



THE LONDON BAPTIST ASSOCIATION
REPORT OF THE DIRECTORS
and
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2024

**In membership with the
Baptist Union of Great Britain**

Charity Registration No: 1091160

Company Number: 04325272

THE LONDON BAPTIST ASSOCIATION

COMPANY INFORMATION

DIRECTORS

Mr W Adetunji	Miss J Noble
Mr N P Kincaid (appointed 9 November 2024)	Mrs F Ogunyide (resigned 9 November 2024)
Rev P Barnard	Mrs M Ross (appointed 9 November 2024)
Miss A Buhari (resigned 9 November 2024)	Mr N Sherringham (resigned 9 November 2024)
Rev Dr A Devaraj	Rev Dr M Thornton
Rev N Fernandez	Mrs S Green (appointed 9 November 2024)
Miss N Idehen	Dr J McLeod (appointed 9 November 2024)

OFFICERS

Moderator
Regional Minister (Team Leader)

Rev Dr. M. Thornton*
Rev P Barnard *

Regional Minister
Regional Minister (part-time)
Regional Minister (part-time)
Regional Minister
Regional Minister

Rev H Abdelmasih*
Rev W Bygrave*
Rev J Kane*
Rev L Wright*
Rev C Nicholls*

Honorary Treasurer
Company Secretary

Mr N P Kincaid
Mr N Redford*

The key management personnel (*) are the Directors, the Regional Minister (Team Leader) together with the other Regional Ministers and the Company Secretary.

SOLICITORS

Carter Lemon Camerons LLP
3rd Floor
20 King Street
London EC2V 8EG

SURVEYORS

Rapleys LLP
1 Upper St James Street
London W1F 9DE

BANKERS

Barclays Bank plc
Barclays Commercial Bank
1 Churchill Place
London E14 5HP

HSBC Bank plc
186 Broadway
Didcot
Oxfordshire OX11 8RP

AUDITORS

Xeinadin Audit Limited (formerly JCS Accountants)
5 Robin Hood Lane
Sutton
Surrey SM1 2SW

INVESTMENT MANAGERS

Rathbones
8 Finsbury Circus
London EC2M 7AZ

THE LONDON BAPTIST ASSOCIATION

REPORT OF THE BOARD OF DIRECTORS FOR THE YEAR ENDED 31ST DECEMBER 2024

The Board of Directors has pleasure in reporting on the Financial Statements for the year ended 31 December 2024, which have been prepared in accordance with the Companies Act 2006, the Charities Act 2011 and "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 (FRS102)".

GOVERNANCE AND MANAGEMENT

The London Baptist Association (LBA) is a company limited by guarantee and registered in England (number 4352572) and is a registered charity (no 1091160). It was formed in November 2001 and began operating in 2002 when it took over the assets and liabilities of the former unincorporated Association which was formed in 1865. The company is governed by its Memorandum and Articles of Association (revised October 2002, June 2009, June 2010 and July 2016). The board of directors is partly elected or appointed by the member churches and partly co-opted. Baptist churches are admitted into membership by the passing of an ordinary resolution. The directors establish the strategy of the Association, which is implemented by the Regional Ministers, other members of staff, committees and working groups.

The directors of the LBA appoint the directors of the London Baptist Property Board Ltd (a subsidiary company).

PRINCIPAL ACTIVITIES AND OBJECTS

The object of the company is the advancement of Christianity in and through its member churches individually and acting together, in accordance with the principles of the Baptist denomination. The Association is affiliated to the Baptist Union of Great Britain. The company seeks to fulfil its purpose through resourcing, supporting and encouraging the life and mission of its member churches.

The activities of The London Baptist Property Board Limited (LBPB), the subsidiary, are principally to act as the custodian trustee for Baptist churches, to provide loans and to accept deposits to finance the provision of church premises and manses.

THE ASSOCIATION'S ACTIVITIES AND PUBLIC BENEFIT

The Directors are aware of and have had regard to the Charity Commission's published guidance on public benefit. The company serves the public benefit by the advancement of the Christian faith in and through its member churches. The company acts as an umbrella body for its member churches, which are all separate charities, serving the public benefit.

2024 represented a year of consolidation. The new members of the Regional Team appointed in 2023 became fully established in their roles during this time. Their respective roles are described below. Unfortunately, the tenure of Ms. Laura Tomlinson as Association Administrator proved short lived and we bade farewell to her in April. Mr. Nigel Redford was appointed as her successor in July, and he continues to discharge this role to great effect.

In pursuit of its charitable objects, the Association team continues to encourage and support churches and ministers in the pursuit of their own charitable objects. We still are observing our churches recovery from the pandemic. They are generally smaller across the board but with signs of growth also. The challenge for our churches is that not only did many people give up volunteering during the pandemic, many did not return. The 'freedom' that some experienced during the lockdowns has translated, for many attendees, into a permanent arrangement. Likewise, with our older folk gradually departing this world, we are witnessing a substantial reduction in overall numbers. That said though, many churches are seeing new people start attending, come to faith, and numerous baptisms too. It's just that these aspects of growth are far outweighed, in general, by our older members passing away. The Association staff team continues to regularly visit churches and ministers, both individually and in local clusters, for encouragement and advice on a wide range of subjects.

THE LONDON BAPTIST ASSOCIATION

REPORT OF THE BOARD OF DIRECTORS FOR THE YEAR ENDED 31ST DECEMBER 2024 (CONTINUED)

The staff team also continue to work in a flexible manner: both centrally, and from home. Staff are generally to be found now at the Dock Street offices several days a week, and our premises continue to be used for meetings of all types: both regional and national. A great use of our asset for the benefit of our network of churches both local and national.

Our relationships with churches and ministers remain generally strong. We have built up a significant sense of loyalty and team over the last few years. However, this was placed under extreme stress for the two years from March 2022 beginning with the decision of Baptist Union Council to consider changing the Ministerial Recognition Rules to allow for people in same-sex marriages to be accredited as Baptist Ministers. In short, the Council decided in March 2024 to leave the rules unchanged. Given that London contains a very large proportion of traditionally minded churches on this subject, the outcome was satisfactory for most churches. But the controversial nature of the subject, and lengthy consultation period, has done significant damage to BUGB's reputation. That said, the decision to leave the rules unchanged, may have caused the giving to Home Mission to rebound from an historic low in 2024. It is difficult to speculate but we do know several churches had stopped giving entirely due to this controversy.

In respect of the wider Baptist family, we continue to engage nationally through a process of financial review. This has been a long running project – involving various groups and consultants over recent years – and it is expected that a decision, finally, upon a new financial model and structure will be made during 2025. The Team Leader, Rev. Phil Barnard, is heavily involved in this exercise due to his financial and administrative skills, and also because of his leading the largest association in the country.

Phil, Rev. Claire Nicholls, and Rev. Josh Kane also represents the regional team as directors of the London Baptist Property Board. They provide valuable contributions on individual church situations 'on the ground' for the purposes of buildings developments, loans and trust matters. The Property Board continues to build on its ongoing strategic review. In 2024, we saw successful roadshows begin for churches wanting to improve their understanding of governance and leadership. We also continue to regularly visit churches seeking options for the refurbishment and redevelopment of their buildings.

More broadly, the Regional Team represent the Association in a variety of contexts. The Team Leader continues to represent the Association nationally as part of the Baptists Together Core Leadership Team, and Baptist Union Council. He also moderates the Regional Team Leaders group, and is a member and trustee of the ecumenical London Church Leaders charity. Given that he is approaching nine years in this role, Phil took a much-needed sabbatical break in the Autumn term of 2024.

The Revd. Hany Abdelmasih represents the Association nationally as part of the BUGB Mission Forum and Small Churches Network. He also continued to oversee our Intercessory Prayer Group, Mission Hub, and Chaplains Connect Group, and Refugee Network. Rev. Lucy Wright participates as a member of the National Ministerial Recognition Committee and is also involved in Churches Together in Essex and East London (CTEEL). The Revd. Claire Nicholls represents the Association on the steering group of Churches Together in South London; leads our Justice Hub, is part of the core team of Project Violet, and represents the Baptist Union on the JPIT Strategy and Policy Group. The Revd. Winston Bygrave makes significant contributions in theological and lay training; both within and beyond his geographical pastoral area. The Revd. Josh Kane participates in the National Church Planting Network core group.

