

**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 2018**

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

**REPORT AND FINANCIAL STATEMENTS 2018**

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

**REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2018**

The directors present their annual report and the audited financial statements for the year ended 31 December 2018.

**Reference and administrative details**

Charity number           213148  
Company number         472409

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

**Independent auditor**  
Crowe U.K. LLP  
St Bride's House  
10 Salisbury Square  
London EC4Y 8EH

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

Barclays  
1 Churchill Place  
Canary Wharf  
London E14 5HP

**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 Rother (Chairman)  
Ms Jennifer Cormack  
The Rev B Fyffe  
Mr M Kyndt-Resigned 26 April 2018  
Mr B Gnanapragasam  
Mr Martin Birch-Appointed 31 July 2018  
Adrian Mumford-Appointed 31 July 2018

**Company secretary**

Mr M Birch

**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 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 £740,201 (2017: £720,549), which after the addition of interest receivable, ensured all costs were met.

On 07/02/2019, a resolution was signed to agree that the annual rent payable under the lease of Interchurch House, 35-41 Lower Marsh, London SE1 7RL made between British and Irish Churches Trust Limited and Christian Aid would be increased to £1,200,000 per annum from 15 December 2018. British and Irish Churches Trust Limited has appropriately accounted for the increased rent in the year.

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.

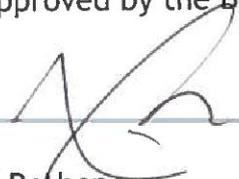
The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets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

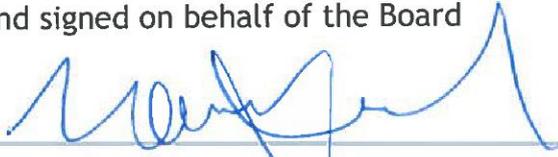
Each of the persons who is a director at the date of approval of this report confirms that;

- 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 Rother  
Director

  
M Birch  
Secretary

Date: 21/09/2019

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

## Opinion

We have audited the financial statements of The British and Irish Churches Trust Limited for the year ended 31 December 2018 which comprise the Statement of Financial Activities (incorporating an income and expenditure account), the Balance Sheet, 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, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (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 31 December 2018 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;
- have been prepared in accordance with the requirements of the Companies Act 2006.

## 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's 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

## Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

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 directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

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 directors' report.

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

- adequate accounting records have not been kept by the charitable company, 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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 4, the directors 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 directors 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 directors 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 directors either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

## Auditor's 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 an auditor's report 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.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

## 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.

*N. Hashemi*

Naziar Hashemi  
Senior Statutory Auditor  
For and on behalf of  
Crowe U.K. LLP  
Statutory Auditor  
London

Date: 12/9/19

**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 2018**

	Note	2018 Unrestricted funds £	2018 Total funds £	2017 Unrestricted funds £	2017 Total funds £
<b>Income and endowments from:</b>					
<b>Charitable activities</b>					
Rental income from lease	1	734,389	734,389	713,043	713,043
Recharged expenses	1	5,812	5,812	7,506	7,506
<b>Total</b>		<b>740,201</b>	<b>740,201</b>	<b>720,549</b>	<b>720,549</b>
<b>Expenditure on:</b>					
<b>Charitable activities</b>					
Grants to Connected Charities	2	734,389	734,389	713,043	713,043
Other	2	5,812	5,812	7,506	7,506
<b>Total</b>		<b>740,201</b>	<b>740,201</b>	<b>720,549</b>	<b>720,549</b>
<b>Net income/(expenditure)</b>	<b>3</b>	-	-	-	-
Transfers between funds		-	-	-	-
Other recognised gains/(losses)		-	-	-	-
<b>Net movement in funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		20,000	20,000	20,000	20,000
<b>Total funds carried forward</b>		<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>

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.

