible Fixed Asset Reserve	7,923,021	(127,308)	(1,444,143)	6,351,570
Investment Property Reserve	-	858,832	1,455,168	2,314,000
TOTAL FUNDS	8,091,037	807,960	-	8,898,997

continued...

17. MOVEMENT IN FUNDS - continued

Comparative net movement in funds included in the above are as follows:

	Incoming resources (restated) £	Resources expended (restated) £	Gains and losses (restated) £	Movement in funds (restated) £
Unrestricted funds				
General fund	137,154	(203,760)	-	(66,606)
Congregational funds	592,110	(409,232)	-	182,878
Priest retirement support fund	52,825	(92,661)	-	(39,836)
Tangible Fixed Asset Reserve	-	(127,308)	-	(127,308)
Investment Property Reserve	-	-	858,832	858,832
TOTAL FUNDS	782,088	(832,960)	858,832	807,960

Restricted funds

Edinburgh Chapel Fund
Represents funds raised for the Edinburgh congregation to build a new chapel and community hall.

Designated funds

Congregational Funds
To receive income from Members and friends. These are used for all types of congregational expenditure: church, maintenance and development, priests' living allowance, utilities, priests' travel, and contributions to central administration. The closing balance matches cash held by congregations in their separate bank accounts.

Priest Retirement Support Fund
To provide financial support to retired priests, as required, and to administrators as identified by the Council of Management. Transfers represent amounts transferred into the fund from congregational funds.

Reserves

Tangible Fixed Asset Reserve
To represent funds invested in tangible fixed assets used in the charitable activities of the charity. As these funds are represented by fixed assets, they are not available for general expenditure.

Investment Property Reserve
To represent funds invested in investment properties held by the charity. This reserve is maintained separately to distinguish property-backed reserves from unrestricted funds available for the general purposes of the charity.

18. CAPITAL COMMITMENTS

	2025 £	2024 £
Contracted but not provided for in the financial statements	35,000	-

continued...

19. RELATED PARTY DISCLOSURES

One trustee, Rev T Ravetz is also a director of The Christian Community in London Limited. During the year, The Christian Community Trustees Limited received donations of £10,237 (2024: £9,616) from the Christian Community in London Limited. The charity also made a donation of £10,000 to The Christian Community in London Limited following a trustee decision to share part of a legacy. As at 31 December 2025, £NIL was owed to The Christian Community Trustees Limited (2024: £NIL).

Rev T Ravetz is also a trustee of Christian Community in Ireland. As at 31 December 2025, a loan of £4,800 (2024: £4,800) was due from Christian Community in Ireland to The Christian Community Trustees Limited. The loan is interest free and repayable in more than one year.

In May 2023 CJD Maclean, a trustee, made a loan of £50,000 to the charitable trust. The loan is unsecured, originally for a term of two years which has been extended until the sale of the current Edinburgh site, and with interest charged at 2% per annum. The balance outstanding at 31 December 2025 was £50,000 (2024: £50,000).

The Tynehome Trust shares one trustee, Rev E Keller, in common with The Christian Community Trustees Limited. As at 31 December 2025, a total of £2,500 (2024: £7,813) in interest free loans were due to the Tynehome Trust from various congregations of The Christian Community Trustees Limited.

The Christian Community (International) shares one trustee, CJD Maclean, in common with The Christian Community Trustees Limited. During 2025 £34,934 (2024: £62,760) of donations were made to The Christian Community (International) of which £NIL (2024: £NIL) remained unpaid as of 31 December 2025.

Stroud Wayfarers Housing CBS shares one trustee, Mr P P Abel, in common with The Christian Community Trustees Limited. As at 31 December 2025, a loan of £100,000 (2024: £NIL) was due from Stroud Wayfarers Housing CBS to The Christian Community Trustees Limited. The loan bears interest at the Bank of England Base Rate and is repayable on not less than two months' notice by either party. The loan is secured by a guarantee from Mr P P Abel.

continued...

20. DETAILED LIST OF PROPERTIES

Freehold Property		2025 £	2024 £
Aberdeen	Church, 8 Spademill Road	173,332	175,990
	36 Deeside Gardens	266,007	266,007
Bristol	20 St Johns Road, Clifton	664,168	664,167
Buckfastleigh	23 Chapel Street	184,728	187,550
Canterbury	New church, 57 Wincheap	378,846	382,377
Edinburgh	21 Napier Road	10,298	10,298
	16 Abercorn Road	221,334	221,334
Forest Row	Church, Hartfield Road	424,290	427,782
	Chapel of Rest	121,710	125,290
	11 Upper Close	292,160	292,160
Holywood	3 Stewarts Place	139,576	139,575
Ilkeston	Malin House, St Mary Street	145,871	145,871
Kings Langley	Land adjacent to The Priory	3,523	3,523
Stourbridge	Church, 22 Baylie Street	108,410	110,072
	House, 22 Baylie Street	31,183	31,662
	3 Western Road	172,800	172,800
Stroud	Lodgemore land to south of Caincross Road	47,053	47,053
	Church, 73 Caincross Road	26,119	26,520
	Old church, 73 Caincross Road	329,106	333,955
	New church, 73 Caincross Road	2,219,233	2,250,898
		5,959,747	6,014,883

Leasehold Property		2025 £	2024 £
Forest Row	2 Stonehouse Flats	56,178	57,830
	3 Stonehouse Flats, Hartfield Road	53,998	55,419
Stourbridge	21 Spicer Lodge, Enville Street	156,676	161,028
		266,852	274,277

continued...

20. DETAILED LIST OF PROPERTIES - continued

Investment Property		2025	2024
		£	£
Bristol	Raphael House, 3 Hillside	1,169,700	1,114,000
Canterbury	55 Wincheap	303,450	289,000
Stourbridge	34a West Street	-	415,000
Stroud	3 Lodgemore Close	401,100	382,000
	Flat 2 , Whittington House	119,700	114,000
		1,993,950	2,314,000