In respect of our work amongst Children, Youth and Young Adults, the HEBE Foundation continues to oversee the Youth Forum. In a positive development, our Leadership Year has taken on a new lease of life. After a fallow year, we reshaped the programme around a training course and were glad to welcome five new interns into the team. They are placed in a variety of churches and being mentored by members of the regional ministry team.

Mrs. Rachel Swaby, the LB Safeguarding Lead, continues to provide an excellent support service to our churches in terms of safeguarding cases and training. Her hours were increased in 2023 to 0.8FTE and we could, really, do with someone full time or more. The caseload and requests for training in our churches is

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REPORT OF THE BOARD OF DIRECTORS FOR THE YEAR ENDED 31ST DECEMBER 2024 (CONTINUED)

a monumental task. We are grateful for Rachel's ongoing tenacity and diligence in her service of the Association churches. She continues to work closely with the national team based at Baptist House. Our Association Administrator, Mr Nigel Redford, oversees the administration of the safeguarding training for our churches, which is delivered predominately by volunteers.

LBA Board

We continue to hold all of our Directors' meetings online and did so throughout 2024.

We are conscious of the financial challenges being discussed by the broader Baptist Family, but we continue to be pleased with our financial position. The Board has improved the income from our investments (property and financial) and the Property Board has continued to be profitable and appropriate a significant sum to our general reserves.

We received the recommendations of the Project Violet report and are committed to implementing various aspects of it throughout association life.

Our AGM was held on the 9th November 2024 at Westbourne Park Baptist Church. A good number of folk gathered and a keynote address was given by the former Regional Team Leader of the Association, The Revd. Dr. Pat Took. At the AGM, we were able to appoint four new directors: Mr. Norman Kincaid (Honorary Treasurer), Mrs. Sharon Green, Dr. Jacky McLeod, and Mrs Marilyn Ross. Norman returns to the Association where he was once paid staff, as Association Administrator. And Marilyn returns once again after a sabbatical year, for a third term of office. We bade farewell to Mrs. Fola Ogunyide (Honorary Treasurer) who had faithfully held this role for 11 years, and also Mr. Neil Sherringham and Ms. Amie Buhari. All of these people have helped shaped the Association provision in recent years and we are grateful to all of them for their service. We now have a full complement of Directors.

It was exciting to welcome a new member church at the AGM: Cornerstone Baptist Church. And it was noted that one church had resigned from the Association and Union: Salem Baptist Church in Hillingdon. There were no closures, and thus the membership of the Association remains at 292 churches.

After its closure in July 2023, the former Marks Gate Baptist Church was marketed for sale through 2024, and eventually sold in the early part of 2025. The funds, whilst unrestricted, are earmarked for 'mission' in its broadest sense.

Other significant events

Our annual Ministers Conference was very well attended, as usual, at High Leigh Conference Centre (Hoddesdon) on 5-7 February. We were pleased to welcome The Revd. Dr. Israel Olofinjana (Evangelical Alliance), and Dr. Eleasah Louis as our keynote speakers. It was an inspiration time looking at intercultural church. We were blessed to have over 130 ministers and guests in attendance and welcomed, for the third year in succession, Steve and Velveta Thompson as our guest worship leaders.

Pensions

At the end of June 2022 the Baptist Pension Scheme signed an agreement with the insurance company Just Group ('Just') to secure members' pension benefits under the Defined Benefit ('DB') Plan. As a result, the Scheme no longer has a shortfall. A revised statement of contributions was approved with deficit contributions from each participating employer in the DB Plan reducing to just £1 per month from August 2022. These ceased in November 2024, in line with moving to Just Group.

See www.baptist.org.uk/pensions for more details.

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Future vision

Looking ahead into 2025, the Directors of the Association have outlined several clear objectives.

- To input into the Baptist Union Financial Review, and react accordingly;
- To continue to take forward the Peckham Rye Tabernacle development – a preapplication for planning is now with Southwark Council (as of March 2025);
- Development of a strategy for church planting and replanting opportunities – especially in respect of potential closed sites becoming available;
- To address, along with our national partners, the crisis of a lack of people presenting for accredited ministry;
- To implement the agreed recommendations of Project Violet;
- To encourage our representatives to contribute to topics at national level including the revised funding formula, justice, mission, safeguarding policies, CYF, etc;
- To continue the development of young leaders via the internship programme;
- Continue to support churches as they reimagine church and manage issues in these changing times.

Alongside the tasks and events, the company continued with its core activities. The Association largely fulfils its objects through the work of the LBA Regional Ministry Team. All of the team offers support and encouragement to member churches and have been challenged by several especially difficult situations.

The directors met on six occasions during the year to conduct the business of the LBA, discharge their responsibility for the charity's finances, and oversee the implementation of the agreed strategy. The induction of new directors of the Board was overseen by the Company Secretary, Moderator, and the Team Leader.

The work of the team has been complemented by others who work for the Association in a part-time or voluntary capacity. The District Ministers offered encouragement to fellow ministers in their respective districts and, during the pandemic, online gatherings have increased turnout.

Despite all working from home, the work of the office staff has again been invaluable in furthering the work of the Association. Mr. Nigel Redford, Association Administrator, provided excellent support to member churches, Regional Ministers and directors and has run the Association's administration with calm efficiency having been appointed to the position in succession to Ms. Laura Tomlinson. Laura departed our employment in April, and Nigel took up his role in July.

Ms. Deborah Scott, our Finance Manager, continues to diligently oversee the books of both the Association and Property Board. Her role became full time during 2024.

The Mission Partnership Funding Committee awarded funding to 7 churches, totalling £54,500. Dr. Colin Hicks has responsibility for administering the application process which had included running several workshops to explain the criteria and assessment process.

The Ministerial Recognition Committee met on eight occasions during the year. Eight new candidates were interviewed to become accredited ministers. Six people were also interviewed to become Recognised Local Ministers (new category) of which five were commended. Additionally, seven Newly Accredited Ministers were interviewed at the end of their probationary periods and commended for full accreditation. A further eight NAMs were interviewed to review their mid-term progress.

The key management personnel of the charity as listed on page one are in charge of directing, controlling, running and operating the charity on a day-to-day basis. Details of directors' remuneration, expenses and related party transactions are disclosed in Note 19 to the financial statements.

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REPORT OF THE BOARD OF DIRECTORS FOR THE YEAR ENDED 31ST DECEMBER 2024 (CONTINUED)

The pay of senior staff is reviewed annually and normally increased in accordance with average earnings. These awards are decided by the directors but generally follow guidelines from BUGB who decide the standard stipend nationally for Baptist ministers.

The Home Mission appeal in London increased by some 14.9% compared to the previous year, some £61,300 above the combined (donations plus subscriptions) budget target of £470,000. Churches in membership with the LBA contributed £416,238 (2023: £355,026) to the Baptist Union Home Mission Fund appeal and £115,063 (2023: £107,299) from subscriptions to the LBA from member churches. Lower subscription revenue also reflects reduced membership numbers in churches.

PLANS FOR THE FUTURE

Changing World Changing Church

- We continue to consider how we can establish new ways of 'being church'. Much of our work is focused on equipping existing churches to be more missional and outward looking but the desire remains to 'plant' new expressions. The Revd. Josh Kane is part of the 'National Church Planting Network' (convened by Bishop Ric Thorpe and Rev. Alex Harris).
- The redevelopment former site of the Peckham Rye Baptist Tabernacle is taking shape. It is currently in pre-planning with Southwark Council. 45 residential units (about half socially affordable rent) with a community facility underneath. It is hoped that, should planning be achieved, we will develop a 'community chaplaincy' seeking to minister to this new 'parish' which we are building – along with other projects and programmes.
- The Board are also currently considering the support of another church, Bonny Downs BC, in Newham with their building project. We may well elect to 'buy into' the site which requires a cash injection and provide a manse for this innovative, community-based church, which has never had its own residential property for a minister.