**THE BRITISH AND IRISH CHURCHES TRUST LIMITED**  
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**Balance sheet**  
**as at 31 December 2018**

	Note	2018	2017
		£	£
<b>Current assets</b>			
Debtors	4	32,000	6,513
Cash at bank		69,270	69,306
		<u>101,270</u>	<u>75,819</u>
<b>Liabilities</b>			
Creditors: amounts falling due within one year	5	<u>(81,270)</u>	<u>(55,819)</u>
Net current assets		20,000	20,000
Total net assets		<u>20,000</u>	<u>20,000</u>
<b>The funds of the charity</b>			
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

2/09/2019

**THE BRITISH AND IRISH CHURCHES TRUST LIMITED**  
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**Statement of cash flows**  
**as at 31 December 2018**

	Note	2018 £	2017 £
<b>Cash flows from operating activities</b>			
Net cash provided by operating activities		<u>(36)</u>	<u>2,006</u>
<b>Change in cash and cash equivalents in the reporting period</b>		(36)	2,006
Cash and cash equivalents at the beginning of the reporting period		69,306	67,300
		<u>69,270</u>	<u>69,306</u>
<b>Reconciliation of net income to net cash flow from operating activities</b>			
Increase in debtors	4	(25,487)	608
Increase in creditors	5	<u>25,451</u>	<u>1,398</u>
Net cash inflow from operating activities		<u>(36)</u>	<u>2,006</u>
<b>Analysis of cash and cash equivalents</b>			
Cash at bank and in hand		<u>69,270</u>	<u>69,306</u>
Total cash and cash equivalents		<u>69,270</u>	<u>69,306</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.

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.

**THE BRITISH AND IRISH CHURCHES TRUST LIMITED**  
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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 amortised cost at 31 December 2018 were £101,270 (2017: £75,819). The financial liabilities held at amortised cost at 31 December 2018 were £81,270 (2017: £55,819).

**THE BRITISH AND IRISH CHURCHES  
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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 Charitable activities includes the following:

	2018	2017
	£	£
Charge for Light and Space	150	150
Insurance premiums	5,044	6,636
Auditor's remuneration - audit fees	720	720
Bank Charges	36	
	<u>5,950</u>	<u>7,506</u>

**3. Net income/(expenditure)**

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

	2018	2017
	£	£
Auditor's remuneration - audit fees (net of VAT)	<u>600</u>	<u>600</u>

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

**4. DEBTORS**

	2018	2017
	£	£
Prepayments	6,825	4,355
Christian Aid - current account	15,209	-
CTBI - current Account	9,966	2,158
	<u>32,000</u>	<u>6,513</u>

**THE BRITISH AND IRISH CHURCHES TRUST LIMITED**

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Notes to the accounts (continued)

	2018	2017
	£	£
<b>5. CREDITORS</b>		
Accruals	74,216	52,789
Christian Aid - current account	7,054	3,030
	<u>81,270</u>	<u>55,819</u>

**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:

	2018	2017
	£	£
Payments received from connected charities for rent:		
Christian Aid	<u>734,389</u>	<u>713,043</u>
Grants made to connected charities of rent received:		
Christian Aid	523,252	508,043
Churches Together in Britain and Ireland	<u>211,137</u>	<u>205,000</u>
	<u>734,389</u>	<u>713,043</u>
Amounts due (to)/from connected charities at balance sheet date:		
Recharged expenses		
Christian Aid	4,141	5,348
Churches Together in Britain and Ireland	1,671	2,158
Payment of insurance premium on behalf of BICT Ltd		
Christian Aid	(7,445)	(5,806)
Payment of audit fees on behalf of BICT Ltd		
Christian Aid	<u>(720)</u>	<u>(720)</u>
	<u>(2,353)</u>	<u>980</u>

## **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.

## **8 POST BALANCE SHEET EVENT**

On 07/02/2019, a resolution was signed to agree that the annual rent payable under the lease of Interchurch House, 35-41 Lower Marsh, London SE1 7RL made between British and Irish Churches Trust Limited and Christian Aid would be increased to £1,200,000 per annum from 15 December 2018. British and Irish Churches Trust Limited has appropriately accounted for the increased rent in the year.

