

ST PETER'S BOURNE MANAGEMENT COMPANY

England & Wales · Charity number 1098664

Details

Other names	ST PETERS BOURNE
Status	Registered
Legal form	Charitable company
Company number	04616145
Registered	2003-07-21
Register	View on the Charity Commission register

Contact

Address	40 Oakleigh Park South London N20 9JN
Phone	02084455535
Email	admin@stpetersbourne.com
Website	www.stpetersbourne.com

Activities

Objects: THE ADVANCEMENT OF THE CHRISTIAN RELIGION THROUGH WORSHIP AND THE PROVISION OF FACILITIES FOR STUDY, SPIRITUAL DIRECTION AND LEARNING AND THE ENCOURAGEMENT OF REFLECTION ON SPIRITUAL MATTERS, IN PARTICULAR BY THE PROVISION OF SPIRITUAL EDUCATION AND COUNSELLING; AND THROUGH SUPPORT OF THE WIDER CHRISTIAN COMMUNITY, IN PARTICULAR THE COMMUNITY OF THE RESURRECTION OF OUR LORD (CR) AND THE CHURCH IN SOUTH AFRICA.

Activities: St Peter's Bourne is a centre for Christian education and spirituality

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training, Accommodation/housing, Religious Activities
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** NOT DEFINED. IN PRACTICE UNITED KINGDOM
- Barnet

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£95,605	£68,717	-	-
2024-04-30	£97,461	£88,080	-	-
2023-04-30	£89,320	£76,253	-	-
2022-04-30	£71,839	£72,159	-	-
2021-04-30	£83,809	£76,697	-	-

Trustees

Name	Role	Appointed
DAVID JONATHAN VINCENT	Chair	2015-01-10
Philippa Ruth Vergani		2025-10-16
REV JOHN SPENCER HALSTAFF COLES		2015-02-06
Rev Andrew James Sachs		2025-10-16
Rev Sebastian Cummings		2023-09-21

ST PETER'S BOURNE MANAGEMENT COMPANY

England & Wales - Charity number 1098664

Accounts

ST PETER'S BOURNE MANAGEMENT COMPANY

Report of the Directors and Trustees for the year ended 30th April 2025

The directors and trustees (the “trustees”) are pleased to present their annual report together with the accounts of St Peter’s Bourne Management Company (“SPBMC”), a company limited by guarantee, for the year ended 30th April 2025, prepared to meet the requirements of a directors’ report and accounts for Companies Act purposes and a trustees’ report and accounts for Charities Act Purposes.

Administrative details

Registered Office: 40 Oakleigh Park South, London N20 9JN

Company number: 4616145

Charity number: 1098664

Independent examiner: Roger Seaton FCA, 23 Greenhill Park, Barnet, Herts, EN5 1HQ

Bankers: CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

SPBMC’s objects

SPBMC’s objects as set out in its Memorandum of Association are:

“the advancement of the Christian religion through worship and the provision of facilities for study, spiritual direction and learning and the encouragement of reflection on spiritual matters, in particular the provision of spiritual education and counselling, and through support of the wider Christian community, in particular the Community of the Resurrection of Our Lord and the Church in South Africa.”

Public Benefit

In pursuing its objectives, the trustees have had regard to the guidance of the Charity Commission on the Advancement of Religion for the Public Benefit.

The trustees believe that the activities of SPBMC, carried on at St Peter’s Bourne, 40 Oakleigh Park South, London N20 9JN (“St Peter’s Bourne”) contribute to the public benefit by:

- spreading knowledge of the Christian faith to any person without discrimination;
- helping people to be better Christians; and
- working together with churches to equip their members for mission and community service.

Activities and Achievement

The activities of SPBMC which the trustees believe help them promote their objects are:

- the hosting of a worshipping community at St Peter’s Bourne (the “Community”)
- establishing St Peter’s Bourne as a house of prayer and worship serving North London
- the use of St Peter’s Bourne as a retreat house for spiritual reflection

To better achieve these activities, the trustees have to maintain the buildings and grounds forming St Peter’s Bourne.

Details of all of these activities are set out below:

St Peter’s Bourne Management Company,

a company limited by guarantee and registered in England and Wales with the number 4616145,
and registered as a charity with the number 1098664.

Registered office: 40 Oakleigh Park South, Whetstone, London N20 9JN

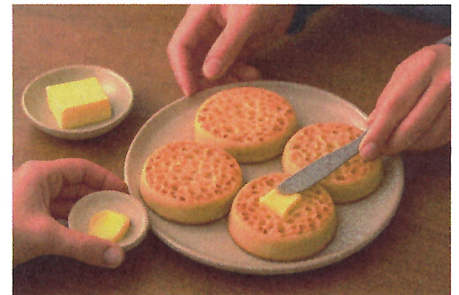
A HOME for Christian Community

Over the past year, the life and ministry of the St Peter's Bourne (SPB) community has continued to flourish. It has been a season of growth, transition, and deepening unity as we've joyfully welcomed new residents and, with gratitude, said farewell to others. Of those leaving, this year two residents have moved out to get married (to different people) and one has left to help join the staff team for a new Anglican church plant in Margate. Our new resident additions include four worship leaders - two of whom moving to London have previously been working as international missionaries. Throughout the year, our residential spaces have remained at or close to full capacity, with an average of **18 adult residents and 5 children** living on-site.

One of the unique strengths of our community is our involvement across **five different local churches** in North London. Every member of SPB actively serves on a volunteer team within their local church context — from worship teams and kids' ministry to outreach and community service. Despite our varied backgrounds and churchmanship, we have experienced a beautiful and unifying fellowship in Christ.

Community Rhythm: At the heart of life at St Peter's Bourne is a shared commitment to prayer and worship. We have established a consistent and intentional **weekday rhythm of communal prayer**, gathering in the Chapel from **7:30–8:00am** each morning. These times are informal yet sacred — blending sung worship, scripture, reflection and intercession. Each day has a specific prayer focus inspired by a line from the **Lord's Prayer**, guiding our hearts and anchoring our week in the words of Jesus.

On **Fridays**, our rhythm includes a '**Thanksgiving Breakfast**' — a joyful meal shared in the dining room where we reflect on the week, give thanks, and share testimonies of God's faithfulness and activity in our lives. This practice has become a cornerstone of our community life, deepening relationships and building a culture of gratitude.



Wednesday evenings are reserved for our weekly **Community Night**, which begins with a shared meal and flows into a time of worship and fellowship in the Chapel. These nights help foster deeper connection, mutual encouragement, and spiritual renewal.



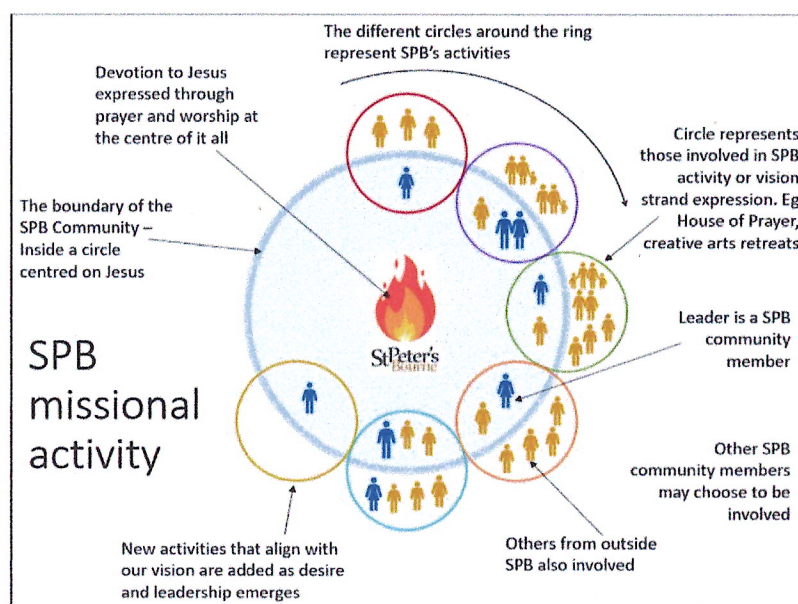
Open Worship and Prayer Nights: Each month, we host '**The Open**' — a public evening of worship and prayer, led by the SPB community and open to guests from across North London. These gatherings, held in the Chapel, have been uniquely powerful times of encounter with God's presence. Each night carries its own atmosphere and theme, shaped by the Spirit and the people who come. We believe SPB is called to be more than just a place of residence — it is a **well of spiritual life** for the wider area, a space from which prayer, creativity, and mission can flow outward into the city and beyond.