Project Violet

- Project Violet, a research project into the experiences of women in Baptist Ministry, published their results in 2024. These were presented to the Board and we are working through various recommendations set out in the report.

Navigating Leadership

- The Ministers Conference met again at High Leigh on 10-12 February 2025. The theme was 'Navigating Leadership' and the keynote speakers were The Revd. Lisa Holmes (Baptist Union of Scotland) and Mary Evans (formerly of The London School of Theology). Over 160 people attended across the three days, our largest ever conference, and it was an uplifting and encouraging time.

Finance & Strategy

- The Baptist Union continues to explore the 'Financial Model Review' to find a sustainable and visionary future. As the largest association in the country, we provide a key voice in this.
- We continue to support churches through Mission Partnership Grants but we continue to see a lack of applications. At present we only support around six projects and we think the lack of applications reflects a lack of resources in the local church to 'match fund' these projects. We will continue to review this.

SUMMARY OF FINANCIAL ACTIVITIES FOR THE YEAR

The financial results of the year 2024 are set out in the accompanying financial statements. With regard to the company accounts, there was a positive movement for the year £118,279 (2023: £1,203,251) after revaluation gains of £20,597 (2023: £356,399) taking the total net assets of the LBA, including restricted and endowment funds, to £18,613,032 (2023: £18,494,753). Last year's surplus included £1,000,000 donations of property following the closure of Marks Gate Church.

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REPORT OF THE BOARD OF DIRECTORS FOR THE YEAR ENDED 31ST DECEMBER 2024 (CONTINUED)

The Consolidated Statement of Financial Activities consequently shows a positive movement of funds in the year of £211,518 after consolidation adjustments (2023: £1,205,051).

Reserves policy

The Directors consider the reserves policy annually. It is their intention to maintain a reserve that at a minimum would fund three months operating costs and up to six months operating costs. As at 31 December 2024, the free reserves of LBA (being the company unrestricted fund net current assets and listed investments) were £2,982,957 (2023: £2,978,749). The residual free reserves are considered to be adequate in line with the agreed policy.

The principal source of regular general fund income in 2024 was a fixed sum grant from the Baptist Union. A review of this system is happening and it is anticipated that the funding stream may alter in 2026; one proposal is that Associations retain the amounts donated to the Home Mission Appeal by their member churches and a suitable levy, yet to be agreed, should be paid to central funds. If adopted, this will require careful management as several Associations would be unable to function without additional subsidy. A transitional fund has been set up for 2025 into which this Association has contributed £8,000 from reserves to help. The way forward for 2026 onwards remains unclear.

The directors will also need to fund any expenditure on new projects to enhance the LBA's work which go beyond core activities from reserves. The directors will continue to monitor the level of reserve held and to take decisions on expenditure which balance the needs of the present and the future.

Remuneration of directors

The Regional Minister Team leader, who has served as a director in 2024, is entitled to receive remuneration from the Association under the terms of the Memorandum of Association. (Details are to be found at note 19.) Otherwise, the directors did not receive any remuneration or benefit in kind from the Association or its subsidiary company the London Baptist Property Board Ltd.

Investment policy

An ethical investment policy is followed, which was reviewed in recent years resulting in the exclusion of fossil fuel industry companies from our portfolios. The general policy is to deposit day-to-day funds with the London Baptist Property Board Limited. For investments of a more permanent nature, the LBA investment managers are consulted. Regular review meetings are held with the fund manager. Both the General Fund Portfolio (a balanced portfolio to provide income and growth) and the Philpot Trust Portfolio (managed principally to provide growth) performed reasonably well for the period against respective benchmarks. The charity has made such investments to generate a return and has made no social investments

With regard to the LBPB, the directors of the LBPB take a cautious approach to investment, seeking both to safeguard the capital held on behalf of churches and to retain sufficient short-term funds to meet potential demands by depositors or borrowers. With regard to longer term investments, the company holds Charifund income units with the intention of providing both income and capital growth. Investments have also been made in property with the dual aim of assisting the LBA or particular churches and bringing longer-term capital growth for the company. The short-term deposits are currently spread across five financial institutions, with returns being kept under regular review.

Grant making policy

During the year, grants of £110,487 (2023: £100,735) were made to beneficiaries in accordance with the terms of the fund from which the grant was made. Grants are awarded in response to written applications which are assessed by the Finance Committee. The Committee has regard to the sums requested, project viability and the amounts available for distribution. The directors have delegated powers to the Finance Committee to award grants with a value of up to £5,000; grants in excess of that amount are referred to the directors for a decision with a recommendation from the Finance Committee.

THE LONDON BAPTIST ASSOCIATION

REPORT OF THE BOARD OF DIRECTORS FOR THE YEAR ENDED 31ST DECEMBER 2024 (CONTINUED)

This figure includes grants made under the Mission Partnership Funding Scheme funded by the national Home Mission Appeal. A separately designated Committee receives vision statements and full applications from member churches and has delegated authority to award funding within an agreed annual budget. Successful applicants must demonstrate the missional nature of their application and can be awarded funding for up to three years, subject to annual review.

Fundraising disclosure

The Association does not directly get involved in fundraising activities with the general public but encourages all its member churches to contribute to the national Home Mission Appeal managed by the Baptist Union. Support is requested by occasional visiting preachers and by material available via the Baptist Union web site. All Association membership subscriptions from churches are transferred to this national Appeal. A proportion of this Appeal is then allocated to the Association in line with a nationally agreed formula in line with other Associations as core funding and mission funding.

No professional fundraisers or other third parties are engaged and no complaints about our practices have been received. Funds are not sought from outside our own membership.

Risk Management

The charity trustees acknowledge their responsibility for, and have given consideration to the major risks to which the charity is exposed and satisfied themselves that systems or procedures are established in order to manage and control those risks. The main risks identified and managed are:

- Issues around safeguarding and child protection in our churches are of great importance and carry a high level of potential risk. To this end, the appointment of a Safeguarding Lead was made a few years ago. Extensive training at Levels 2 & 3 is delivered to our ministers and other church leaders using the Baptist Union "Excellence in Safeguarding" material. Regular monitoring of levels of participation and effectiveness of this training takes place. Lines of reporting incidents of risk are clear and understood. Churches are offered clear guidance to write their own safeguarding policies.
- The business of the Association has financial reliance upon its member churches' contributions to the national Home Mission Appeal which is the main income source. As pressure grows on our declining church membership with an ageing demographic, there is a risk that such funding may reduce in coming years. The Appeal is actively promoted by the Association and currently this risk is mitigated by the level of reserves held.
- The Association and its related designated and restricted trust funds carry an investment risk on reserves held. These investments are professionally managed and regularly monitored by other advisers to mitigate the risk. The Association and LBPB have agreed a relatively cautious and ethical agreed investment policy.
- There is a reputational risk to the Association relating to any incidents in our member churches which may be outside our direct control. The enhanced Regional Team is now more actively and pre-emptively engaged in assisting and advising churches on governance, pastoral, safeguarding and other issues to reduce these risks. Suitable trustee/employee indemnity insurance is in place.
- The operational risk of loss of data, computer hacking, cybercrime heightens each year. Upgraded network systems were implemented in tandem with our change of office location. Our support company has noticeably improved the technical aspects of this area and reduced the risk of loss or non-compliance significantly.
- Additional attention is being given to the risk of potential staff burnout by reviewing current supervision and line management procedures in respect of staff welfare.
- Other less serious risks in the areas of governance, finance, operations, compliance and environmental have also been identified and suitable control measures in place, reviewed annually by the trustees.

THE LONDON BAPTIST ASSOCIATION

REPORT OF THE BOARD OF DIRECTORS FOR THE YEAR ENDED 31ST DECEMBER 2024 (CONTINUED)

Statement of Directors' Responsibilities

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standard (United Kingdom Generally Accepted Accounting Policies).

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and the group and of incoming resources and application of resources, including the income and expenditure of the charitable group for the period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in its activities.

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

The directors are responsible for the maintenance and integrity of the corporate and financial information for the company included on its web-site. Legislation in the United Kingdom governing the preparation and dissemination of financial information may differ from legislation in other jurisdictions.

