

Company Registration No. 472409
Charity Registration No. 213148

**THE BRITISH AND IRISH
CHURCHES TRUST LIMITED**
(A charitable company limited by guarantee)

Report and Financial Statements

31 December 2016

THE BRITISH AND IRISH CHURCHES TRUST LIMITED
(A charitable company limited by guarantee)

REPORT AND FINANCIAL STATEMENTS 2016

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THE BRITISH AND IRISH CHURCHES TRUST LIMITED
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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2016

The directors present their annual report and the audited financial statements for the year ended 31 December 2016.

Reference and administrative details

Charity number 213148
Company number 472409

Registered office
Inter Church House
35-41 Lower Marsh
London SE1 7RL

Independent auditor
Crowe Clark Whitehill LLP
St Bride's House
10 Salisbury Square
London EC4Y 8EH

Bankers
The Co-operative Bank plc
1 Balloon Street
Manchester
M60 4EP

Solicitors
Bates Wells & Braithwaite
2-6 Cannon Street
London
EC4M 6YH

Directors and trustees

The directors who served during the year were as follows:

The Rt. Rev Mgr Canon N J Rothon (Chairman)
Ms Jennifer Cormack
The Rev B Fyffe
Mr M Kyndt
Mr B Gnanapragasam

Joint secretaries

Mr M Birch
Mr S Cutler

Structure, Governance and Management

Governing Document

The British and Irish Churches Trust Limited is a company limited by guarantee and a registered charity.

The principal activity of the Company is to act as custodian trustee for Churches Together in Britain and Ireland and Christian Aid. All charitable expenditure is in relation to grants made to the connected charities.

Connected charities

The company is connected to Churches Together in Britain and Ireland (registered charity number 1113299) and Christian Aid Limited (registered charity number 1105851). Recharged expenses all derive from these connected charities. The principal contact address for Christian Aid is Inter Church House, 35-41 Lower Marsh, London SE1 7RL, and the principal contact address for Churches Together in Britain and Ireland is Bastille Court, 39 Eccleston Square, London SW1V 1BX.

Funds held on behalf of others

The Company acts as a custodian trustee for Christian Aid and Churches Together in Britain and Ireland. All assets held by the company as a custodian trustee are either as cash or investments and are accounted for separately, including the use of separate and distinct bank accounts.

Trustees

The Board should comprise a maximum of ten members, six nominated by Christian Aid and four by Churches Together in Britain and Ireland. At the end of the financial year there were four vacancies. No Director or Secretary received any remuneration or expenses from the Company. In accordance with the Articles of Association, one third, or the number nearest to one third of the Directors retire from office at the Annual General Meeting, and are standing for re-election at that meeting.

Trustees of BICT Ltd are either trustees, directors or senior members of staff of Christian Aid or its subsidiary undertakings or Churches Together in Britain and Ireland and as such are appointed for their understanding of charity and company law and best practice in organisational governance. Through their respective organisations they are kept up-to-date with current rules, regulations and best practice. New trustees are offered an induction to Christian Aid, Churches Together in Britain and Ireland and the British and Irish Churches Trust Ltd.

Key management personnel

Day to day management of the Charity is effectively devolved by the Trustees to the Chief Operating Officer of Christian Aid for the time being who is also appointed as a Secretary to the Trust. Key management personnel and Trustees receive no remuneration from BICT Ltd.

Accounting treatment of entity

For accounting purposes the property known as Inter Church House to which the Trust retains legal title is treated as a joint arrangement not an entity by The British and Irish Churches Trust Limited. On 13 December 2003 Churches Together in Britain and Ireland ceased to occupy the building and Christian Aid entered into a lease with BICT Ltd to occupy the whole property.

Risk management

The Directors have given consideration to the major risks that the company is exposed to, and assessed the likelihood of these risks occurring and the likely level of impact each risk poses. They have also considered the controls that are in place for these risks and have identified areas of action for the next year. This is an annual process, which the Directors undertake to ensure that the operations of the company are adequately protected against the risks it faces in achieving its strategic objectives. The Directors have taken account of the major risks to which the charity is exposed and set in place appropriate control measures. The principal risk is to the integrity of Inter-Church House, which is managed by appropriate policies and procedures within Christian Aid (the

lessee), and by ensuring that an appropriate level of insurance is in place and reviewed annually.