Spiritual Formation: Spiritual formation remains a central part of life at SPB. Every resident is invited into intentional **discipleship relationships** with members of the leadership team, creating space for pastoral support, prayer, and growth in Christlikeness. These one-to-one conversations are a key expression of our **charitable purpose** – to equip and disciple believers to follow the way of Jesus in all aspects of life. Through these rhythms of formation, we aim to cultivate not just spiritual insight but also **missional living** – encouraging each resident to live out their calling with integrity, creativity, and a heart for justice.

Mission and ministry from SPB: The community at St Peter's Bourne exists not only for those who live within its walls but as a launchpad for mission and ministry. Around **half of our residents are employed in either church or ministry roles**, while others work for **charities and social enterprises** that serve the vulnerable and pursue social justice. For example, one resident has been pioneering a **ministry in prisons across the UK**, using poetry as a means for expression, healing and redemption. Another resident recently took on a role **working with a children's choir from Uganda** - supporting their work through touring events, fundraising and relationship building here in Europe. Another resident is **working with the Diocese of London to develop youth ministry** in Islington borough. These stories are just a glimpse of the extraordinary vocational and spiritual giftings present within the community.

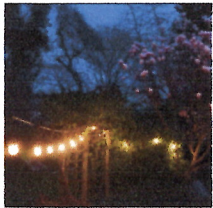
We also have a fiercely creative community with lots of musicians and songwriters living here and collaborating more and more. Over the course of the year, various **community members have released 3 new albums, 5 EPs and lots of individual singles**. Increasingly, we're encouraged to see worship songs that have been written in the Chapel here at SPB being played and sung in churches across the UK and around the world.

As a community, we are continually inspired by the faith, creativity, and compassion of those who call SPB home. We believe God is using this space as a **greenhouse for growth, ministry, and mission**, and we are excited to see what fruit will continue to emerge in the coming season.



The following photographs show various aspects of the life of the Community:

- Wedding - Hot chocolate on the Deck - Sudoku puzzle in the corridor - Outdoor cinema night - Goodbye's - CR Festival for Sister Zelma - setting up the marquee - Thanksgiving breakfast - Snowball fights in the garden - Kitchen time - Life -



A HOUSE of Prayer and Worship

The Vision for the House of Prayer & Worship at St Peter's Bourne is:

'To host God's presence, speak blessing and pray for transformation of the people and place of North London and beyond'

There have been several ways this vision has been outworked in the past year:

Following its launch in January 2024 people from churches across North London and beyond, have continued to gather for 'Dwell', a bi-weekly prayer & worship gathering, at St Peter's Bourne.

Here is some feedback from a couple of the regular members:

'I love being part of Dwell. Not only is it a warm and inviting community, but it is a space where you can experience the presence of God, worshipping and wondering at His love and goodness'

'Dwell is a place where I am able to pray freely and I have seen breakthroughs in prayer. Through it, I experience Christ in the personal, as a real and living being rather than as a notion or concept. It's a place where I can laugh or cry and just be myself'

'Dwell has been a great blessing for me, my wife and also for our wider church. Dwell at St Peter's Bourne is one of those rare places. A place of warmth, openness and intimacy with God and His people. Each time I have visited, there has been a fresh encounter with the Lord, new revelation. I have personally found my time there extremely strengthening'.

It was a joy to then begin 2025 by hosting an extended evening of worship and prayer called **'Consecrate'** focused on preparing and setting ourselves aside for what the Lord might want to do this year. We had a really powerful time in the chapel and it was a beautiful time of collaboration for the whole community to host more guests than we've had before.

A HAVEN for Retreat & Creativity

We have had a few organisations consistently book St Peter's Bourne for regular events: KXC host a termly Song Writing Day; The Myriad Church Planting Leadership have held their team building and training days and Oakleigh Community Church have hosted leadership days and some Alpha Holy Spirit Days. We have also hosted a group from St John's Friern Barnet, the East & New Barent Clergy, David's Tent Prayer Leaders, *Made to Shine* and a prayer group from All Souls Langham Place. The chapel is also being used for day retreats by some local clergy and church leaders/staff teams from St Barnabas, St Paul's Mill Hill, Christ Church Barnet & later this year Mill Hill East Church, St Paul's, New Southgate & Faith House Church, Colindale.

Throughout the year we have been able to host visitors who are coming through London; some with friends at St Peter's Bourne and others who are interested in seeing and learning about what we do here. These have included visitors from the US, Netherlands, Brazil, Australia and all around the UK.

Maintenance of St Peter's Bourne

The trustees have to maintain St Peter's Bourne to enable it to serve the charitable aims. During the year, the following significant projects were undertaken:

- We have improved security to the site with major repairs to the fencing on either side of the house and new lockable gates.
- The Residents' Lounge has been repainted and a new carpet installed. Several of the bedrooms have also been painted prior to the arrival of new residents.
- The Library and the Boiler Room have been cleared of excess furniture and other accumulated items. We also plan to redecorate and carpet the Library so it can be a more welcoming space for the community.
- The Drive at the front of the property has had some work to improve drainage.

Other minor improvements include: a new water filter in the main Kitchen tap, a dishwasher installed in the second kitchen, new light fittings in Library & Guest Room and new Showers in two of the flats



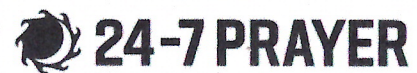
The redecorated Residents' Lounge



Part of the new fencing

Leadership and administration

The Directors Board and the Staff Team has remained constant throughout this year which reflects the stability that has been brought to St Peter's Bourne.



In October 2024 St Peter's Bourne officially joined the 24-7 Prayer Network and our Director David Vincent and community leaders Ian & Ruth Dowsett headed out to their annual Gathering in Rotterdam where we were welcomed along with 8 other Christian communities, Houses of Prayer and churches into their wider Network. This relationship will provide an opportunity for connection and support and training from the wider Church and we believe that they too will benefit from our experiences as a creative residential and dispersed community of prayer and worship here in North London.

In the last year one major piece of work has been to update our Safeguarding Policy and overhaul our

Safeguarding procedures. This is now more robust and specific to the needs of our community. The policy statement has been added to our website.

The website was also updated with a more modern feel in order to promote the work of St Peter's Bourne, simplified to aid better navigation of the information on the site and is easier to update and maintain.

Volunteers

SPBMC has benefitted from substantial time volunteered by the trustees in office during the year, and by the members of the Community. The House of Prayer has been hosted by a number of different musicians from the Community and the local area.

Management of SPBMC

SPBMC is a company limited by guarantee, which means it does not have conventional shareholders but members. To recognise the involvement of other local churches with whom the community have links with the membership was increased and includes those who are:

- *ex officio* the trustees of SPB; and the clergy and churchwardens of the supporting parishes: All Saints' N20, St John the Apostle, Whetstone, St Mary the Virgin in East Barnet, St Paul's, New Southgate and the Parish of Friern Barnet;
- the incumbents and churchwardens (or equivalent) of churches attended by members of the Community or Directors can also apply for membership.
- the individuals from time to time serving as members of the Leadership Team of the Community at St Peter's Bourne; and
- one elected representative of the Community who has been living at St Peter's Bourne for at least six months.

These members meet once a year for the Annual Meeting and throughout the year SPBMC is managed by the trustees, who during the year and since the year end have been:

David Vincent	(from 10th Jan 2015 & vice chair till Sept 2023, chair from Sept 2023)
The Revd Helen Azer	(from 30 th Sept 2021)
The Revd John Coles	(from 6th Feb 2015)
The Revd Seb Cummings	(from 21st Sept 2023)
Caroline Overton	(from 21st Sept 2023)

The trustees met five times during the year, and between meetings, SPBMC's chair and the various leads met regularly. Lydia & Rich Di Castiglione and Ian & Ruth Dowsett (from Sept 2023) as employees, are not permitted to be trustees but are invited to attend the trustees' meetings, as does Brian Wakeham as a representative of the Trust and Sue Chapman as the Company Secretary (from Sept 2023).