DISCLOSURE OF INFORMATION TO THE AUDITORS

To the knowledge and belief of the directors, there is no relevant information that the company's auditors are not aware of, and the directors have taken all the steps necessary to ensure that the directors are aware of any relevant information, and to establish that the company's auditors are aware of this information.

The above report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

BY ORDER OF THE BOARD



Rev Dr. M Thornton
Moderator
Unit C2, 15, Dock Street,
London
E1 8JN

13 May 2025

THE LONDON BAPTIST ASSOCIATION

GENERAL INFORMATION

Designated Funds

Church Extension and Reconstruction Fund

This fund was set up to help, by grant or interest-free loan, churches needing to carry out urgent building maintenance. Income is derived from grants from the London Baptist Property Board Limited.

Legacy Reserve Fund

Unrestricted legacies are placed into this fund and are used for purposes that the Board decides.

Mission Partnership Funding

This fund holds any unallocated balance of the annual budget received from BUGB for providing Mission Partnership Funding, as administered by the LBA Committee with responsibility for awarding this funding in line with their published criteria. This balance may be carried forward at year end and awarded to suitable applicants in future years.

Thames Gateway Project

This fund has received donations made by member churches in response to an appeal made in connection with plans to celebrate the third Christian millennium. The proceeds have been used to purchase a property in Britannia village, part of the newly developed Thames Gateway area. The property is used as a base for church planting.

LBA Youth Fund

This fund was established in response to a donation to the Association to be used for youth work in London. It is hoped that further gifts and grants will be received in future years. The money is available to the Youth Forum to assist in funding its initiatives.

Peckham Rye Fund

This fund received a one-off donation on the closure of the church in lieu of rent for a retired minister to remain in the manse for five years. The money is designated for future property costs and repairs.

Restricted Funds

J W Beaumont Trust Fund (an endowment fund)

This fund was established to comply with the wishes of the executors of the estate of the late solicitor to the LBA, J W Beaumont. The main purpose is to assist lay persons with Christian training expenses.

John Bradford Trust

This trust fund enables permanent loans to be made from the capital, with repayment and interest if the church closes or leaves the Association, and term interest-free loans to be made from income. There is also provision for grants to be made from the income for the support of ministry and those training for ministry and for other charitable work of the Association. To qualify a church must be within a London Borough. Grants were made from this fund to support the safeguarding officer and the Youth worker during the year. These are shown as transfers.

Compassionate Trust Fund

This fund is financed by appeals to member churches to enable help to be given to ministers and their dependants in special need.

Hounslow Baptist Church Reserve

This fund was created upon the closure of Broadway Baptist Church, Hounslow in 1978. Loans and grants are made from the fund for the support of ministry (in its widest sense) in the Greater London area. The fund has been supplemented in 2007 by proceeds from the closure of Harmondsworth Baptist Church.

Restricted Funds (continued)

Manse Trust Fund

This fund was created in 1984 when the Manse of Nunhead Baptist Church was sold, the church having closed in 1965. Additional funds were added during 1992 in connection with the former Haydon Park church in Wimbledon. Loans have been made to churches to help with the purchase of their manses. These loans are repayable with capital appreciation relating to house values at the time of repayment.

T W Philpot Trust

This derives from the will of the late Thomas W A Philpot and was for making interest-free loans to churches which are erecting new chapels. Such loans will normally amount to no more than 25% of the cost unless the Board of Directors agrees otherwise. The initial capital sum became available in 1956 and a further legacy of properties and investments has since become available following the cessation of a life interest. In 2006, the Charity Commission gave permission for the funds to be used for wider purposes. Interest-free loans can now be made for the building of new churches, the purchase of new buildings by churches and the extension of church premises.

Valley Mission Fund

This fund derives from the sale of Valley Mission, Biggin Hill. Under the ultimate trust, the income from the invested proceeds is available for evangelistic work in West Kent as decided by the Board of Directors.

Clayhall Fund

This fund was created through a gift of the now closed Clayhall Baptist Church in Ilford. It is for the support of community projects in deprived areas of London, or to support LBA evangelists and families working in their communities reaching out with the message of salvation through Jesus.

THE LONDON BAPTIST ASSOCIATION

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE LONDON BAPTIST ASSOCIATION

Opinion

We have audited the financial statements of The London Baptist Association (the 'parent charity') and its subsidiary (the 'group') for the year ended 31 December 2024 which comprise the consolidated Statement of Financial Activities, the consolidated and parent Balance Sheets, the consolidated Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 group's and of the parent company's affairs as at 31 December 2024 and of the group's surplus 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 group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

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

Conclusions relating to going concern

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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.

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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the 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 group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the 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 parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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 LONDON BAPTIST ASSOCIATION

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE LONDON BAPTIST ASSOCIATION

- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemptions 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, 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 group's and the parent 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 group or the parent 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.

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

Based on our understanding of the company, we identified that the principal risks of non-compliance with laws and regulations related to employment and financial reporting legislation and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to the management bias in accounting estimates, valuation of properties, the inclusion and treatment of non cash transactions, presentation of separately disclosed items and the management override of controls. In response to the risks identified we designed procedures which included, but were not limited to:

- challenging the significant accounting estimates such as valuation of properties,
- reviewing trustee meeting minutes and enquiring into the occurrence and treatment of non cash transactions,
- agreeing financial statement disclosures to underlying supporting evidence,
- identifying and testing journal entries and
- evaluation the charity's internal controls.

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion. A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <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 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 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Miriam Hickson FCA (Senior Statutory Auditor)
for and on behalf of Xeinadin Audit Limited
Statutory Auditor

5 Robin Hood Lane
Sutton
Surrey
SM1 2SW

Dated: 2 June 2025

THE LONDON BAPTIST ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES

(including Income and Expenditure Account)

FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted Fund £	Restricted Funds £	Endowment Funds £	2024 £	Unrestricted Fund £	Restricted Funds £	Endowment Funds £	2023 £
Income from:									
Donations and legacies:									
Baptist Union core funding	11	338,468	-	-	338,468	258,784	-	-	258,784
Church contributions		128,189	-	-	128,189	121,565	-	-	132,732
Grants		128,680	-	-	128,680	1,106,995	-	-	1,106,995
Investments	14	932,669	98,203	-	1,030,872	719,420	77,968	-	797,388
Charitable activities:									
Loan interest		140,699	-	-	140,699	148,311	-	-	148,311
Preaching Income		4,375	-	-	4,375	5,459	-	-	5,459
Events		23,971	-	-	23,971	23,448	-	-	23,448
Other		16,214	-	-	16,214	1,493	-	-	1,493
Total income		1,713,265	98,203	-	1,811,468	2,385,475	89,135	-	2,474,610
Expenditure on:									
Raising funds									
Investment property management costs		55,082	6,412	-	61,494	78,701	15,226	-	93,927
Charitable activities	12,13	1,606,017	4,180	-	1,610,197	1,472,494	2,205	-	1,474,699
Support to churches		1,661,099	10,592	-	1,671,691	1,551,195	17,431	-	1,568,626
Total expenditure		63,210	(10,469)	-	52,741	244,705	77,362	-	322,067
Net gains/(losses) on investments		115,376	77,142	-	192,518	1,078,985	149,066	-	1,228,051
Net income/(expenditure)		-	-	-	-	8,000	(8,000)	-	-
Transfers between funds		19,000	-	-	19,000	(23,000)	-	-	(23,000)
Gains/(losses) on revaluation of fixed assets	2a	134,376	77,142	-	211,518	1,063,985	141,066	-	1,205,051
Net movement in funds		15,352,785	5,609,105	3,087	20,964,977	14,288,800	5,468,039	3,087	19,759,926
Reconciliation of funds									
Funds brought forward		15,487,161	5,686,247	3,087	21,176,495	15,352,785	5,609,105	3,087	20,964,977
Total funds carried forward		15,487,161	5,686,247	3,087	21,176,495	15,352,785	5,609,105	3,087	20,964,977

