

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

Registered Charity No.: 1037106

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

MYRUS SMITH
Chartered Accountants

Norman House,
8 Burnell Road,
Sutton, Surrey.
SM1 4BW

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2022

TRUSTEES

The Trustees are pleased to present their report, together with the Financial Statements of the Charity for the year ended 31 December 2022.

The charity is a Registered Charity No. 1037106 and its principal address is Caxton House (Ground Floor), 22 St John's Hill, Sevenoaks, Kent, TN13 3NP.

The charity's principal advisers during the year were:-

SOLICITORS

Knocker & Foscett,
The Red House,
50 High Street,
Sevenoaks,
Kent TN13 1JL

BANKERS

CAF Bank Ltd,
25 Kings Hill Avenue,
West Mailing,
Kent ME19 4JQ

INDEPENDENT EXAMINER

Mr S. Jones
Myrus Smith, Chartered Accountants,
Norman House,
8 Burnell Road,
Sutton,
Surrey SM1 4BW

INVESTMENT MANAGERS

Investec Wealth and Investment Limited
2 Gresham Street,
London EC2V 7QP

REFERENCE AND ADMINISTRATIVE DETAILS

The Charity Trustees (The Board) who acted in that capacity during the year were: -

Mr. R. Mendis
Mrs. A. Miller
Mr. B. Morgan (Chairman)

President: Mr. C. Miller

The Custodial Trustees who acted in that capacity during the year were: -

Mr. A. Harris
Mrs. A. Miller
Mr. R. Mendis (Treasurer)

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2022

CONTINUED

GOVERNING DOCUMENTS

The name of the charity is Christian Science Society, Sevenoaks.

Christian Science Society, Sevenoaks is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

The Trustees have given consideration to the question of the church's charitable status, with special regard to the benefit to the community beyond its own membership and have had regard to the Charity Commission's guidance on public benefit.

ELECTION OF TRUSTEES/APPOINTMENT OF OTHER OFFICERS

Election of Trustees and Church Officers for 2022 took place at an Elections Meeting in December 2021. Three trustees (Board members), a President, a rota of Readers, a Treasurer, a Librarian, and a Sunday School Superintendent were elected and appointed in accordance with Article 1, Sections 1-9 of the Society's Bylaws. (The office of Clerk has not been filled for a number of years now and the clerk's duties continue to be shared out with willing members of the Society.)

Custodian Trustees remain in office until a trustee resigns or dies.

ORGANISATION

The organisation of the church is outlined in the Constitution and By-laws. The Trustee Board oversees the church activities with the knowledge and approval of the members. The members are empowered to elect up to four Custodial Trustees who hold the property of the church in trust. These Custodial Trustees act on the instructions of the Trustees, who, in turn, act at the direction of the members.

RISK MANAGEMENT

The Trustees review annually the major risks to which the charity is exposed and ensure that appropriate controls are in place to provide reasonable assurance against fraud and error.

OBJECTIVES AND ACTIVITIES

The object of this church is to promote to the public the religion Christian Science based on the Bible and Science and Health with Key to the Scriptures by Mary Baker Eddy, the Discoverer and Founder of Christian Science, whose purpose is to "reinststate primitive Christianity and its lost element of healing" as a demonstrable science.

During the year, the Society continued to hold weekly Sunday Church Services which are live-streamed and a monthly Testimony Meeting on the fourth Wednesday of each month on Zoom only. Sunday School for children and teenagers were offered in the Sunday School or online with advance notice. The offer of creche provision was also available on prior notice. These Church Services, Testimony Meetings, and Sunday School classes are open to all members of the public.

ACHIEVEMENTS AND PERFORMANCE

The above services and Testimony Meetings are advertised in the Christian Science Journal, the official organ of The First Church of Christ, Scientist in Boston, Massachusetts of which the Sevenoaks Christian Science Society is a branch, and on the Society's website cs7oaks.org.

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

CONTINUED

FINANCIAL REVIEW

INVESTMENT POLICY

The Trustees' overall objectives are still to create sufficient income and capital growth rebuilding the value of the portfolio to enable the charity to carry out its purposes consistently year by year with due and proper consideration for future needs and the maintenance of, and if possible, enhancement of the value of invested funds while they are retained, by obtaining a balanced return between income and capital with low to medium risk through discretionary management. There are no unquoted securities.

The Trustees reserve the right to exclude companies that carry out activities contrary to their aims or from holding particular investments in breweries, distilleries, tobacco companies, drug companies, and the gambling industry.

Trustees expect the fund manager to have considered the suitability of investments of the same kind as any particular proposed to be made or retained.

The objectives are to be achieved by investing prudently in a broad range of fixed interest securities and equities which are quoted on a Recognised Investment Exchange and unit trusts and OEICs (open ended investment companies) which are authorised under the Financial Services and Markets Act 2000.