FINANCIAL REVIEW

Overall results

The Statement of Financial Activities for the year ended 30th April 2025 shows a slight decrease in income of £1,856 to £95,605 (2%). There was a decrease in expenditure of £19,363 (22%). The result was a net surplus for the year of £26,888 compared with a net surplus of £9,381 in the previous year.

Movements in income

Total income was £95,605 (2024: £97,461). The community rents were almost unchanged at £90,417 (2024: £90,745). There was a decrease in income from the booking income to £4,509 (2024: 5,654).

Movements in expenditure

Expenditure decreased this year to £68,717 (2024: £88,080). Expenditure was kept low due to the impending upgrade of the central heating system including two new boilers for the main house. Maintenance and small equipment decreased to £15,195 (2024: £23,760) and staff costs also decreased to £21,522 (2024: 26,222).

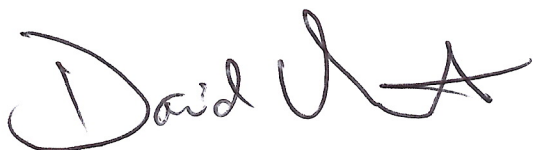
Reserves at the year-end

The net surplus for the year of £26,888 has increased our funds carried forward to £64,036, all unrestricted. These funds are sufficient to cover nearly 12 months of this year's expenditure. Keeping maintenance costs low in 2024/25 has helped build up our reserves this year. The reserves now meet the Trustees objectives of having sufficient unrestricted reserves to meet six months of unrestricted expenditure to cope with variations in cash flow and to provide protection against unforeseen costs. The building up of reserves remains an objective of the trustees as they plan to upgrade the central heating system and carry out a refurbishment of one of the bathrooms and also the small kitchen.

Small company exemption statement and approval of report

In preparing this report, the trustees have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the trustees on September 2025 and signed on their behalf by



David Vincent, Director

Accounts

Statement of Financial Activities

(including Income and Expenditure Account)

for the year to 30th April 2025

		2025	2025	2024	2024
		Unrestricted	Total	Unrestricted	Total
		Funds	Funds	Funds	Funds
Note	£	£	£	£	£
Income from:					
		610	610	1,001	1,001
Donations					
Charitable Activities	2	94,726	94,726	65,999	65,999
Rents and other	3	269	269	30,461	30,461
		<u>95,605</u>	<u>95,605</u>	<u>97,461</u>	<u>97,461</u>
Total Income					
Expenditure on:					
Raising Funds	4	1,725	1,725	1,019	1,019
Charitable Activities	5	66,992	66,992	87,061	87,061
		<u>68,717</u>	<u>68,717</u>	<u>88,080</u>	<u>88,080</u>
Total Expenditure					
Net Movement in Funds		26,888	26,888	9,381	9,381
Reconciliation of funds:					
Funds brought forward:		37,148	37,148	27,767	27,767
		<u>64,036</u>	<u>64,036</u>	<u>37,148</u>	<u>37,148</u>
Funds carried forward:					

Balance Sheet

For the year ended 30th April 2025

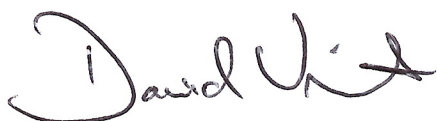
		at 30 April 2025	at 30 April 2024
CURRENT ASSETS	Note	£	£
Debtors	8	1,030	1,307
Cash at bank, on deposit and in hand		64,060	37,209
TOTAL CURRENT ASSETS		<u>65,090</u>	<u>38,516</u>
CREDITORS: amounts falling due within one year	9	1,054	1,368
NET CURRENT ASSETS		<u>64,036</u>	<u>37,148</u>
THE FUNDS OF THE CHARITY:			
UNRESTRICTED FUNDS	10 & 11	64,036	37,148
TOTAL FUNDS		<u>64,036</u>	<u>37,148</u>

The company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies' regime and in accordance with FRS 102 SORP.

Approved by the directors and trustees on the day of September 2025
and signed on their behalf by:



David Vincent, Director

Notes to the Accounts for the year to 30th April 2025

1.1 BASIS OF ACCOUNTING

The accounts have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS 102) 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) (effective 1 January 2015), the FRS 102 The Financial Reporting Standard applicable in the UK and the Republic of Ireland, and the Companies Act 2006.

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

1.2. INCOME

Income from Donations

Donations are included in income when:

- the charity becomes entitled to the donation and any conditions for receipt are met
- the directors are reasonably certain that they will receive it, and
- the directors are reasonably certain that the value can be reliably measured.

Income from Charitable Activities

Income from community rents, project related grants, and charges for the use of facilities, is recognised in the period when it is receivable

Income from rents

Income from rents is recognised in the period when it is receivable.

1.3 EXPENDITURE

Expenditure is recorded in the period in which it is incurred. Liabilities are recognised when there is a legal or constructive obligation committing the charity to the expenditure.

1.4 FUND ACCOUNTING

Unrestricted Funds

These are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

Restricted Funds

These are funds which 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.

Notes to the Accounts continued**For the year to 30th April 2025**

2. INCOME FROM CHARITABLE ACTIVITIES	2025	2024
Community Rents	90,417	60,345
Booking Income	4,309	5,654
	<hr/>	<hr/>
	94,726	65,999
	<hr/>	<hr/>
3. OTHER INCOME		
Rental income from flats	-	30,400
Bank Interest	269	61
	<hr/>	<hr/>
	269	30,461
	<hr/>	<hr/>
4. EXPENDITURE ON RAISING FUNDS		
Maintenance of occupied flats	1,200	700
Running costs of vacant flats	232	58
Advertising	85	40
Website	208	221
	<hr/>	<hr/>
	1,725	1,019
	<hr/>	<hr/>
5. EXPENDITURE ON CHARITABLE ACTIVITIES		
Staff Costs	21,522	26,222
Catering and other direct costs	2,099	1,894
Utilities	15,502	14,726
Refurbishment works	524	7,801
Maintenance and small equipment	15,195	23,760
Insurance	1,519	1,439
Garden maintenance	2,532	2,370
Local taxation	5,450	5,581
Administration costs	1,790	2,048
Community activities	637	705
Sundry	222	515
	<hr/>	<hr/>
	66,992	87,061
	<hr/>	<hr/>

6. GOVERNANCE AND SUPPORTS COSTS

Expenditure on charitable activities in note 7 includes governance and support costs which are costs incurred on the objects of the charity but the amounts of which are difficult to determine. The trustees provided financial, secretarial and administrative services free of charge. The independent examiner also provided his services free of charge. Such minor costs as have been incurred are included in note 7.

Notes to the Accounts continued For the year to 30th April 2025

7. STAFF COSTS

These include the salaries of the Community Leaders. The figures also include the wages of a part-time administrator and cleaner.

	2025	2024
Gross Pay	21,522	25,179
Benefits in kind	-	-
Pensions	-	1,043
	<u>21,522</u>	<u>26,222</u>
Average number of employees	<u>5</u>	<u>5</u>

8. DEBTORS: amounts falling due within one year

Trade Debtors	-	1,307
Prepayments and accrued income	1,030	-
	<u>1,030</u>	<u>1,307</u>

9. CREDITORS: amounts falling due within one year

Trade Creditors	(298)	(298)
Accruals and deferred income	(756)	(1,070)
	<u>(1,054)</u>	<u>(1,368)</u>

10. STATEMENT OF FUNDS	1 May 2024	Income	Expenditure	30 April 2025
Unrestricted Funds	37,148	95,605	68,716	64,036
	<u>37,148</u>	<u>95,605</u>	<u>68,716</u>	<u>64,036</u>

11. NET ASSETS BY FUND AT 30 APRIL 2025

Unrestricted

Debtors	1,030
Cash	64,060
Creditors	(1,054)
	<u>64,036</u>

Notes to the Accounts continued For the year to 30th April 2025

12. TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES

The trustees and the Community Leaders are regarded as parties who are related to the charity under charity law, and any financial transactions between them and the charity must be disclosed.

None of the Trustees received any remuneration or other benefits from an employment with the charity or a related entity.

Ian & Ruth Dowsett and Rich & Lydia Di Castiglione, the Community Leaders, are, along with the Trustees, considered the key management personnel of the charity and the total remuneration paid in this category amounted to £14,268 (2024: £18,327).