THE LONDON BAPTIST ASSOCIATION

CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2024

	Note	2024 £	£	2023 £	£
FIXED ASSETS					
Tangible fixed assets	2a	7,598,455		7,579,455	
Investments	3a	7,237,349		6,176,605	
Concessionary loans to churches	4	2,250,111		2,270,530	
		<u>17,085,915</u>		<u>16,026,590</u>	
CURRENT ASSETS					
Debtors (including £1,514,639 (2023: 1,856,465) recoverable after more than one year)	5a	2,200,261		3,192,389	
Assets held for sale	6	972,086		1,000,000	
Investments (Short term deposits)		12,967,377		11,235,834	
Cash held by stockbrokers		38,508		68,742	
Cash at bank		5,907,403		5,049,390	
		<u>22,085,635</u>		<u>20,546,355</u>	
CREDITORS:					
Amounts falling due within one year	7a	<u>(17,995,055)</u>		<u>(15,607,968)</u>	
NET CURRENT ASSETS					
		<u>4,090,580</u>		<u>4,938,387</u>	
Total Assets less current liabilities		21,176,495		20,964,977	
NET ASSETS					
	18	<u>21,176,495</u>		<u>20,964,977</u>	
ENDOWMENT FUNDS					
	9	3,087		3,087	
RESTRICTED FUNDS					
	9				
Realised funds		5,009,785		4,785,278	
Revaluation reserve	17	<u>676,462</u>		<u>823,827</u>	
		5,686,247		5,609,105	
UNRESTRICTED FUNDS					
Realised funds – Other funds		13,706,066		13,699,707	
Revaluation reserve	17	<u>1,781,095</u>		<u>1,653,078</u>	
		15,487,161		15,352,785	
		<u>21,176,495</u>		<u>20,964,977</u>	

The financial statements were prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies and were approved by the Board of Directors on 13 May 2025 and signed on their behalf:

Moderator

Honorary Treasurer



Rev Dr M Thornton



Mr N P Kincaid

THE LONDON BAPTIST ASSOCIATION

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	2024 £	2023 £
Cash provided by/(used in) operating activities	(i)	2,488,120	(183,417)
Cash flows from investing activities			
Dividends, interest and rents from investments		1,030,872	797,388
Purchase of fixed assets		-	(562,725)
Proceeds on sale of investments		496,667	2,052,688
Proceeds from assets held for sale		-	1,265,706
Purchase of investments		(1,470,006)	(658,200)
Net advances of long term loans to churches		13,669	178,912
Cash provided by investing activities		71,202	3,073,769
Increase in cash and cash equivalents in the year		2,559,322	2,890,352
Cash and cash equivalents as at 1 January		16,353,966	13,463,614
Cash and cash equivalents as at 31 December		18,913,288	16,353,966
(i) Reconciliation of net income to cash flows from operating activities			
Net movement in funds		211,518	1,205,051
Depreciation charges		-	3,299
Dividends, interest and rents from investments		(1,030,872)	(797,388)
Property grants in the year		-	(1,000,000)
(Gains)/losses on tangible fixed assets		(19,000)	23,000
Losses/(gains) on assets held for sale		34,664	(265,706)
(Gains) on investment assets		(87,405)	(56,361)
Decrease/(increase) in debtors		992,128	(201,728)
Increase in creditors		2,387,087	906,416
Cash provided by/(used in) operating activities		2,488,120	(183,417)

THE LONDON BAPTIST ASSOCIATION

COMPANY STATEMENT OF FINANCIAL ACTIVITIES (including Income and Expenditure Account) FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted Fund £	Restricted Funds £	Endowment Funds £	2024 £	Unrestricted Fund £	Restricted Funds £	Endowment Funds £	2023 £
Income from:									
Donations and legacies:									
Baptist Union core funding	11	338,468	-	-	338,468	258,784	-	-	258,784
Church contributions		128,189	-	-	128,189	121,565	11,167	-	132,732
Grants		216,788	-	-	216,788	1,126,059	-	-	1,126,059
Investments	14	150,311	98,203	-	248,514	121,015	77,968	-	198,983
Charitable activities:									
Preaching		4,375	-	-	4,375	5,459	-	-	5,459
Events		23,971	-	-	23,971	23,448	-	-	23,448
Other		5,970	-	-	5,970	543	-	-	543
Total income		868,072	98,203	-	966,275	1,656,873	89,135	-	1,746,008
Expenditure on:									
Raising funds									
Investment property management costs	12,13	46,434	6,412	-	52,846	68,164	15,226	-	83,390
Charitable activities									
Support to churches		811,567	4,180	-	815,747	813,561	2,205	-	815,766
Total expenditure		858,001	10,592	-	868,593	881,725	17,431	-	899,156
Net gains/(losses) on investments		31,066	(10,469)	-	20,597	279,037	77,362	-	356,399
Net income/(expenditure)		41,137	77,142	-	118,279	1,054,185	149,066	-	1,203,251
Transfers between funds									
Gains on revaluation of fixed assets	2b	-	-	-	-	8,000	(8,000)	-	-
		-	-	-	-	-	-	-	-
Net movement in funds		41,137	77,142	-	118,279	1,062,185	141,066	-	1,203,251
Reconciliation of funds									
Total funds brought forward		12,882,561	5,609,105	3,087	18,494,753	11,820,376	5,468,039	3,087	17,291,502
Total funds carried forward		12,923,698	5,686,247	3,087	18,613,032	12,882,561	5,609,105	3,087	18,494,753

THE LONDON BAPTIST ASSOCIATION

COMPANY BALANCE SHEET
AT 31 DECEMBER 2024

Company number: 04325272

	Note	2024 £	£	2023 £	£
FIXED ASSETS					
Tangible fixed assets	2b	6,665,455		6,665,455	
Investments	3b	7,136,726		6,108,126	
Concessionary loans to churches	4	2,250,111		2,270,530	
		<u>16,052,292</u>		<u>15,044,111</u>	
CURRENT ASSETS					
Investments (Deposits with the London Debtors	5b	1,787,632		2,676,484	
Assets held for sale	6	123,032		429,303	
Cash held by stockbrokers		972,086		1,000,000	
Cash at bank and in hand		38,508		68,742	
		<u>30,644</u>		<u>37,994</u>	
		2,951,902		4,212,523	
CREDITORS: AMOUNTS FALLING DUE					
Sundry creditors	7b	(299,578)		(670,297)	
NET CURRENT ASSETS					
			2,652,324		3,542,226
Total Assets less current liabilities			18,704,616		18,586,337
CREDITORS: AMOUNTS FALLING DUE					
Loans from the London Baptist Property	15		(91,584)		(91,584)
NET ASSETS					
	18		<u>18,613,032</u>		<u>18,494,753</u>
REPRESENTED BY FUNDS:					
ENDOWMENT FUNDS					
	9		3,087		3,087
RESTRICTED FUNDS					
Realised funds	9				
Revaluation reserve	17	5,009,785		4,785,278	
		<u>676,462</u>		<u>823,827</u>	
			5,686,247		5,609,105
UNRESTRICTED FUNDS					
Realised funds – Other funds	8				
Revaluation reserve	17	12,144,862		12,180,598	
		<u>778,836</u>		<u>701,963</u>	
			12,923,698		12,882,561
			<u>18,613,032</u>		<u>18,494,753</u>

Approved by the Board of Directors 13 May 2025 and signed on their behalf:

Moderator



Rev Dr M Thornton

Honorary Treasurer



Mr N P Kincaid

THE LONDON BAPTIST ASSOCIATION

SUMMARY INCOME AND EXPENDITURE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024

	2024		2023	
	Group £	Company £	Group £	Company £
Income	780,596	717,761	1,677,222	1,547,025
Interest and investment income	1,030,872	248,514	797,388	198,983
Gains on investments	52,741	20,597	322,067	356,399
Gross income in the reporting period	1,864,209	986,872	2,796,677	2,102,407
Expenditure	1,671,691	868,593	1,565,327	895,857
Depreciation	-	-	3,299	3,299
Total expenditure in the reporting	1,671,691	868,593	1,568,626	899,156
Surplus for the year	192,518	118,279	1,228,051	1,203,251

STATEMENT OF COMPREHENSIVE INCOME

	2024		2023	
	Group £	Company £	Group £	Company £
Surplus for the year	192,518	118,279	1,228,051	1,203,251
Gains/(losses) on revaluation of fixed assets	19,000	-	(23,000)	-
Comprehensive income for the year	211,518	118,279	1,205,051	1,203,251

1 ACCOUNTING POLICIES

The London Baptist Association (LBA) is a company limited by guarantee and registered in England (number 4352572) and is a registered charity (no 1091160). Its registered address is: Unit C2, 15 Dock Street, London E1 8JN.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Accounting convention

The financial statements have been prepared under the Companies Act 2006, the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)) and Financial Reporting Standard 102 (FRS 102). The accounts are prepared under the historical cost convention as modified by the revaluation of properties and investments. The financial statements are prepared in pounds sterling rounded to the nearest pound.

