

2025

Registered Charity No. 1155973

The David House

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

for the year ended 31 December 2025

The David House

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for the year ended 31 December 2025

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The David House
LEGAL & ADMINISTRATIVE DETAILS
for the year ended 31 December 2025

Trustees	J Urquhart D Hoffbrand S Lewis
Charity number - England and Wales	1155973
Charity number - Scotland	SC052345
Registered office	Unit 6 Blackworth Court Highworth SN6 7NS
Bankers	National Westminster Bank PLC 84 Commercial Road Swindon Wiltshire SN1 5NW
Independent examiner	Rachel Kavanagh FCA t/a Zip Accounting 66 Paul Street London EC2A 4NA

**The David House
REPORT OF THE TRUSTEES
for the year ended 31 December 2025**

The trustees present their annual report and financial statements for the year ended 31 December 2025. The financial statements have been prepared in accordance with the accounting policies set out in Note 1 to the financial statements and comply with the charity's governing document.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the charity are to advance the Christian religion for the benefit of the public in such parts of the United Kingdom and the world as the trustees may from time to time think fit in accordance with the teachings of the Christian faith as expressed in the Bible.

Public benefit

In planning our activities the trustees keep in mind the Charity Commission guidance on public benefit at their trustee meetings, in view of the charity's objectives to advance the Christian religion for the benefit of the public in accordance with the teachings of the Christian faith as expressed in the Bible. The work of the charity has continued to operate in accordance with these aims, seeking to promote public benefit through the charity's activities.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity has had regular communications with the supporter base through quarterly mailings, including a series of articles and ministry reports written and compiled by Piers Arthur Crow. This communication has taken place both in printed form and by electronic means. In addition, the charity has hosted regular meetings both in person and on Zoom where existing Christians have been taught and encouraged in their faith.

Piers continued to develop the teaching network in Eastern Europe through a conference held in Chisnau for Moldovan, Romanian and Ukrainian Christian leaders. Through Ukrainian contacts we were able to hold small gatherings for Church leaders through breakfast meetings from city to city inside Ukraine. This enables more leaders to gather at less cost whilst lowering the barrier to involvement by hosting events in a number of cities.

FINANCIAL REVIEW

Review of the charity's financial position at the end of the period

Net income/(expenditure) before investment gains in the year was a surplus of £8,087, despite the overall fall in giving this year as a result of less giving towards Ukrainian projects, helped by lower expenditure on repairs and renewals in the rental properties notwithstanding large periodic expenses being incurred for, a new consumer unit in and the repainting of, Woodville road. Cash held at the balance sheet date was £94,150, with closing reserves of £614,542, which included accumulated gains and losses on investment property of £230,249.

Investment policy and objectives

The charity's excess funds are retained in an interest bearing account with the charity's bankers. The charity continues to function successfully. The charity has continued to raise funds from generous donors and these funds have been disbursed successfully to make significant progress with its objectives. The investment properties continue to generate rental income to further support the activities of the charity.

**The David House
REPORT OF THE TRUSTEES (CONT'D)
for the year ended 31 December 2025**

Reserves policy

The trustees consider that the charity should aim to hold unrestricted cash of no less than £25,000, which is considered sufficient to cover the following contingencies in order to facilitate the winding down of its operations whilst minimising the inconvenience to stakeholders in the event of the charity ceasing to operate on a permanent basis:

- sufficient funds to meet any liabilities arising from redundancies;
- three months non-staffing costs to enable termination of contracts with suppliers of goods and services.

At the year end, the charity held unrestricted cash of £90,313 and the charity is complying with its reserves policy.

FUTURE PLANS

The trustees intend to continue focussing on developing good relationships with mainstream and messianic church leaders in the UK and Europe. With the view to spreading more widely Christian teachings on the roots of the Christian faith from the whole Bible. The charity will also look to develop new and innovative ways of using our contact with supporters and other means to educate and encourage the Christian community.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is a CIO (Charitable Incorporated Organisation) controlled by its constitution registered on 28th February 2014.

Recruitment and appointment of new trustees

Trustees are recruited as needed from a diverse number of backgrounds. Each trustee has relevant experience and a wide skills base which they bring to their service. In the event of particular skills being lost due to retirements, individuals are approached to offer themselves for election to the board of trustees. They are then invited to attend the next board meeting as an observer. They are then given time to consider prayerfully their willingness to stand for election. They are elected to the board of trustees by a vote taken by the existing trustees.

Organisational structure

The charity has a board of trustees comprising three trustees. The trustees are responsible for the strategic direction and policy of the charity, and have control of the charity and its property and funds. Existing trustees may appoint additional trustees to their number, at any time, providing the total number of trustees is a minimum number of three and a maximum number of six individuals.

The current trustee board consists of Jane Urquhart, David Hoffbrand, and Simon Lewis.

Induction and training of new trustees

Once trustees are appointed, time is taken to familiarise them with the practices and requirements relating to them as trustees. They are also made familiar with all aspects of the charity's work and financial situation. Any further training or induction takes place as the need arises.