Apart from the above, there were no other transactions between the charity and the above persons, or any other related parties, in this and the previous year.

Independent Examiner's Report to the Trustees of St Peter's Bourne Management Company

I report on the accounts of the company for the year ended 30th April 2025 which are set out on pages 9 to 14.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the "2011 Act") and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below,

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



ROGER SEATON FCA

23 Greenhill Park, Barnet, Herts, EN5 1HQ

Date:

16 October

2025

ST PETER'S BOURNE MANAGEMENT COMPANY

England & Wales - Charity number 1098664

Accounts

ST PETER'S BOURNE MANAGEMENT COMPANY

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Company number: 4616145

Charity number: 1098664

Independent examiner: Roger Seaton FCA, 23 Greenhill Park, Barnet, Herts, EN5 1HQ

Bankers: CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

SPBMC's objects

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"the advancement of the Christian religion through worship and the provision of facilities for study, spiritual direction and learning and the encouragement of reflection on spiritual matters, in particular the provision of spiritual education and counselling, and through support of the wider Christian community, in particular the Community of the Resurrection of Our Lord and the Church in South Africa."

Public Benefit

In pursuing its objectives, the trustees have had regard to the guidance of the Charity Commission on the Advancement of Religion for the Public Benefit.

The trustees believe that the activities of SPBMC, carried on at St Peter's Bourne, 40 Oakleigh Road South, London N20 9JN ("St Peter's Bourne") contribute to the public benefit by:

- spreading knowledge of the Christian faith to any person without discrimination;
- helping people to be better Christians; and
- working together with churches to equip their members for mission and community service.

Activities and Achievement

The activities of SPBMC which the trustees believe help them promote their objects are:

- the hosting of a worshipping community at St Peter's Bourne (the "Community")
- establishing St Peter's Bourne as a house of prayer and worship serving North London
- the use of St Peter's Bourne as a retreat house for spiritual reflection

To better achieve these activities, the trustees have to maintain the buildings and grounds forming St Peter's Bourne.

Details of all of these activities are set out below.

The Community

The community life at St Peter's Bourne has continued to thrive over the last year. We've been excited to see the community continue to evolve as we have both said farewell to some members and welcomed new residents. The majority of rooms have been occupied - for most of the year we've had 18 adult residents and 6 children living here on site (representing 5 different nationalities). We have been honoured to have a Ukrainian refugee stay with us for 18 months as she awaited the chance to be reunited with her husband who is now living in the USA.

All of our community members are involved in serving regularly on volunteer teams at their local churches here in North London. Residents have been members of 8 different churches and we celebrate the unity we've found across a diversity of churchmanship. Prayer and worship is at the centre of community life. We have established a rhythm of prayer and worship as a community that has built a deeper sense of unity and momentum in prayer.

Community Rhythm: Each weekday morning we gather as a community from 7.30-8am to pray in the chapel. These are informal times of sung worship, prayer and reflection. The daily prayer focus is based around a different section of the Lord's Prayer for each day. On Fridays we have a community 'Thanksgiving Breakfast' in the dining room where all the community members eat together and share encouraging stories and testimonies of God at work in our lives. We also have a weekly community night (Weds) where we eat and fellowship followed by a time of worship together in the chapel.

Open Worship and Prayer Nights: The 'Open' is a monthly worship and prayer night that is open to guests and visitors from the local area. It's led by the community and hosted in the Chapel. Each of these nights has been unique and beautiful in different ways. We see the value of St Peter's Bourne as a place where blessing, prayer and life can flow from into the North London area and beyond.



Spiritual Formation: Community members regularly meet with the leadership team for spiritual formation and discipleship. We work with them to learn the way of Jesus and walk out their faith in all areas of their work and community life. This spiritual education and direction that comes from these conversations is a formative and a clear outworking of our charitable aims.

Mission and ministry from SPB: The heart for the community at SPB is that it would be a place from which mission and ministry is launched. Around half of the community are employed by churches or work in full-time ministry. Most of the other members work for charities or social enterprises that are working to serve vulnerable people and pursue justice. For example, one of our residents works for a social enterprise start-up that helps homeless people to find permanent accommodation and employment. Another resident is a legal assistant for a human rights law firm. The current residents we have here carry an extraordinary amount of spiritual and creative gifting - we're excited to see more ministry flow out of the community here at St Peter's Bourne.

The following photographs show various aspects of the life of the Community:



Photos (Clockwise):

Community Walk;
Commissioning of New
Leaders; Praying for US
Visitors; Morning Prayer;
Marquee at night; David's
Tent Weekend Away;
Christmas community day



House of Prayer and Worship

In Jan 2024 a bi-weekly prayer & worship gathering called 'Dwell' began. The aim of Dwell is in keeping with our vision *'for the House of Prayer & Worship at SPB to be a place which hosts God's presence in prayer & worship, speaking blessing and bringing transformation to the place and people of North London and beyond'*. Since we began we have seen over 40 different people join us on a Tuesday or a Friday. On a weekly basis 8-15 people regularly gather from churches across Barnet & beyond. Many who have attended have expressed their gratitude for an extended time in the presence of God and the difference this has made to their spiritual & emotional well-being.

We have yet to see the House of Prayer & Worship extend into the evening on a regular basis. We do however host The Open monthly (see above) and on an ad-hoc basis, a young person from Oakleigh Community Church books the chapel with an invitation for his network of family & friends to attend. On 2nd May this saw 20+ young people from Oakleigh Community Church come through the doors of the Chapel with some of their parents & youth leaders. Over Easter we also converted the chapel into a prayer space for the local community to use as part of their Good Friday meditations on the Cross.



Alongside Dwell, our corporate gathering of praise and worship, the chapel has been used and is available for local church leaders to book for retreats on a Wednesday or Thursday. Later this year we hope to extend the invitation to individuals to book the chapel at SPB for individual prayer & a member of the community at SPB is also looking to establish a monthly evening of prayer & worship for 18-30's from churches across North London.

Retreat House

We have had a few organisations consistently book St Peter's Bourne for regular events: KXC host a termly Song Writing Day; CCX Myriad have held their team building and training days and Oakleigh Community Church have hosted leadership days and some Alpha Holy Spirit Days. We have also hosted Orphans No More (a music collective), St Paul's School Southgate for an INSET day, David's Tent Prayer and a prayer group from All Souls Langham Place

Throughout the year we have been able to host visitors who are coming through London; some with

Throughout the year we have been able to host visitors who are coming through London; some with friends at St Peter's Bourne and others who are interested in seeing and learning about what we do here. These have included a team of four from the Rotterdam House of Prayer Rotterdam and visitors from the US, and all around the UK.

Maintenance of St Peter's Bourne

The trustees have to maintain St Peter's Bourne to enable it to serve the charitable aims. During the year, the following significant projects were undertaken:

- Flat B was renovated ahead of new residents arriving in June 2023.
- The Flat at the top of the main house had new carpets fitted and most of the rooms have been repainted.
- Major works were carried out to the gas piping in the property in June to make it safe after a leak was detected.
- The Chapel works have been completed and the alarm reinstalled
- A major blockage in the drains leading to the main sewer was cleared.
- Items stored in the garage were sorted and cleared. This space now offers residents additional space.
- New Flooring was fitted in the Kitchen and Bathroom in Flat B.



Refurbished Flat B

Leadership and administration

The resident staff members, Ivan and Jessie Chakraborty, who had been leading the community moved on in August 2023. After a period of reflection and review the Directors decided to restructure the leadership into a team of leaders. In September 2023 they recruited Lydia & Rich di Castiglione, existing members of the community, to be Community Leadership team members with responsibility for Worship and Spiritual Formation and Ian & Ruth Dowsett to be Community Leadership team members with responsibility for House Operations and the House of Prayer and Worship.

The Directors conducted an audit of their skills and expertise and from that were able to identify the priorities needed at board level and subsequently recruited Seb Cummings and Caroline Overton who is able to provide legal advice.

The Directors reviewed the safeguarding policy and established a Trustees policy to cover conflict of interests and expenses.

Processes to enable the easier reporting of financial details to the board were put in place and thanks is made to Sue Chapman our part-time administrator for her help in developing timely reports for the board.