The accounts include the results of the company's subsidiary, The London Baptist Property Board Limited. The results have been consolidated on a line by line basis.

The London Baptist Association meets the definition of a public benefit entity under FRS 102. The charity is a company limited by guarantee, incorporated in England and Wales.

1.2 Unrestricted funds

Unrestricted funds comprise the General fund and Designated funds. Designated funds represent monies which have been allocated for specific purposes by the Association. All Unrestricted fund income is accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Unrestricted fund expenditure is accrued as soon as a liability is considered probable, discounted to present value for longer term liabilities.

1.3 Restricted funds

These are funds subject to specific conditions as to their use, which are binding on the Association. All Restricted fund income is accounted for at the time of receipt and expenditure accounted for when incurred. Income not expended in the year of receipt is carried forward until it is fully committed.

1.4 Endowment funds

Endowment funds represent the permanent capital of certain restricted funds.

1.5 Properties

Freehold and leasehold properties, whether shown as tangible fixed assets or investments, have been included at fair value. No depreciation has been charged on those properties held as tangible fixed assets on the basis that the residual value of the properties is so high as to render depreciation immaterial.

1.6 Computers and equipment

This is shown at cost and depreciated over 3 years. Equipment with a cost of over £1,000 is capitalised.

1.7 Pension schemes

The company contributes to defined benefit pension schemes. The assets of the schemes are held separately from those of the company and contributions are accounted for when due.

1.8 Investments

Quoted investments are stated at fair value. An unquoted investment is stated at a valuation of the Finance Committee. Unrealised gains or losses in the year are reported in the statement of financial activities. Investments in subsidiaries are shown at cost. Where the Charity has initiated a plan to sell an asset and the sale is probable within one year, the asset held for sale is shown at the lower of the carrying amount and its fair value less costs to sell.

1.9 Debtors

Trade debtors and other debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

1.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

1.11 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

1.12 Financial instruments

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

1.13 Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

1.14 Income

Income, including grants, is recognised when the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

1.15 Expenditure

Expenditure is recognised as soon as an outflow of economic benefit is probable, settlement will be required and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis.

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the charity.

2a TANGIBLE FIXED ASSETS – GROUP

	Freehold Properties £	Leasehold Properties £	Computers and Equipment £	Total £
Cost or valuation				
1 January 2024	5,759,213	1,820,242	40,336	7,619,791
Additions	-	-	-	-
Disposals	-	-	-	-
Revaluation surplus	19,000	-	-	19,000
31 December 2024	<u>5,778,213</u>	<u>1,820,242</u>	<u>40,336</u>	<u>7,638,791</u>
Depreciation				
1 January 2024	-	-	40,336	40,336
Charge for the year	-	-	-	-
Released on disposal	-	-	-	-
31 December 2024	<u>-</u>	<u>-</u>	<u>40,336</u>	<u>40,336</u>
Net Book Value				
31 December 2024	<u>5,778,213</u>	<u>1,820,242</u>	<u>-</u>	<u>7,598,455</u>
31 December 2023	<u>5,759,213</u>	<u>1,820,242</u>	<u>-</u>	<u>7,579,455</u>
Historical cost for land and buildings				
31 December 2024	<u>5,276,020</u>	<u>1,820,242</u>		<u>7,096,262</u>
31 December 2023	<u>5,276,020</u>	<u>1,820,242</u>		<u>7,096,262</u>

The properties were last valued by the directors at 31st December 2024 on the basis of fair value. The valuations were made on the basis of information provided by Rapleys, who are professional surveyors.

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

2b TANGIBLE FIXED ASSETS – COMPANY

	Freehold Properties £	Leasehold Properties £	Computers and Equipment £	Total £
Cost or valuation				
1 January 2024	4,845,213	1,820,242	34,601	6,700,056
Additions	-	-	-	-
Disposals	-	-	-	-
Revaluation surplus/(deficit)	-	-	-	-
31 December 2024	<u>4,845,213</u>	<u>1,820,242</u>	<u>34,601</u>	<u>6,700,056</u>
Depreciation				
1 January 2024	-	-	34,601	34,601
Charge for the year	-	-	-	-
Released on disposal	-	-	-	-
31 December 2024	<u>-</u>	<u>-</u>	<u>34,601</u>	<u>34,601</u>
Net Book Value				
31 December 2024	<u>4,845,213</u>	<u>1,820,242</u>	<u>-</u>	<u>6,665,455</u>
31 December 2023	<u>4,845,213</u>	<u>1,820,242</u>	<u>-</u>	<u>6,665,455</u>
Historical cost for land and buildings				
31 December 2024	<u>4,401,020</u>	<u>1,820,242</u>		<u>6,221,262</u>
31 December 2023	<u>4,401,020</u>	<u>1,820,242</u>		<u>6,221,262</u>

3a INVESTMENTS – GROUP

	Listed investments £	Other investments £	Freehold investment properties £	Total £
Valuation				
1 January 2024	2,010,966	197,309	3,968,330	6,176,605
Additions	371,222	-	1,098,784	1,470,006
Disposals	(348,473)	-	(161,961)	(510,434)
Revaluation surplus	75,394	5,144	20,634	101,172
31 December 2024	<u>2,109,109</u>	<u>202,453</u>	<u>4,925,787</u>	<u>7,237,349</u>
Historical Cost				
31 December 2024	<u>1,846,506</u>	<u>149,805</u>	<u>3,285,674</u>	<u>5,281,985</u>
31 December 2023	<u>1,821,199</u>	<u>149,805</u>	<u>2,211,890</u>	<u>4,182,894</u>

The properties were last valued by the directors at 31st December 2024 on the basis of fair value. The valuations were made on the basis of information provided, according to the locality of the properties, by: Rapleys, who are professional surveyors.

All assets are held in the UK.

The listed investment portfolio comprises investments in British Government Stocks, UK quoted and unquoted equities and unit trust investments.

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

3b INVESTMENTS – COMPANY

General Fund	Shares in LBPB £	Listed investments £	Freehold investment properties £	Total £
Market value or valuation at 1 January 2024	1,379,330	947,570	1,927,850	4,254,750
Additions	-	161,911	-	161,911
Disposals	-	(152,367)	-	(152,367)
Revaluation surplus	-	26,821	39,150	65,971
Market value or valuation at 31 December 2024	1,379,330	983,935	1,967,000	4,330,265
Historical cost or probate value at 31 December 2024	1,379,330	918,661	1,697,630	3,995,621
31 December 2023	1,379,330	920,020	1,697,630	3,996,980

The company holds 100% of the 'A' shares in its subsidiary, The London Baptist Property Board Limited.