APPROVAL

This report was approved by the trustees and signed on their behalf by:

Simon Lewis

S Lewis (Trustee)

11/09/2026 11:58
Date: _____

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF
The David House
for the year ended 31 December 2025**

I report to the trustees on my examination of the accounts of The David House ('the charity') for the year ended 31 December 2025 on pages 7 to 15 following.

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 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 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 2011 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 accordance with section 130 of the 2011 Act; or
2. the accounts do not accord with the accounting records.

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

Rachel Kavanagh FCA
Chartered Accountant (ICAEW)
t/a Zip Accounting
66 Paul Street
London
EC2A 4NA



11/09/2026 11:58
Date: _____

The David House

STATEMENT OF FINANCIAL ACTIVITIES

for the year ended 31 December 2025

		Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
	Notes				
Income:					
Donations and legacies	2	41,538	23,002	64,540	75,097
Other trading activities	3	351	-	351	-
Investment income	4	47,271	-	47,271	41,067
Gross income		<u>89,160</u>	<u>23,002</u>	<u>112,162</u>	<u>116,164</u>
Expenditure:					
Charitable activities	5	84,910	19,165	104,075	120,337
Total expenditure		<u>84,910</u>	<u>19,165</u>	<u>104,075</u>	<u>120,337</u>
Net income/(expenditure) before investment gains		4,250	3,837	8,087	(4,173)
Net gains on investments	9	-	-	-	230,249
Net income/(expenditure)		4,250	3,837	8,087	226,076
Transfers between funds	13	-	-	-	-
Net movement in funds		4,250	3,837	8,087	226,076
Reconciliation of funds:					
Total funds brought forward	13	606,455	-	606,455	380,379
Total funds carried forward		<u>610,705</u>	<u>3,837</u>	<u>614,542</u>	<u>606,455</u>

The notes on pages 9 to 15 form part of these financial statements

The David House

BALANCE SHEET

as at 31 December 2025

	Notes	2025 £	2024 £
Non-Current Assets			
Tangible fixed assets	8	2,024	-
Investment assets	9	503,188	503,188
		<u>505,212</u>	<u>503,188</u>
Current Assets			
Debtors	10	16,048	1,038
Cash at bank and in hand		94,150	102,704
		<u>110,198</u>	<u>103,742</u>
Creditors			
Amounts falling due within one year	11	(868)	(475)
		<u>109,330</u>	<u>103,267</u>
Net Current Assets			
		<u>614,542</u>	<u>606,455</u>
Total Assets less Current Liabilities			
		<u>614,542</u>	<u>606,455</u>
Creditors			
Amounts falling due after more than one year		-	-
		<u>614,542</u>	<u>606,455</u>
Net Assets			
		<u>614,542</u>	<u>606,455</u>
Funds			
Unrestricted funds	13	610,705	606,455
Restricted funds	13	3,837	-
		<u>614,542</u>	<u>606,455</u>
Total Funds			
		<u>614,542</u>	<u>606,455</u>

The charity was entitled to exemption from audit in accordance with the Charities Act 2011 and the members have not required the charity to obtain an audit.

The trustees acknowledge their responsibilities for complying with the requirements of the Charities Act 2011 with respect to accounting records and the preparation of accounts.

11/09/2026 11:58

The financial statements were approved by the Board of Trustees on
and were signed on its behalf by:

Simon Lewis

.....

S Lewis

Trustee

The notes on pages 9 to 15 form part of these financial statements

The David House

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2025

1. ACCOUNTING POLICIES

a) Basis of preparation

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts, and the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014), and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The principal accounting policies adopted are set out below.

b) Recognition of income

Income is included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources;
- it is more likely than not that the trustees will receive the resources; and
- the monetary value can be measured with sufficient reliability.

c) Offsetting

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.

d) Grants and donations

Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP).

e) Tax reclaims on donations and gifts

Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.

f) Investment gains and losses

This includes any realised or unrealised gains or losses on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

g) Liability recognition

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

The David House

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

for the year ended 31 December 2025

1. ACCOUNTING POLICIES (CONT'D)

h) Redundancy cost

The charity made no redundancy payments during the reporting period.

i) Deferred income

No material item of deferred income has been included in the accounts.

j) Creditors

The charity has creditors which are measured at settlement amounts less any trade discounts.

k) Investment properties

Investment properties are valued initially at cost and subsequently at fair value (their market value) at the year end. Any surplus or deficit arising from changes in fair value is recognised within the Statement of Financial Activities.

l) Debtors

Debtors are measured on initial recognition at settlement amount or amount advanced by the charity. Subsequently they are measured at the cash or other consideration expected to be received.