To reflect the renewed booking process and the changes to the community rhythms of prayer and activity the website was updated.

Volunteers

SPBMC has benefitted from substantial time volunteered by the trustees in office during the year, and by the members of the Community. The House of Prayer has been hosted by a number of different musicians from the Community and the local area.

Management of SPBMC

SPBMC is a company limited by guarantee, which means it does not have conventional shareholders but members. To recognise the involvement of other local churches with whom the community have links with the membership was increased and includes those who are:

- *clergy* ~~ex officio~~ the trustees of SPB; and the ~~incumbents~~ *clergy* and churchwardens of the supporting parishes: All Saints' N20, St John the Apostle, Whetstone, St Mary the Virgin in East Barnet, St Paul's, New Southgate and the Parish of Friern Barnet;
- the ~~incumbents~~ *clergy* and churchwardens (or equivalent) of churches attended by members of the Community or Directors can also apply for membership.
- the individuals from time to time serving as members of the Leadership Team of the Community at St Peter's Bourne; and
- one elected representative of the Community who has been living at St Peter's Bourne for at least six months.

These members meet once a year for the Annual Meeting and throughout the year SPBMC is managed by the trustees, who during the year and since the year end have been:

The Rt Revd Rob Wickham	(chair till resigned from the Trustee board in June 2023)
David Vincent	(from 10th Jan 2015 & vice chair till Sept 2023, chair from Sept 2023)
The Revd Helen Azer	(from 30 th Sept 2021)
The Revd John Coles	(from 6th Feb 2015)
The Revd Seb Cummings	(from 21st Sept 2023)
Caroline Overton	(from 21st Sept 2023)

The trustees met five times during the year, and between meetings, SPBMC's executive committee of trustees and the various leads met regularly. Ivan and Jessie Chakraborty (till Aug 2023) and subsequently Lydia & Rich Di Castiglione and Ian & Ruth Dowsett (from Sept 2023) as employees, are not permitted to be trustees but are invited to attend the trustees' meetings, as does Brian Wakeham as a representative of the Trust and Sue Chapman as the Company Secretary (from Sept 2023)

FINANCIAL REVIEW

Overall results

As a result, primarily of the increase of income due to more rooms being filled for longer throughout the year, and an increase in rent, there was a profit of £9,381 (2023: a profit of £13,067). We did have an unexpected major expense due to a gas repair and work completed on Flat B and the top Flat of the main house.

Movements in income

Total income was £97,461 (2023: £89,320). There was a decrease in the rent from flats to £30,400 (2023: £42,000) and income from rooms within the main house increased this year to £60,345 (2023: £41,715). There was also an increase in the income from the hire of the premises to £5,654 (2023: £3,629).

Movements in expenditure

Expenditure increased this year to £88,080 (2023: £76,253). The main changes in expenditure this year were maintenance and small equipment which increased to £23,760 (2023: £12,040) and utilities which increased to £14,726 (2023: £9,757). These increases were offset by the reduction of staff costs to £26,222 (2023: £35,404).

Reserves at the year-end

The net profit for the year of £9,381 has increased our funds carried forward to £37,148, all unrestricted.

These funds are sufficient to cover 4.2 months of this year's expenditure. The change in the Community has helped build up our reserves this year, however the reserves are still short of the trustees' objective of having sufficient unrestricted reserves to meet six months of unrestricted expenditure to cope with variations in cash flow and to provide protection against unforeseen costs. The building up of reserves remains an objective of the trustees as they anticipate the need for replacing the house's boiler and heating systems in the medium term.

Small company exemption statement and approval of report

In preparing this report, the trustees have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the trustees on 10 October 2024 and signed on their behalf by



David Vincent, Director

Accounts

Statement of Financial Activities (including Income and Expenditure Account) for the year to 30th April 2024

		2024 Unrestricted Funds £	2024 Restricted Funds £	2024 Total Fund£	2023 Unrestricted Funds £	2023 Restricted Funds £	2023 Total Funds £
Income from:	Note						
Donations	2	1,001	-	1,001	1,943	-	1,943
Charitable activities	3	65,999	-	65,999	45,344	-	45,344
Rents and other	4	30,461	-	30,461	42,033	-	42,033
Total Income		97,461	-	97,461	89,320	-	89,320
Expenditure on:							
Raising Funds	5	1,019	-	1,019	3,160	-	3,160
Charitable activities	6	87,061	-	87,061	73,093	-	73,093
Total Expenditure		88,080	-	88,080	76,253	-	76,253
Net movement in funds		9,381	-	9,381	13,067	-	13,067
Reconciliation of funds:							
Funds brought forward:		27,767	-	27,767	14,700	-	14,700
Funds carried forward:		37,148	-	37,148	27,767	-	27,767

Balance Sheet

For the year to 30th April 2024

		at 30 April 2024	at 30 April 2023
	Note	£	£
CURRENT ASSETS			
Debtors	10	1,307	1,162
Cash at bank, on deposit and in hand		37,209	28,031
TOTAL CURRENT ASSETS		38,516	29,193
CREDITORS: amounts falling due within one year	11	1,368	1,426
NET CURRENT ASSETS		37,148	27,767
TOTAL ASSETS LESS CURRENT LIABILITIES		37,148	27,767
THE FUNDS OF THE CHARITY:			
UNRESTRICTED FUNDS	12	37,148	27,767
TOTAL FUNDS		37,148	27,767

The company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies' regime and in accordance with FRS102 SORP.

Approved by the directors and trustees on the 10 day of October 2024 and signed on their behalf by:



David Vincent, Director

Notes to the Accounts

For the year to 30th April 2024

1.1 BASIS OF ACCOUNTING

The accounts have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS102) 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)(effective 1 January 2015), the FRS 102 The Financial Reporting Standard applicable in the UK and the Republic of Ireland, and the Companies Act 2006.

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

1.2 INCOME

Income from Donations

Donations are included in income when:

- I. the charity becomes entitled to the donation and any conditions for receipt are met
- II. the directors are reasonably certain that they will receive it, and
- III. the directors are reasonably certain that the value can be reliably measured.

Income from Charitable Activities

Income from community rents, project related grants, and charges for the use of facilities, is recognised in the period when it is receivable

Income from rents

Income from rents is recognised in the period when it is receivable.

1.3 EXPENDITURE

Expenditure is recorded in the period in which it is incurred. Liabilities are recognised when there is a legal or constructive obligation committing the charity to the expenditure.

1.4 FUND ACCOUNTING

Unrestricted Funds

These are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

Notes to the Accounts

For the year to 30th April 2024 continued

	2024 Unrestricted	2024 Restricted	2024 Total	2023 Total
	£	£	£	£
2 INCOME FROM DONATIONS:				
For unrestricted funds from:				
St Peter's Bourne Trust	-	-	-	-
Other donations	1,001	-	1,001	1,943
	1,001	-	1,001	1,943
3 INCOME FROM CHARITABLE ACTIVITIES				
Community Rents	60,345	-	60,345	41,715
Hire of Premises	5,654	-	5,654	3,629
	65,999	-	65,999	45,344
4 OTHER INCOME				
Rental income from flats	30,400	-	30,400	42,000
Bank Interest	61	-	61	33
	30,461	-	30,461	42,033
5 EXPENDITURE ON RAISING FUNDS				
Letting agents' fees	-	-	-	1,215
Maintenance of occupied flats	700	-	700	1,185
Running costs of vacant flats	58	-	58	-
Advertising	40	-	40	110
Website	221	-	221	650
	1,019	-	1,019	3,160

Notes to the Accounts

For the year to 30th April 2024 continued

6 EXPENDITURE ON CHARITABLE ACTIVITIES

	2024 Unrestricted £	2024 Restricted £	2024 Total £	2023 Total £
Staff Costs	26,222	-	26,222	35,404
Catering and other direct costs	1,894	-	1,894	1,015
Utilities	14,726	-	14,726	9,757
Refurbishment works	7,801	-	7,801	3,286
Maintenance and small equipment	23,760	-	23,760	12,040
Insurance	1,439	-	1,439	1,485
Garden Maintenance	2,370	-	2,370	2,165
Local taxation	5,581	-	5,581	4,657
Administration costs	2,048	-	2,048	1,934
Community activities	705	-	705	633
Sundry	515	-	515	717
	87,061	-	87,061	73,093

7 GOVERNANCE AND SUPPORT COSTS

Expenditure on charitable activities in note 6 above includes governance and support costs which are costs incurred on the objects of the charity but the amounts of which are difficult to determine. The trustees provided financial, secretarial, and administrative services free of charge. The independent examiner also provided his services free of charge. Such minor costs as have been incurred are included in note 6.