RESERVES POLICY

At the beginning of 2022 the Society held investments valued at £268,250. The policy of the Society has been, and remains, to invest any surplus income derived by office rents. The Reserves Policy for 2022 is deemed to be adequate now that in addition we receive annual rental income in the region of £20,000.

At the end of 2022 the charity's reserves inclusive of the value of the property amounted to £1,678,109 of which £622 was represented by restricted funds.

DIVIDENDS AND INTEREST

Dividends and interest are re-invested.

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022**

CONTINUED

TRUSTEES RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Report of the Trustees and the financial statement in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that year. In preparing these 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 2019 (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Trustees

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Mr. B. Morgan
TRUSTEE

22 St John's Hill Sevenoaks, Kent, TN13 3NP

12 June 2023

Independent Examiner's Report to the Trustees of:

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

FOR THE YEAR ENDED 31 DECEMBER 2022

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 which are set out on pages 6 to 13.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 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 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 respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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

S.A. Jones FCA
% Myrus Smith
Chartered Accountants
Norman House
8 Burnell Road
Sutton, Surrey
SM1 4BW

12 June 2023

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
Income from:					
Donations and legacies	2a	3,917	-	3,917	48,051
Charitable activities	2b	522	-	522	459
Investments	2c	5,186	-	5,186	4,204
Other trading activities	2d	22,148	-	22,148	24,000
Total income		<u>31,773</u>	<u>-</u>	<u>31,773</u>	<u>76,714</u>
Expenditure on:					
Raising funds					
Investment management fees		2,484	-	2,484	2,369
Charitable activities	3	<u>46,744</u>	<u>-</u>	<u>46,744</u>	<u>47,326</u>
Total expenditure		<u>49,228</u>	<u>-</u>	<u>49,228</u>	<u>49,695</u>
Net (expenditure)/income before investment gain		(17,455)	-	(17,455)	27,019
Unrealised gains on property revaluation		-	-	-	60,800
Net gains/(losses) on investments	9	<u>(29,124)</u>	<u>-</u>	<u>(29,124)</u>	<u>16,477</u>
Net (expenditure)/income	11	<u>(46,579)</u>	<u>-</u>	<u>(46,579)</u>	<u>104,296</u>
Transfer between funds		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds		<u>(46,579)</u>	<u>-</u>	<u>(46,579)</u>	<u>104,296</u>
Reconciliation of funds					
Fund balances brought forward	12	<u>1,724,066</u>	<u>622</u>	<u>1,724,688</u>	<u>1,620,392</u>
Fund balances carried forward	12	<u>£1,677,487</u>	<u>£622</u>	<u>£1,678,109</u>	<u>£1,724,688</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure derives from continuing activities.

The notes on pages 8 to 13 form part of these financial statements.

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

BALANCE SHEET

AT 31 DECEMBER 2022

	Notes	£	2022	£	£	2021	£
FIXED ASSETS							
Tangible fixed assets	7			1,394,183			1,417,597
CURRENT ASSETS							
Debtors	8		584			811	
Investments	9		266,807			268,250	
Cash at bank and in hand			20,111			40,406	
			<u>287,502</u>			<u>309,467</u>	
CREDITORS							
Amounts falling due within one year	10		<u>3,576</u>			<u>2,376</u>	
NET CURRENT ASSETS				<u>283,926</u>			<u>307,091</u>
NET ASSETS	13			<u>£1,678,109</u>			<u>£1,724,688</u>
FUNDS							
Unrestricted funds:							
General	12			294,851			324,066
Designated funds	12			1,382,636			1,400,000
Restricted funds	12			622			622
				<u>£1,678,109</u>			<u>£1,724,688</u>

Approved by the Board of Trustees on 12 June 2023 and signed on its behalf by:

Mr. B. Morgan
TRUSTEE

The notes on pages 8 to 13 form part of these Financial Statements

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1. ACCOUNTING POLICIES

a) Basis of accounting

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

b) Income recognition

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity.
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

c) Expenditure recognition

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs associated with the management of the Charity's investments (all such costs relate to unrestricted funds).
- Expenditure on charitable activities includes the costs undertaken to further the purposes of the Charity and their associated support costs.

d) Fund Accounting

Unrestricted general funds are freely available for use in furtherance of the objects of the charity and which have not been designated for particular purposes.

Designated funds are unrestricted funds set aside by the trustees for particular purposes.

Restricted funds are funds which can only be used in accordance with specific restrictions imposed by the donor, or which have been raised for a particular purpose.

e) Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the Charity's activities.

f) Tangible fixed assets

Tangible fixed assets costing more than £500 are capitalised at cost.