The David House

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

for the year ended 31 December 2025

Analysis of income

2. Donations and legacies

	2025	2024
	£	£
Donations and gifts	55,393	66,790
Gift Aid	9,147	8,307
	<u>64,540</u>	<u>75,097</u>

3. Other trading activities

	2025	2024
	£	£
Book sales	351	-
	<u>351</u>	<u>-</u>

4. Investment income

	2025	2024
	£	£
Rental income	47,271	41,067
	<u>47,271</u>	<u>41,067</u>

All income in the current and prior year was unrestricted except for income relating to Ukraine Projects. Refer to Note 13 for further details.

The David House

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

for the year ended 31 December 2025

Analysis of Expenditure

5. Charitable activities

	2025	2024
	£	£
<i>Direct costs</i>		
Salaries	25,739	17,760
Social security	-	225
Direct office costs	3,969	4,841
Postage and stationery	2,935	2,035
Sundries	102	305
Travel and subsistence	875	2,378
Ukraine projects	19,165	44,897
ONM projects	35,852	32,866
	<u>88,637</u>	<u>105,307</u>
<i>Management costs</i>		
Indirect office costs	1,034	951
Management fees	1,800	-
Insurance	1,968	1,917
Repairs and maintenance	8,680	10,465
	<u>13,482</u>	<u>13,333</u>
<i>Finance costs</i>		
Bank charges	523	647
	<u>523</u>	<u>647</u>
<i>Depreciation</i>		
Depreciation	278	-
	<u>278</u>	<u>-</u>
<i>Governance costs</i>		
Trustee expenses	118	177
Independent examiner's fee	475	475
Other legal and professional fees	562	398
	<u>1,155</u>	<u>1,050</u>
	<u>104,075</u>	<u>120,337</u>

The David House

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

for the year ended 31 December 2025

6. Staff costs

	2025	2024
	£	£
Salaries and wages	25,739	17,760
Social security costs	-	225
Pension costs (defined contribution scheme)	-	-
Other employee benefits	-	-
Total staff costs	25,739	17,985

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000.

Total remuneration of £25,739 (2024: £17,760) was paid to key management personnel for their services to the charity. For specific amounts paid to trustees, refer to Note 12.

7. Average head count

During the year the average number of employees was as follows:

	2025	2024
Governance	1	1
	1	1

8. Tangible fixed assets

<u>Cost</u>	Equipment
	£
At the beginning of the year	-
Additions	2,302
Disposals	-
At end of the year	2,302
 <u>Depreciation</u>	 £
At the beginning of the year	-
Depreciation charged in the year	278
Disposals	-
At end of the year	278
 Net book value at the beginning of the year	 -
Net book value at the end of the year	2,024

The David House

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

for the year ended 31 December 2025

9. Investment assets

	Investment properties £
Carrying (fair) value at 1 January 2025	503,188
Additions to investments during period	-
Disposals at carrying value	-
Net gain on revaluation	-
Carrying (fair) value at 31 December 2025	503,188

	Fair value at year end	Cost less impairment
<i>Analysis of investments (this year)</i>		
Investment properties	503,188	272,939
Total	503,188	272,939

	Fair value at year end	Cost less impairment
<i>Analysis of investments (last year)</i>		
Investment properties	503,188	272,939
Total	503,188	272,939

Accumulated gains and losses on investment property at the year end was £230,249 (2024: £230,249). Properties purchased within the last 5 years are held at purchase price which is considered to be a reasonable estimation of the current market value. For those properties held for a longer period, a market appraisal has been carried out by an estate agent based on the market rent generated by the property.

10. Debtors

	2025 £	2024 £
Prepayments and accrued income	1,636	1,012
Other debtors	14,412	26
	16,048	1,038
Amounts due after more than one year included above	-	-

11. Creditors

	2025 £	2024 £
Taxation and social security	393	475
Accruals and deferred income	475	-
	868	475

The David House

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

for the year ended 31 December 2025

12. Trustees and related parties

There were no trustees' remuneration or other benefits for the year ended 31 December 2025, nor for the prior year.

A total of £118 (2024: £177) was paid to a trustee for reimbursement of subsistence expenses.

There were no related party transactions in the year ended 31 December 2025, nor in the prior year.

13. Movement in funds

	At 31 December 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2025
	£	£	£			£
Unrestricted funds						
General fund	606,455	89,160	(84,910)	-	-	610,705
	606,455	89,160	(84,910)	-	-	610,705
Restricted funds						
Ukraine Projects ¹	-	23,002	(19,165)		-	3,837
	-	23,002	(19,165)	-	-	3,837
Total funds	606,455	112,162	(104,075)	-	-	614,542

	At 31 December 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2024
	£	£	£			£
Unrestricted funds						
General fund	380,379	89,898	(75,514)	(18,557)	230,249	606,455
	380,379	89,898	(75,514)	(18,557)	230,249	606,455
Restricted funds						
Ukraine Projects ¹	-	26,266	(44,823)	18,557	-	-
	-	26,266	(44,823)	18,557	-	-
Total funds	380,379	116,164	(120,337)	-	230,249	606,455

1. Ukraine Projects relates to the ongoing ministry of the One New Man Network within the region. In addition, the charity has been providing emergency aid and support to the people of Ukraine since the beginning of the war.