8 STAFF COSTS

These include the salaries of the Community Leaders. The figures also include the wages of a part-time administrator and cleaner.

	2024 £	2023 £
Gross Pay	25,179	32,332
Benefits in Kind	-	-
Pensions	1,043	3,072
Total Staff Costs	26,222	35,404
Average Number of Employees	5	2

Notes to the Accounts

For the year to 30th April 2024 continued

9 TAXATION

The Charity is exempt from corporation tax on its charitable activities.

10 DEBTORS: amounts falling due within one year	30 April 2024 £	30 April 2023 £
Trade Debtors	1,307	819
Prepayments and accrued income	-	343
	<u>1,307</u>	<u>1,162</u>

11 CREDITORS: amounts falling due within one year	30 April 2024 £	30 April 2023 £
Trade Creditors	(298)	(1,319)
Accruals and deferred income	(1,070)	(107)
	<u>(1,368)</u>	<u>(1,426)</u>

12 STATEMENT OF FUNDS

	01 May 2023 £	Income £	Expenditure £	30 April 2024 £
Unrestricted Funds	27,767	97,461	88,080	37,148
Total Funds	<u>27,767</u>	<u>97,461</u>	<u>88,080</u>	<u>37,148</u>

Notes to the Accounts

For the year to 30th April 2024 continued

13 NET ASSETS BY FUND AT 30 APRIL 2024

	Unrestricted £	Restricted £	Total £
Fixed Assets	-	-	-
Debtors	1,307	-	1,307
Cash	37,209	-	37,209
Creditors	(1,368)	-	(1,368)
Total Net Assets	37,148	-	37,148

14 TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES

The trustees and the Community Leaders are regarded as parties who are related to the charity under charity law, and any financial transactions between them and the charity must be disclosed.

None of the Trustees received any remuneration or other benefits from an employment with the charity or a related entity.

Ian & Ruth Dowsett and Rich & Lydia Di Castiglione, the Community Leaders, are, along with the Trustees, considered the key management personnel of the charity and the total remuneration paid in this category amounted to £18,327 (2023: £26,053 paid to Ivan & Jessie Chakraborty, who were the key management previously).

Apart from the above, there were no other transactions between the charity and the above persons, or any other related parties, in this and the previous year.

Independent Examiner's Report to the Trustees of St Peter's Bourne Management Company

I report on the accounts of the company for the year ended 30th April 2024 which are set out on pages 8 to 14.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the "2011 Act") and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below,

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



ROGER SEATON FCA

23 Greenhill Park, Barnet, Herts, EN5 1HQ

Date:

2024

ST PETER'S BOURNE MANAGEMENT COMPANY

England & Wales - Charity number 1098664

Accounts

**ST PETER'S BOURNE
MANAGEMENT COMPANY**



**Report of the Directors and Trustees
for the year ended 30th April 2023**

The directors and trustees (the "trustees") are pleased to present their annual report together with the accounts of St Peter's Bourne Management Company ("SPBMC"), a company limited by guarantee, for the year ended 30th April 2023, prepared to meet the requirements of a directors' report and accounts for Companies Act purposes and a trustees' report and accounts for Charities Act Purposes.

Administrative details

Registered Office: 40 Oakleigh Park South, London N20 9JN

Company number: 4616145

Charity number: 1098664

Independent examiner: Roger Seaton FCA, 23 Greenhill Park, Barnet, Herts, EN5 1HQ

Bankers: CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

SPBMC's objects

SPBMC's objects as set out in its Memorandum of Association are:

"the advancement of the Christian religion through worship and the provision of facilities for study, spiritual direction and learning and the encouragement of reflection on spiritual matters, in particular the provision of spiritual education and counselling, and through support of the wider Christian community, in particular the Community of the Resurrection of Our Lord and the Church in South Africa."

Public Benefit

In pursuing its objectives, the trustees have had regard to the guidance of the Charity Commission on the Advancement of Religion for the Public Benefit.

The trustees believe that the activities of SPBMC, carried on at St Peter's Bourne, 40 Oakleigh Road South, London N20 9JN ("St Peter's Bourne") contribute to the public benefit by:

- spreading knowledge of the Christian faith to any person without discrimination;
- helping people to be better Christians; and
- working together with churches to equip their members for mission and community service.

Activities and Achievement

The activities of SPBMC which the trustees believe help them promote their objects are:

- the hosting of a worshipping community at St Peter's Bourne (the "Community")
- supporting and equipping local pioneers in their Christian outreach in the local area, through the Pioneer Hub and one to one coaching sessions
- the use of St Peter's Bourne as a retreat house

To better achieve these activities, the trustees have to maintain the buildings and grounds forming St Peter's Bourne.

Details of all of these activities are set out below.

The Community

This year saw the Community continuing to grow. In fact during this year for the first time the whole of the main house accommodation was occupied. We were joined by working professionals who



wanted to live in a Christian community and deepen their faith whilst working in the City. The group has continued to have a real sense of family and home. There is a loving and generous Christian spirit in the community members and they have cultivated a welcoming space. We were able to welcome a Ukrainian refugee into the community this year and one of our community left to work as a volunteer in Ukraine working with displaced children.

Following feedback from community members it was decided to reduce the regular rhythm of prayer and worship to two sessions a week from September 2022.

The extra space in the timetable allowed

community friendships to develop and creative prayer gatherings and informal worship times and group bible studies to occur.

Notable special times the community have enjoyed together have included praying for one another and beautiful times of worship and celebrating together like at the "Thanksfest"- our Thanksgiving and Harvest annual meal. The Christian festivals have a special place in the community. Near Easter we held a Passover Meal, in which we enjoyed learning about the Jewish Passover and how this rich heritage relates to our faith. We also held a Easter Meal followed by Easter Egg hunt for the younger members of the community.

At Christmas in addition to our own celebration we worked in partnership with one of the local Parish Church and helped them put on a Christmas Carol service for the wider community. Our whole community were involved in readings and providing musicians and we were able to get additional lighting and resources to support the event.

Prayer

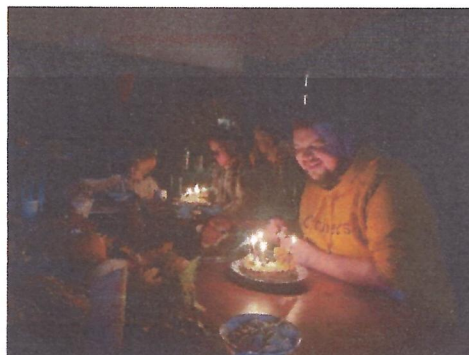
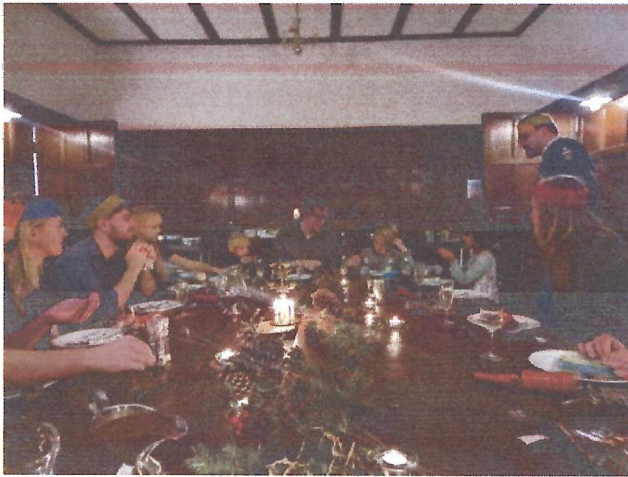
There has been a timetable running during the week where individuals from the community take a turn at praying and worshipping in the chapel. In addition, there have been regular Thursday night prayer sessions to which non-community members have attended regularly. These have in addition to praying for the local area addressed wider concerns including praying for an end to human trafficking and exploitation.