Reserves policy

The charity holds an unrestricted reserve of £20,000 at the balance sheet date. This is considered by the Board to be the appropriate level of reserve to meet any liabilities in the event of cessation of operations. It is reviewed annually to ensure that this is sufficient, but not excessive, for meeting this requirement. The level of reserve was reduced by the Board in September 2005 to its present level which is considered to be appropriate in current circumstances.

Achievements and performance, and financial review

Throughout the year the Company continued to hold assets in its role as custodian trustee, acting on the instructions of Churches Together in Britain and Ireland and Christian Aid. During the year, the income generated by the Company, comprising rent, recharged expenses and other income totalled £720,017 (2015: £719,884), which after the addition of interest receivable, ensured all costs were met.

The British and Irish Churches Trust Limited acts as custodian trustee on behalf of Christian Aid for the following three properties:

26 St. Leonard Road, Harrogate,
1 The Watton, Brecon, Powys,
2 Preshaw Crescent, Mitcham.

Churches Together in Britain and Ireland has retained its equity share in the property Inter Church House. Christian Aid leases the whole of the property from The British and Irish Churches Trust Limited under a lease signed 24 March 2005.

Plans for future periods

The Company will continue to act as a custodian trustee for Christian Aid and Churches Together in Britain and Ireland for the foreseeable future. The Directors consider the Company to be a going concern.

Public benefit

The Charity Commission in its Charities and Public Benefit Guidance requires that there are two key principles to be met to show that an organisation's aims are for the public benefit. Firstly, there must be an identifiable benefit. Second, the benefit must be to the public or a section of the public.

The Trustees confirm that in setting the Charity's objectives and in planning its activities, they have had due regard to the Charity Commission's guidance on public benefit and that they will continue to ensure each year that they will consider how the Charity continues to meet the public benefit objectives outlined of the Charities Act 2011.

The Trustees are satisfied that the Charity meets with the requirements and conforms with the Act's definition of a Charity meeting all of the key elements of the two key principles.

THE BRITISH AND IRISH CHURCHES TRUST LIMITED
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STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Annual Report and the financial statements. The directors have chosen to prepare the accounts for the company in accordance with United Kingdom Generally Accepted Accounting Practice.

Company law requires the directors to prepare such financial statements for each financial year which give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of affairs of the company and of the income and expenditure of the company for that period and comply with UK GAAP and the Companies Act 2006. In preparing those financial statements, the directors are required to:

- (a) select suitable accounting policies and then apply them consistently;
- (b) make judgements and estimates that are reasonable and prudent;
- (c) state whether applicable accounting standards have been followed;
- (d) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the 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 company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

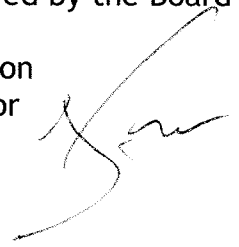
Each of the persons who is a director at the date of approval of this report confirms that;

- there is no relevant audit information of which the company's auditors are unaware: and
- he / she has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

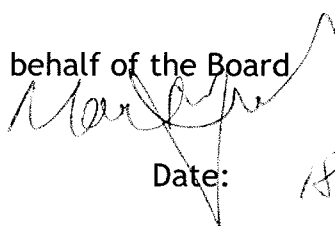
This confirmation is given and should be interpreted in accordance with the provisions of s234ZA of the Companies Act 2006.

Approved by the Board of Directors and signed on behalf of the Board

N Rothern
Director



M Birch
Secretary



Date:

18/07/2017

Independent Auditor's Report to the Members of The British and Irish Churches Trust Limited

We have audited the financial statements of The British and Irish Churches Trust Limited for the year ended 31 December 2016 which comprise of the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and the related notes numbered 1 to 7.

The financial reporting framework that has been applied in their preparation is applicable law and FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland.