Depreciation is calculated to write off the cost of all tangible fixed assets, other than freehold land, which is not depreciated, at the following rates:

Buildings	50 years straight line
Computer equipment	4 years straight line

The trustees estimate that approximately 60% of the cost of the property relates to land.

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

CONTINUED

1. ACCOUNTING POLICIES (Cont'd)

g) Investment assets

Investments are initially recognised at their transaction value and subsequently measured at fair value at the Balance Sheet date using the closing quoted market price. The Statement of Financial Activities includes the net gains and losses on revaluations and disposals throughout the year.

h) Taxation

As the Church is a registered Charity the results of its normal activities are not liable for tax.

i) Debtors and Creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairments are recognised in expenditure.

2. INCOME

	Unrestricted Funds	Restricted Funds	Total 2022	Total 2021
a) Donations and legacies:				
Donations	<u>£3,917</u>	<u>£Nil</u>	<u>£3,917</u>	<u>£48,051</u>

All of the £48,051 recognised in 2021 related to unrestricted funds.

b) Charitable activities:				
Books and literature	<u>£522</u>	<u>£Nil</u>	<u>£522</u>	<u>£459</u>

All of the £459 recognised in 2021 related to unrestricted funds.

c) Investment income:				
Dividends	<u>£5,186</u>	<u>£Nil</u>	<u>£5,186</u>	<u>£4,204</u>

All of the £4,204 recognised in 2021 related to unrestricted funds.

d) Other trading activities:				
Rental income	<u>£22,148</u>	<u>£Nil</u>	<u>£22,148</u>	<u>£24,000</u>

All of the £24,000 recognised in 2021 related to unrestricted funds.

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022
CONTINUED

3. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES	Activities undertaken directly £	Grant funding of activities £	Support costs £	Total 2022 £	Total 2021 £
Organist and Soloist fees	7,827	-	-	7,827	6,950
Literature	1,145	-	-	1,145	2,177
Sundries	-	-	1,022	1,022	2,544
Grants (see note 5)	-	2,769	-	2,769	1,200
Legal and professional fees	-	-	3,600	3,600	3,920
Depreciation	-	-	23,414	23,414	22,851
Gardening	-	-	535	535	-
Insurance	-	-	1,013	1,013	954
Light, heat and water	-	-	3,499	3,499	4,617
Bank charges	-	-	384	384	102
Services and repairs	-	-	1,416	1,416	2,102
Service charge (surplus)	-	-	(1,080)	(1,080)	(1,303)
Governance costs: Independent examiner's fee	-	-	1,200	1,200	1,212
	<u>£8,972</u>	<u>£2,769</u>	<u>£35,003</u>	<u>£46,744</u>	<u>£47,326</u>

All of the £47,326 expenditure in 2021 was charged to unrestricted funds.

4. ANALYSIS OF DIRECT AND SUPPORT COSTS BY ACTIVITY	Direct costs £	Grant funding activities £	Support costs £	Total 2022 £	Total 2021 £
Church activities	<u>£8,972</u>	<u>£2,769</u>	<u>£35,003</u>	<u>£46,744</u>	<u>£47,326</u>

5. ANALYSIS OF GRANTS	2022	2021
Church activities	<u>£2,769</u>	<u>£1,200</u>
Grants to institutions	£	£
Charton Manor Nursing Home (Hawthorne Trust Limited)	1,200	1,200
Easter Camp	750	-
Christian Science Committee on Publication	120	-
ARC-EN-CIEL Camp	699	-
	<u>£2,769</u>	<u>£1,200</u>

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022
CONTINUED

6. TRUSTEES' REMUNERATION AND EXPENSES

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

During the year ended 31 December 2022, no Trustee was reimbursed funds to cover expenses such as ink, stamps and stationery. (2021: None)

7. TANGIBLE FIXED ASSETS	Freehold land and buildings £	Equipment £	Total £
Cost			
At 1 January 2022	1,483,304	24,914	1,508,218
Additions	-	-	-
Revaluation	-	-	-
At 31 December 2022	<u>1,483,304</u>	<u>24,914</u>	<u>1,508,218</u>
Depreciation			
At 1 January 2022	83,304	7,317	90,621
Charge for the year	17,364	6,050	23,414
At 31 December 2022	<u>100,668</u>	<u>13,367</u>	<u>114,035</u>
Net Book Value			
At 31 December 2022	<u>£1,382,636</u>	<u>£11,547</u>	<u>£1,394,183</u>
At 31 December 2021	<u>£1,400,000</u>	<u>£17,597</u>	<u>£1,417,597</u>