The Open, our community led monthly gathering for worship and prayer continues to be very successful. This is advertised on our website and social media as well as by word of mouth. Each time is different with many new faces, if everyone came at the same time we certainly would not all fit in!

We were also pleased to welcome Mother Zelma from the Community of the Resurrection of Our Lord in South Africa to St Peter's Bourne. We were pleased to be able to host a celebration for her and supporters of the Community.

St Peter's Bourne Management Company – Company Registered number 4616145 (England and Wales),
Charity number: 1098664

The following photographs show various aspects of the life of the Community:



Social Action

The leadership team continued building contacts and developing the vision for providing places for prison leavers to have the support of a community and receive Christian education. A prison leaver who lived at St Peter's Bourne after his home situation proved difficult successfully took part with our community rhythms and was able to continue his work. The support he received was significant and working with outside charities we were also able to ensure his wife received support and after several months their circumstances were stable enough to allow him to move home again. The problems that led him to move to us 6 months later have not resurfaced.

We interviewed and started the process of due diligence to enable another prison leaver to join the community. However, the processes we had put in place highlighted some issues and whilst these were being explored his personal circumstances changed meaning that he would no longer be a suitable to join the community. The team spent time pursuing a funding bid from Just So to enable us to grow the social action stream.

Pioneering

A Pioneer Hub supporting Pioneers in the Edmonton Episcopal Area of North London has continued to be hosted at SPB. This provides a place for their mutual support and several pioneers also receive one-to-one coaching. This has provided a safe space for local pioneers to be supported, share their challenges and experiences and explore issues together such as "How do we lead well and not fall?".

There have been several Pioneer focused events during the year. Notable events were the Valentine's day event where we had interactive prayer spaces, pizza and a time of Prayer and worship. The Light Party and Easter Fun outreaches, run in conjunction with All Saints' Parish Church were a great success with positive feedback from attendees. Pioneering activities were paused for part of the year when Jessie was on maternity leave.



Retreat House

The use of St Peter's Bourne for retreat is back to pre-covid level. In September 2022 we reviewed the booking process and changed the pricing structure to bring SPB in line with similar venues and now include the community in hosting visiting groups. Some groups have not returned post-covid but we seem to have multiple bookings from new connections.

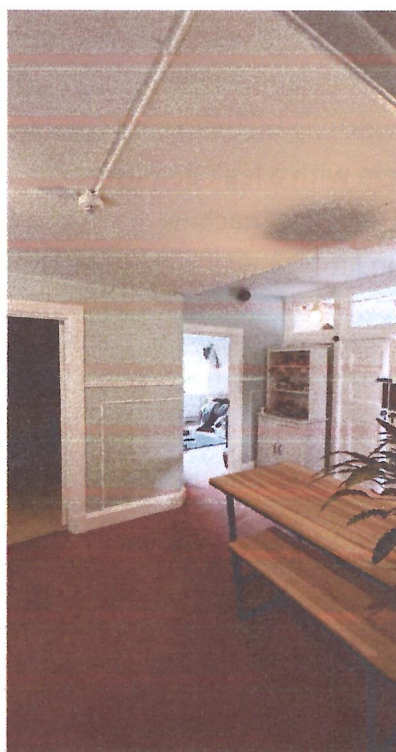
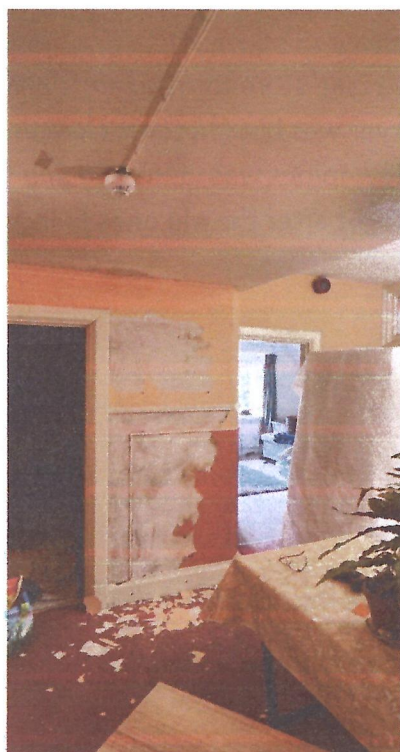
Maintenance of St Peter's Bourne

The trustees have to maintain St Peter's Bourne to enable it serve the charitable aims. During the year, the following significant projects were undertaken:

- The remaining empty bedrooms were painted and decorated which enabled us to grow the residential community.
- The old wooden windows on the first and second floor have needed attention. These were replaced with new UPVC windows in January. The impact of this change on the thermal insulation of the property and the use of secondary heating was immediate. We are very grateful to St Peter's Bourne Trust who paid for the work to be carried out including the required scaffolding.
- The old office in the basement has been completely refurbished and is now in use as a break-out space and can be used for overnight guests and who wish to attend St Peters Bourne on pilgrimage.
- The staff flat was partially redecorated following a water leak.
- The chapel is now back in use and now the repairs to the water damage have dried, repainting of the walls has started.
- As more community members now work from home we completely refurbished The Garden Room turning it into a useable space for residents.
- Creation of smaller children's zone to allow for a bike store for resident's bikes in regular use
- A replacement washing machine and tumble dryer was bought for the community.
- Flat 40a - problem with a leak due to blocked downpipes was identified and fixed. A new dishwasher and washing machine were also bought after the old ones failed.
- Flat 40c - crack in kitchen wall was repaired.



New home office space for community residents



Refurbishment of staff flat

Refurbishment of basement office into break-out room / guest room



Window replacements



Leadership and administration

The resident staff members, Ivan and Jessie Chakraborty, lead the community. However, Jessie went on maternity leave in February 2022 until September 2022. During this time a community member, Lydia di Castiglione provided maternity cover with Ivan and David Vincent who as a director offered additional time to support the leadership team in a pastoral role. The Board are very thankful for the pastoral support and input provided by Lydia during the maternity leave. After her maternity leave Jessie picked up the pioneering activities again and her former community leadership responsibilities. Ivan continued to oversee larger maintenance projects. Jessie and Ivan have announced their intention to leave in the Summer of 2023. The Directors have undertaken a reflection and review of the staffing needs and roles needed to develop St Peter's Bourne for its next stage and will be recruiting for that over the summer.

The Directors conducted an audit of their skills and expertise and from that were able to identify the priorities needed at board level and are actively looking for new directors to volunteer with those skills.

Processes to enable the easier reporting of financial details to the board were put in place and

St Peter's Bourne Management Company – Company Registered number 4616145 (England and Wales),
Charity number: 1098664

thanks is made to Sue Chapman our part-time administrator for her help in developing timely reports for the board.

To reflect the renewed booking process and the changes to the community rhythms of prayer and activity the web-site was updated.

Volunteers

SPBMC has benefitted from substantial time volunteered by the seven trustees in office during the year, and by the members of the Community. A local family have regularly supported St Peter's Bourne with their musical talents during worship events and have also led several sessions themselves in the Chapel which has contributed to the development of SPB as a House of Prayer. SPB have also benefited from volunteer technical support for our Open nights and larger events.

Management of SPBMC

SPBMC is a company limited by guarantee, which means it does not have conventional shareholders but members, who are:

- *ex officio* the trustees and the incumbents and churchwardens of the supporting parishes: All Saints' N20, St John the Apostle, Whetstone, St Mary the Virgin in East Barnet, St Paul's, New Southgate and the Parish of Friern Barnet;
- the individuals from time to time serving as operational and pioneer leads of the Community at St Peter's Bourne; and
- one elected representative of the Community who has been living at St Peter's Bourne for at least six months.

SPBMC is managed by the trustees, who during the year and since the year end have been:

The Rt Revd Rob Wickham	(chair till July 2023)
David Vincent	(vice-chair)
David Lane	(company secretary till September 2022)
The Revd Helen Azar	
The Revd John Coles	

The trustees met five times during the year, and between meetings, SPBMC's executive committee of trustees and the various leads met regularly. Ivan and Jessie Chakraborty as employees, are not permitted to be trustees but are invited to attend the trustees' meetings, as does Brian Wakeham as a representative of the Trust.

Financial Review

Overall results

As a result, primarily of the increase of income due to the new community growing and filling all the rooms this year's accounts show a profit of £13,067 (2022: a loss of £320).