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 company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditor

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purpose of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements.

In addition, we read all the financial and non-financial information in the Trustees' Annual Report and any other surround information to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2016 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 FRS 102, The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion based on the work undertaken in the course of our audit

- the information given in the Trustees Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees Annual Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees Annual Report

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept; 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

N. Hashemi

Naziar Hashemi
Senior Statutory Auditor
For and on behalf of
Crowe Clark Whitehill LLP
Statutory Auditor
London

7/8/17

THE BRITISH AND IRISH CHURCHES TRUST LIMITED
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Statement of financial activities (incorporating an income and expenditure account)
for the year ended 31 December 2016

	Note	2016 Unrestricted funds £	2016 Total funds £	2015 Unrestricted funds £	2015 Total funds £
Income and endowments from:					
Charitable activities					
Rental income from lease	1	713,043	713,043	713,043	713,043
Recharged expenses	1	6,974	6,974	6,841	6,841
Total		720,017	720,017	719,884	719,884
Expenditure on:					
Charitable activities					
Grants to Connected Charities	2	713,043	713,043	713,043	713,043
Other	2	6,974	6,974	6,841	6,841
Total		720,017	720,017	719,884	719,884
Net income/(expenditure)	3	-	-	-	-
Transfers between funds		-	-	-	-
Other recognised gains/(losses)		-	-	-	-
Net movement in funds		-	-	-	-
Reconciliation of funds:					
Total funds brought forward		20,000	20,000	20,000	20,000
Total funds carried forward		20,000	20,000	20,000	20,000

All incoming and outgoing resources derive from continuing operations.

The only recognised gains and losses are the results included in the Statement of Financial Activities; accordingly no statement of total recognised gains and losses is included.

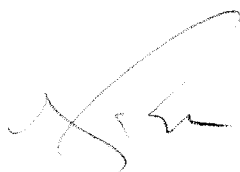
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Balance sheet
as at 31 December 2016

	Note	2016	2015
		£	£
Current assets			
Debtors	4	7,121	12,746
Cash at bank		67,300	59,704
		<u>74,421</u>	<u>72,450</u>
Liabilities			
Creditors: amounts falling due within one year	5	(54,421)	(52,450)
Net current assets		20,000	20,000
Total net assets		<u>20,000</u>	<u>20,000</u>
The funds of the charity			
Unrestricted funds		20,000	20,000
Total funds		<u>20,000</u>	<u>20,000</u>

Approved and authorised for issue by the Board of Directors and signed on behalf of the Board of Directors

Director



Date

18/07/2017

THE BRITISH AND IRISH CHURCHES TRUST LIMITED
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Statement of cash flows
as at 31 December 2016

	Note	2016 £	2015 £
Cash flows from operating activities			
Net cash provided by operating activities		<u>7,596</u>	<u>4,075</u>
Change in cash and cash equivalents in the reporting period		7,596	4,075
Cash and cash equivalents at the beginning of the reporting period		59,704	55,629
Cash and cash equivalents at the end of the reporting period		<u>67,300</u>	<u>59,704</u>
Reconciliation of net income to net cash flow from operating activities			
Decrease in debtors	4	5,625	3,895
Increase in creditors	5	<u>1,971</u>	<u>180</u>
Net cash inflow from operating activities		<u>7,596</u>	<u>4,075</u>
Analysis of cash and cash equivalents			
Cash at bank and in hand		67,300	59,704
Total cash and cash equivalents		<u>67,300</u>	<u>59,704</u>

THE BRITISH AND IRISH CHURCHES TRUST LIMITED
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Notes to the accounts

1. Accounting policies

Basis of preparation

The accounts (financial statements) have been prepared in accordance with the Charities SORP (FRS102) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

BICT has adopted FRS102 for the first time when preparing these financial statements. The transition date to FRS102 was 1 January 2016 and the last financial statements were prepared under the previous financial reporting framework for the year ended 31 December 2015.

The opening balances for the 2015 financial statements have been reviewed and we do not believe there is any restatement with the transition to FRS102. The accounts are prepared under the historical cost convention.