Restricted and Endowment Funds	Listed investments £	Freehold investment properties £	Total £
Market value or valuation at 1 January 2024	1,063,396	789,980	1,853,376
Additions	209,311	1,098,784	1,308,095
Disposals	(196,106)	(161,961)	(358,067)
Revaluation surplus/(deficit)	48,573	(45,516)	3,057
Market value or valuation on 31 December 2024	1,125,174	1,681,287	2,806,461
Historical cost or probate value at 31 December 2024	927,845	1,202,154	2,129,999
Historical cost or probate value at 31 December 2023	901,179	128,370	1,029,549

TOTAL	Shares in LBPB £	Listed investments £	Freehold investment properties £	Total £
Market value or valuation at 1 January 2024	1,379,330	2,010,966	2,717,830	6,108,126
Additions	-	371,222	1,098,784	1,470,006
Disposals	-	(348,473)	(161,961)	(510,434)
Revaluation surplus/(deficit)	-	75,394	(6,366)	69,028
Market value or valuation at 31 December 2024	1,379,330	2,109,109	3,648,287	7,136,726
Historical cost or probate value at 31 December 2024	1,379,330	1,846,506	2,899,784	6,125,620
31 December 2023	1,379,330	1,821,199	1,826,000	5,026,529

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

4 LOANS TO CHURCHES – GROUP AND COMPANY

	Designated Fund £	Restricted and Endowment Funds £	2024 Total £	Designated Fund £	Restricted and Endowment Funds £	2023 Total £
Permanent loans	20,540	563,099	583,639	21,010	568,699	589,709
Fixed loans	-	1,666,472	1,666,472	1,750	1,679,071	1,680,821
	<u>20,540</u>	<u>2,229,571</u>	<u>2,250,111</u>	<u>22,760</u>	<u>2,247,770</u>	<u>2,270,530</u>

Permanent loans are repayable on closure, withdrawal or sale of the site and are in most cases interest-free. Fixed-term loans are interest-free. These loans are predominantly payable after more than one year.

The group has the following capital commitments at 31 December:

	2024 £	2023 £
Loan facilities approved but not yet taken up	-	-

5a DEBTORS – GROUP

	2024 £	2023 £
Advances (financial assets measured at amortised cost)	1,900,048	2,654,371
Short-term loan	-	401,218
Prepayments and sundry debtors	74,842	27,008
Accrued income	225,371	109,792
	<u>2,200,261</u>	<u>3,192,389</u>

5b DEBTORS – COMPANY

	2024 £	2023 £
Short-term loan	-	401,218
Prepayments and sundry debtors	70,842	24,080
Accrued income	52,190	4,005
	<u>123,032</u>	<u>429,303</u>

6 ASSETS HELD FOR SALE – GROUP and COMPANY

	2024 £	2023 £
Property held for sale – Mark's Gate Church	972,086	1,000,000

7a CREDITORS – GROUP

	2024 £	2023 £
Amounts falling due within one year		
7 day notice deposits and interest accrued	17,682,161	14,929,415
Sundry creditors and accruals	312,894	678,553
	<u>17,995,055</u>	<u>15,607,968</u>

7b CREDITORS – COMPANY

	2024 £	2023 £
Amounts falling due within one year		
Sundry creditors and accruals	299,578	670,297

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

8 UNRESTRICTED FUNDS – COMPANY

	Legacy Reserve Fund £	Designated Funds					General Fund £	Total Unrestricted Funds £
		Peckham Rye Fund £	Mission Partnership Fund £	Ch Extn Reconstn Fund £	Thames Gateway Project £	Total Designated Funds £		
2024								
Balance at 1 January 2024	14,026	56,839	114,760	51,133	508,416	745,174	12,137,387	12,882,561
Income	50,110	1,025	75,042	1,200	-	127,377	740,695	868,072
Expenditure	-	(21,498)	(54,500)	-	-	(75,998)	(782,003)	(858,001)
Net gains/(losses) on investments	-	-	-	(1,750)	-	(1,750)	32,816	31,066
Transfers	-	-	-	-	-	-	-	-
Balance at 31 December 2024	64,136	36,366	135,302	50,583	508,416	794,803	12,128,895	12,923,698

	Legacy Reserve Fund £	Designated Funds					General Fund £	Total Unrestricted Funds £
		Peckham Rye Fund £	Mission Partnership Fund £	Ch Extn Reconstn Fund £	Thames Gateway Project £	Total Designated Funds £		
2023								
Balance at 1 January 2023	14,026	83,626	124,488	50,045	548,879	821,064	10,999,312	11,820,376
Income	-	2,642	73,302	1,088	-	77,032	1,579,841	1,656,873
Expenditure	-	(29,429)	(83,030)	-	-	(112,459)	(769,266)	(881,725)
Net gains on investments	-	-	-	-	-	-	279,037	279,037
Transfers	-	-	-	-	(40,463)	(40,463)	48,463	8,000
Balance at 31 December 2023	14,026	56,839	114,760	51,133	508,416	745,174	12,137,387	12,882,561

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

9 RESTRICTED AND ENDOWMENT FUNDS – GROUP AND COMPANY									
2024	JW		John Bradford Trust		Compassionate Trust		Hounslow BC Reserve		TOTAL
	Beaumont Trust Fund	£	£	£	£	£	£	£	
RESTRICTED FUNDS									
Balance at 1 January 2024	6,005	586,276	9,118	88,285	11,167	924,259	3,857,089	126,906	5,609,105
Total income	379	11,079	385	2,788	-	10,981	68,707	3,884	98,203
Total expenditure	-	-	(1,180)	(3,000)	-	-	(6,412)	-	(10,592)
Net gains/(losses) on investments	-	1,248	802	1,480	-	(85,213)	68,370	2,844	(10,469)
Transfers between funds	-	-	-	-	-	-	-	-	-
Balance at 31 December 2024	6,384	598,603	9,125	89,553	11,167	850,027	3,987,754	133,634	5,686,247

ENDOWMENT FUNDS									
Deposits with LBPB Limited	3,087	-	-	-	-	-	-	-	3,087

2023	JW		John Bradford Trust		Compassionate Trust		Hounslow BC Reserve		TOTAL
	Beaumont Trust Fund	£	£	£	£	£	£	£	
RESTRICTED FUNDS									
Balance at 1 January 2023	6,645	574,636	9,994	80,100	-	917,080	3,766,188	113,396	5,468,039
Total income	360	9,510	536	2,587	11,167	7,179	54,151	3,645	89,135
Total expenditure	(1,000)	-	(1,205)	-	-	-	(15,226)	-	(17,431)
Net gains/(losses) on investments	-	10,130	(207)	5,598	-	-	51,976	9,865	77,362
Transfers between funds	-	(8,000)	-	-	-	-	-	-	(8,000)
Balance at 31 December 2023	6,005	586,276	9,118	88,285	11,167	924,259	3,857,089	126,906	5,609,105

ENDOWMENT FUNDS									
Deposits with LBPB Limited	3,087	-	-	-	-	-	-	-	3,087

A description of the nature and purpose of each fund and an explanation for the transfers is on pages 10 and 11 of the accounts.

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

10 NET INCOME/(EXPENDITURE) FOR THE YEAR

This is stated after charging:

	2024		2023	
	Group	Company	Group	Company
	£	£	£	£
Employment costs (see note 13)	399,792	336,268	378,518	317,871
Depreciation	-	-	3,299	279
Auditors' remuneration:				
Audit services	15,800	9,000	15,120	8,400
Preparation of financial statements	9,096	9,096	8,862	8,862

11 CHURCH CONTRIBUTIONS – GROUP AND COMPANY

	2024	2023
	£	£
Other church contributions	128,189	132,732
	<u>128,189</u>	<u>132,732</u>

12 GRANTS

	2024				2023			
	No	Group	No	Company	No	Group	No	Company
		£		£		£		£
Grants to churches and organisations	8	106,307	8	106,307	14	99,530	14	99,530
Individuals	7	4,180	7	4,180	4	1,205	4	1,205
		<u>110,487</u>		<u>110,487</u>		<u>100,735</u>		<u>100,735</u>

Material grants included above:

	2024	2023
	£	£
Agape Centre	7,500	-
Custom House	51,807	-
Deep Water Baptist Church	-	1,750
Hebe Foundation	-	10,000
International Praise Centre	-	12,000
London Turning	13,250	12,375
Mill Hill East Baptist Church	11,000	13,250
Old Lodge Lane Baptist Church	-	10,000
Peckham Park Rd	2,000	-
Pinner FC	1,750	2,000
Regents Park College	-	500
River Tree	-	5,000
Shoreditch Tabernacle	12,000	13,000
South Wales Baptist College	-	1,000
Stoke Newington Baptist Church	-	1,655
The Northern Baptist Association	-	10,000
Third Space Ministries	7,000	7,000
	<u>106,307</u>	<u>99,530</u>