8. DEBTORS	2022 £	2021 £
Accrued income	-	11
Prepayments	584	800
	<u>£584</u>	<u>£811</u>

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022
CONTINUED

9. CURRENT ASSET INVESTMENTS

	Listed Investments £	
Market value brought forward	268,250	
Additions at cost	69,423	
Disposals at opening market value	(24,982)	
Accrued interest	12	
Decrease in cash	(18,010)	
Net unrealised revaluation loss	(27,886)	
	<hr/>	
Market value carried forward	£266,807	
	<hr/>	
Historical cost at 31 December 2022	£254,036	
	<hr/>	
Historical cost at 31 December 2021	£224,219	
	<hr/>	
Investments at market value comprise:	2022	2021
	£	£
Listed investments	258,851	242,284
Cash within investment portfolio	7,956	25,966
	<hr/>	<hr/>
	£266,807	£268,250
	<hr/>	<hr/>
Analysis of invested gains/(losses)	2022	2021
	£	£
Unrealised (losses)/gains on revaluation	(27,886)	14,615
Realised (losses)/gains on disposal	(1,238)	1,862
	<hr/>	<hr/>
	£(29,124)	£16,477
	<hr/>	<hr/>

All investment gains/(losses) relate to unrestricted funds.

10. CREDITORS (amounts falling due within one year)

	2022	2021
Accruals	<hr/>	<hr/>
	£3,576	£2,376
	<hr/>	<hr/>

11. NET INCOME/(EXPENDITURE)

	2022	2021
Net income/(expenditure) is stated after charging:		
Independent examiner's fees	<hr/>	<hr/>
	£1,200	£1,212
	<hr/>	<hr/>

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022
CONTINUED

12. MOVEMENT IN FUNDS

2022	Balance b/f at 1 January 2022 £	Income (including gains) £	Expenditure (including losses) £	Transfers £	Balance c/f at 31 December 2022 £
Unrestricted Funds					
General Fund	324,066	31,773	60,988	-	294,851
Designated Fund	1,400,000	-	17,364	-	1,382,636
Restricted Funds	622	-	-	-	622
	<u>£1,724,688</u>	<u>£31,773</u>	<u>£78,352</u>	<u>£Nil</u>	<u>£1,678,109</u>

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. The current restricted funds are for the Church and Reading Room.

Comparative information is as follows:

2021	Balance b/f at 1 January 2021 £	Income (including gains) £	Expenditure (including losses) £	Transfers £	Balance c/f at 31 December 2021 £
Unrestricted Funds					
General Fund	263,770	153,991	32,895	(60,800)	324,066
Designated Fund	1,356,000	-	16,800	60,800	1,400,000
Restricted Funds	622	-	-	-	622
	<u>£1,620,392</u>	<u>£153,991</u>	<u>£49,695</u>	<u>£Nil</u>	<u>£1,724,688</u>

13. ANALYSIS OF NET ASSETS BETWEEN FUNDS

2022	Unrestricted Funds £	Restricted Funds £	Total Funds £
Tangible fixed assets	1,394,183	-	1,394,183
Current assets	286,880	622	287,502
Current liabilities	(3,576)	-	(3,576)
As at 31 December 2022	<u>£1,677,487</u>	<u>£622</u>	<u>£1,678,109</u>

Comparative information is as follows:

2021	Unrestricted Funds £	Restricted Funds £	Total Funds £
Tangible fixed assets	1,417,597	-	1,417,597
Current assets	308,845	622	309,467
Current liabilities	(2,376)	-	(2,376)
As at 31 December 2021	<u>£1,724,066</u>	<u>£622</u>	<u>£1,724,688</u>

CHRISTIAN SCIENCE SOCIETY, SEVENOAKS
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022	2021
	£	£
INCOME		
Donations and legacies	3,917	48,051
Books and literature	522	459
Rental income	22,148	24,000
Investment income	5,186	4,204
	<u>31,773</u>	<u>76,714</u>
TOTAL INCOME	<u>31,773</u>	<u>76,714</u>
EXPENDITURE		
Raising funds		
Investment management fees	2,484	2,369
	<u>2,484</u>	<u>2,369</u>
Charitable activities		
Organist and Soloist fees	7,827	6,950
Literature	1,145	2,177
Sundries	1,022	2,544
Donations	2,769	1,200
Professional fees	3,600	3,920
Depreciation	23,414	22,851
Gardening	535	-
Insurance	1,013	954
Light, heat and water	3,499	4,617
Bank charges	384	102
Services and repairs	1,416	2,102
Service charge (surplus)	(1,080)	(1,303)
Independent examiner's fees	1,200	1,212
	<u>46,744</u>	<u>47,326</u>
TOTAL EXPENDITURE	<u>£49,228</u>	<u>£49,695</u>
NET (EXPENDITURE)/INCOME BEFORE GAINS	(17,455)	27,019
Other recognised gains		
(Losses)/gains on investment assets	(29,124)	16,477
	<u>(29,124)</u>	<u>16,477</u>
NET (EXPENDITURE)/INCOME	<u>£(46,579)</u>	<u>£43,496</u>