The Trustees believe there are no material uncertainties about the charity's ability to continue, and therefore the accounts have been prepared under the going concern basis.

These financial statements present the results of BICT, a charitable company registered in England and Wales.

Income policy

All incoming resources accruing to the charity during the year are recognised in the statement of financial activities as soon as it is prudent and practicable to do so, when entitled, probable and measurable. Rental Income from Lease consists of income from Christian Aid arising from the rent of Inter Church House. All other income is derived from recharging costs to the Charity's parent entities.

Expenditure policy

Expenditure consists primarily of grants to Connected Charities consisting of grants of income arising from the rent of Inter Church House. Other expenditure consists of audit fees, insurance costs and minor ancillary running expenses, as set out in Note 2.

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Notes to the accounts (continued)

Taxation

BICT as a registered charity is potentially exempt from taxation on income and gains falling within section 466-493 of the Corporation Taxes Act 2010 and section 256 of the Taxation of Chargeable Gain Act 1992 to the extent these are applied for charitable purposes.

Funds

General funds are donations and other incoming resources receivable or generated for the objects of the Charity without specified purpose.

Judgements and estimates

In the application of the charity's accounting policies, Trustees are required to make judgements, estimates, and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects the current and future periods.

In the view of the Trustees, no assumptions concerning the future or estimation uncertainty affecting assets and liabilities at the balance sheet date are likely to result in a material adjustment to their carrying amounts in the next financial year. The principal accounting policies, as set out above, have all been applied consistently throughout the year and the preceding year

Financial Assets and Liabilities

BICT 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 amortised cost using the effective interest method. Financial assets held at amortised cost comprise trade and other debtors. Financial liabilities held at amortised cost comprise, trade and other creditors.

The financial assets held at fair value at 31 December 2016 were £69,305 (2015: £66,545). The financial liabilities held at fair value at 31 December 2016 were £54,421 (2015: £52,450).

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Notes to the accounts (continued)

2. Expenditure

Grants to Connected Charities

Grants to Connected Charities consists of grants of income arising from the rent of Inter Church House to Christian Aid.

Other

Other Charitable activities includes the following:

	2016	2015
	£	£
Charge for Light and Space	150	150
Insurance premiums	6,134	5,941
Auditor's remuneration - audit fees	690	750
	<u>6,974</u>	<u>6,841</u>

3. Net income/(expenditure)

Net income/(expenditure) for the year is stated after charging:

	2016	2015
	£	£
Auditor's remuneration - audit fees (net of VAT)	<u>600</u>	<u>625</u>

Key management personnel and Trustees receive no remuneration from BICT Ltd.

4. DEBTORS

	2016	2015
	£	£
Prepayments	5,116	5,905
Christian Aid - current account	-	4,874
CTBI - current Account	2,005	1,967
	<u>7,121</u>	<u>12,746</u>

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Notes to the accounts (continued)

2016 **2015**
£ **£**

5. CREDITORS

Accruals	52,570	52,450
Christian Aid - current account	1,851	-

54,421	52,450
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6. RELATED PARTY TRANSACTIONS

Related party transactions in the year consisted of the recharging of expenses and grants of income arising from the rent of Inter Church House to Christian Aid. There have been no related party transactions that require disclosure other than transactions with connected charities, as follows:

2016 **2015**
£ **£**

Payments received from connected charities for rent:

Christian Aid

713,043	713,043
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Grants made to connected charities of rent received:

Christian Aid

508,043	508,043
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Churches Together in Britain and Ireland

205,000	205,000
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713,043	713,043
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Amounts due (to)/from connected charities at balance sheet date:

Recharged expenses

Christian Aid

4,969	4,874
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Churches Together in Britain and Ireland

2,005	1,967
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Payment of insurance premium on behalf of BICT Ltd

Christian Aid

(6,820)	-
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154	6,841
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7. CUSTODIAN TRUSTEE

The Trust holds as custodian trustee the freeholds of the office property known as Inter Church House and a number of residential properties, on behalf of Christian Aid and CTBI.