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

13 SUPPORT TO CHURCHES

	2024		2023	
	Group	Company	Group	Company
	£	£	£	£
Employment costs:				
Salaries	331,809	279,121	322,035	271,491
National Insurance – employers	28,921	23,354	25,053	19,959
Pension contributions – employers	39,062	33,793	31,430	26,421
	399,792	336,268	378,518	317,871
Printing and stationery	1,823	1,823	1,460	1,426
Postage and telephone	14,640	12,597	13,893	11,927
Premises costs	76,213	104,914	130,039	160,333
Professional fees	68,620	29,390	41,805	9,582
Committee and conference expenses	35,886	35,227	36,119	35,520
Computer and office equipment	10,043	7,779	14,838	12,283
Travel expenses	23,576	21,298	21,654	20,242
Subscriptions	4,910	4,910	4,652	4,652
Bank charges	1,180	-	1,030	1,105
Depreciation	-	290	3,299	279
Loan interest	703,697	-	580,908	3,299
Contributions to BUGB Home Mission	123,064	123,064	109,800	109,800
Grants (note 12)	110,487	110,487	100,735	100,735
Sundry expenses	20,466	18,700	20,829	18,312
Governance costs – auditors remuneration	15,800	9,000	15,120	8,400
	1,610,197	815,747	1,474,699	815,766

The average number of employees during the year was 10 (2023: 11). No employee earned £60,000 or more during the year (2023: none). Included in staff costs are £nil of redundancy costs (2023: £nil).

14 INVESTMENT INCOME

	2024		2023	
	Group	Company	Group	Company
	£	£	£	£
Rent from investment properties	116,371	103,321	74,775	63,217
Dividends	79,669	67,294	88,700	76,944
Interest on short term deposits	834,832	77,899	633,913	58,822
	1,030,872	248,514	797,388	198,983

15 LIABILITIES FALLING DUE AFTER MORE THAN ONE YEAR

Repayment of the loans from the London Baptist Property Board Limited is only due on disposal of the relevant properties. Interest is payable at the current rate charged by the London Baptist Property Board Limited.

16 MEMBERS

The company is limited by guarantee. The liability of the members is limited to £1 on the winding up of the company. The number of member churches at 31 December 2024 was 292.

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

17 REVALUATION RESERVE

	Investment Properties £	Investments £	Freehold Properties £	Total £
2024				
GROUP				
Balance at 1 January 2024	1,756,440	237,272	483,193	2,476,905
Unrealised gains on revaluations	20,634	80,538	19,000	120,172
Realised (losses) in the year	(136,961)	(2,559)	-	(139,520)
Balance at 31 December 2024	1,640,113	315,251	502,193	2,457,557

	Investment Properties £	Investments £	Freehold Properties £	Total £
2024				
COMPANY				
Balance at 1 January 2024	891,830	189,767	444,193	1,525,790
Unrealised gains/(losses) on revaluations	(6,366)	75,394	-	69,028
Realised (losses) in the year	(136,961)	(2,559)	-	(139,520)
Balance at 31 December 2024	748,503	262,602	444,193	1,455,298

	Investment Properties £	Investments £	Freehold Properties £	Total £
2023				
GROUP				
Balance at 1 January 2023	2,129,038	218,957	506,193	2,854,188
Unrealised (losses)/gains on revaluations	(31,500)	58,751	(23,000)	4,251
Realised (losses) in the year	(341,098)	(40,436)	-	(381,534)
Balance at 31 December 2023	1,756,440	237,272	483,193	2,476,905

	Investment Properties £	Investments £	Freehold Properties £	Total £
2023				
COMPANY				
Balance at 1 January 2023	891,830	166,703	444,193	1,502,726
Unrealised gains on revaluations	-	63,500	-	63,500
Realised (losses) in the year	-	(40,436)	-	(40,436)
Balance at 31 December 2023	891,830	189,767	444,193	1,525,790

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS

2024 GROUP	Tangible fixed assets £	Investments £	Loans to churches £	Net current assets £	Total £
Endowment Funds	-	-	-	3,087	3,087
Restricted Funds (per note 9)	-	2,806,461	2,229,571	650,215	5,686,247
Unrestricted Funds					
Designated Funds	600,000	-	20,540	193,263	813,803
General Fund	6,998,455	4,430,888	-	3,244,015	14,673,358
	<u>7,598,455</u>	<u>7,237,349</u>	<u>2,250,111</u>	<u>4,090,580</u>	<u>21,176,495</u>

2024 COMPANY	Tangible fixed assets £	Investments £	Loans to churches £	Net current assets £	Long Term Liabilities £	Total £
Endowment Funds	-	-	-	3,087	-	3,087
Restricted Funds (per note 9)	-	2,806,461	2,229,571	650,215	-	5,686,247
Unrestricted Funds						
Designated Funds	600,000	-	20,540	265,847	(91,584)	794,803
General Fund	6,065,455	4,330,265	-	1,733,175	-	12,128,895
	<u>6,665,455</u>	<u>7,136,726</u>	<u>2,250,111</u>	<u>2,652,324</u>	<u>(91,584)</u>	<u>18,613,032</u>

2023 GROUP	Tangible fixed assets £	Investments £	Loans to churches £	Net current assets £	Total £
Endowment Funds	-	-	-	3,087	3,087
Restricted Funds (per note 9)	-	1,853,376	2,247,770	1,507,959	5,609,105
Unrestricted Funds					
Designated Funds	600,000	-	22,760	99,414	722,174
General Fund	6,979,455	4,323,229	-	3,327,927	14,630,611
	<u>7,579,455</u>	<u>6,176,605</u>	<u>2,270,530</u>	<u>4,938,387</u>	<u>20,964,977</u>

THE LONDON BAPTIST ASSOCIATION

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS (continued)

2023 COMPANY	Tangible fixed assets £	Investments £	Loans to churches £	Net current assets £	Long Term Liabilities £	Total £
Endowment Funds	-	-	-	3,087	-	3,087
Restricted Funds (per note 9)	-	1,853,376	2,247,770	1,507,959	-	5,609,105
Unrestricted Funds						
Designated Funds	600,000	-	22,760	213,998	(91,584)	745,174
General Fund	6,065,455	4,254,750	-	1,817,182	-	12,137,387
	<u>6,665,455</u>	<u>6,108,126</u>	<u>2,270,530</u>	<u>3,542,226</u>	<u>(91,584)</u>	<u>18,494,753</u>

19 DIRECTORS AND RELATED PARTY TRANSACTIONS

2 directors (2023: 3) were reimbursed travel expenses of £1,730 (2023: £3,161).

Rev P Barnard, a director, received emoluments of £47,565 (2023: £43,980), pension contributions of £5,060 (2023: £4,361) and was provided with accommodation costing £36,000 (2023: £36,000) as permitted by the Memorandum of Association.

Retirement benefits are accruing to 1 (2023: 1) director under money purchase and defined benefit schemes.

The total employee benefits of the key management personnel of the charity were £195,616 (2023: £220,628).

20 INVESTMENTS IN SUBSIDIARIES

The London Baptist Association holds all of the 411 'A' voting shares in the London Baptist Property Board Ltd and 683 non-voting 'B' shares. The London Baptist Property Board Ltd serves the work of the Association by acting as holding trustee for the majority of the churches in membership with the Association and by offering a facility for deposit and loan fund accounts. The LBPB is a company, number 88218 and a registered charity number 249768. Its registered address is: Unit C2, 15 Dock Street, London E1 8JN.

Shareholder funds in the London Baptist Property Board Ltd at 31 December 2024 were £3,931,156 (2023: £3,837,915).

A summary of income and expenditure is as follows:

	2024 £	2023 £
Income	1,049,779	874,362
Expenditure	(1,007,682)	(815,230)
Net expenditure before revaluations	42,097	59,132
Gains/(losses) on revaluations and disposals of fixed and investment assets	51,144	(57,332)
Net movement in funds	<u>93,241</u>	<u>1,800</u>

The subsidiary has been included in the consolidated accounts.