Movements in income

Total income was £89,320 (2022: £71,893). There was an increase in the rent from flats to £42,000 (2022: £28,844) and income from rooms within the main house increased this year to £41,715 (2022: £35,917). There was also a slight increase in the income from the hire of the premises to £3,629 (2022: £2,867).

Movements in expenditure

Expenditure increased this year to £76,253 (2022: £72,159). The main changes in expenditure this year were staff costs which increased to £35,404 (2022: £31,753) and Maintenance and small equipment which increased to £12,040 (2022: £6,621). These may have also been due to a change in nominal codes during the year, which could have led to a different apportionment of costs. These increases were offset in the reduction of utilities to £9,757 (2022: £12,189).

Reserves at the year-end

The net profit for the year of £13,067 has increased our funds carried forward to £27,767, all unrestricted.

These funds are sufficient to cover 3.7 months of this year's expenditure. The change in the Community has helped build up our reserves this year, however the reserves are still short of the trustees' objective of having sufficient unrestricted reserves to meet six months of unrestricted expenditure to cope with variations in cash flow and to provide protection against unforeseen costs. The building up of reserves remains an objective of the trustees.

Small company exemption statement and approval of report

In preparing this report, the trustees have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the trustees on 21st September 2023 and signed on their behalf by

A handwritten signature in blue ink that reads "David Vincent". The signature is written in a cursive style with a large initial 'D'.

David Vincent, Director

Accounts

Statement of Financial Activities (including Income and Expenditure Account) for the year to 30th April 2023

		2023 Unrestricted Funds	2023 Restricted Funds	2023 Total Funds	2022 Unrestricted Funds	2022 Restricted Funds	2022 Total Funds
	Note	£	£	£	£	£	£
Income from:							
Donations	2	1,943	-	1,943	3,746	-	3,746
Charitable activities	3	45,344	-	45,344	38,784	-	38,784
Fundraising	4	-	-	-	-	-	-
Rents and other	5	42,033	-	42,033	29,309	-	29,309
Total Income		89,320	-	89,320	71,839	-	71,839
Expenditure on:							
Raising Funds	6	3,160	-	3,160	3,909	-	3,909
Charitable activities	7	73,093	-	73,093	68,250	-	68,250
Total Expenditure		76,253	-	76,253	72,159	-	72,159
Net movement in funds	9	13,067	-	13,067	(320)	-	(320)
Reconciliation of funds:							
Funds brought forward:		14,700	-	14,700	15,020	-	15,020
Funds carried forward:		27,767	-	27,767	14,700	-	14,700

Balance Sheet at 30th April 2023

	Note	at 30 April 2023 £	at 30 April 2022 £
FIXED ASSETS			
Tangible assets	11	-	-
CURRENT ASSETS			
Debtors	12	1,163	3,436
Cash at bank, on deposit and in hand	15	28,031	13,575
TOTAL CURRENT ASSETS		29,193	17,011
CREDITORS: amounts falling due within one year	13	(1,427)	(2,311)
NET CURRENT ASSETS		27,767	14,700
TOTAL ASSETS LESS CURRENT LIABILITIES		27,767	14,700
THE FUNDS OF THE CHARITY:			
UNRESTRICTED FUNDS	14 & 15	27,767	14,700
RESTRICTED FUNDS		-	-
TOTAL FUNDS		27,767	14,700

The company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies' regime and in accordance with FRS102 SORP.

Approved by the directors and trustees on the 21 day of September 2023
and signed on their behalf by:



David Vincent, Director and Sue Chapman
Company Secretary

Notes to the Accounts

For the year to 30th April 2023

1.1 BASIS OF ACCOUNTING

The accounts have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS102) 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)(effective 1 January 2015), the FRS 102 The Financial Reporting Standard applicable in the UK and the Republic of Ireland, and the Companies Act 2006.

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

1.2 INCOME

Income from Donations

Donations are included in income when:

- i) the charity becomes entitled to the donation and any conditions for receipt are met
- ii) the directors are reasonably certain that they will receive it, and
- iii) the directors are reasonably certain that the value can be reliably measured.

Income from Charitable Activities

Income from community rents, project related grants, and charges for the use of facilities, is recognised in the period when it is receivable

Income from rents

Income from rents is recognised in the period when it is receivable.

1.3 EXPENDITURE

Expenditure is recorded in the period in which it is incurred. Liabilities are recognised when there is a legal or constructive obligation committing the charity to the expenditure.

1.4 TANGIBLE FIXED ASSETS

Tangible fixed assets are recorded at cost. Depreciation is provided to write off the cost, less estimated residual value, evenly over the assets' expected useful lives. The charity's tangible fixed assets comprise items of equipment costing more than £250 each, which are depreciated over four years.

1.5 FUND ACCOUNTING

Unrestricted Funds

These are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

Restricted Funds

These are funds which 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.

Notes to the Accounts

For the year to 30th April 2023 continued

	2023 Unrestricted £	2023 Restricted £	2023 Total £	2022 Total £
2 INCOME FROM DONATIONS:				
For unrestricted funds from:				
St Peter's Bourne Trust	-	-	-	3,436
Other donations	1,943	-	1,943	310
	<u>1,943</u>	<u>-</u>	<u>1,943</u>	<u>3,746</u>
3 INCOME FROM CHARITABLE ACTIVITIES				
Community Rents	41,715	-	41,715	35,917
Hire of Premises	3,629	-	3,629	2,867
	<u>45,344</u>	<u>-</u>	<u>45,344</u>	<u>38,784</u>
4 INCOME FROM FUNDRAISING	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
5 OTHER INCOME				
Rental income from flats	42,000	-	42,000	28,844
Job Retention Scheme	-	-	-	465
Bank Interest	33	-	33	-
	<u>42,033</u>	<u>-</u>	<u>42,033</u>	<u>29,309</u>
6 EXPENDITURE ON RAISING FUNDS				
Letting agents' fees	1,215	-	1,215	1,161
Maintenance of occupied flats	1,185	-	1,185	2,595
Running costs of vacant flats	-	-	-	153
Advertising	110	-	110	-
Website	650	-	650	-
	<u>3,160</u>	<u>-</u>	<u>3,160</u>	<u>3,909</u>

Notes to the Accounts

For the year to 30th April 2023 continued

7 EXPENDITURE ON CHARITABLE ACTIVITIES

	2023 Unrestricted £	2023 Restricted £	2023 Total £	2022 Total £
Staff Costs	35,404	-	35,404	31,753
Catering and other direct costs	1,015	-	1,015	1,239
Utilities	9,757	-	9,757	12,189
Refurbishment works	3,286	-	3,286	6,665
Maintenance and small equipment	12,040	-	12,040	6,621
Insurance	1,485	-	1,485	1,338
Garden Maintenance	2,165	-	2,165	2,175
Local taxation	4,657	-	4,657	3,292
Administration costs	1,934	-	1,934	1,973
Community activities	633	-	633	335
Sundry	717	-	717	-
	<u>73,093</u>	<u>-</u>	<u>73,093</u>	<u>67,580</u>

8 GOVERNANCE AND SUPPORT COSTS

Expenditure on charitable activities in note 7 above includes governance and support costs which are costs incurred on the objects of the charity but the amounts of which are difficult to determine. The trustees provided financial, secretarial, and administrative services free of charge. The independent examiner also provided his services free of charge. Such minor costs as have been incurred are included in note 7.

9 STAFF COSTS

These include the salaries of the Pioneer and Enterprise Leads. The figures also include the wages of a part-time administrator and maternity cover for the Pioneer Lead.

	2023 £	2022 £
Gross Pay	32,332	28,029
Benefits in Kind	-	2,000
Pensions	3,072	1,724
Total Staff Costs	<u>35,404</u>	<u>31,753</u>
Average Number of Employees	<u>2</u>	<u>1.5</u>

Notes to the Accounts

For the year to 30th April 2023 continued

10 TAXATION

The charity is exempt from corporation tax on its charitable activities.

11 TANGIBLE FIXED ASSETS

	£
Equipment Cost	
At 1 May 2022	5,110
Additions	-
Disposals	-
At 30 April 2023	<u>5,110</u>
Depreciation	
At 1 May 2022	5,110
Provided for the period	-
Disposals	-
At 30 April 2023	<u>5,110</u>
Net Book Value	
At 30 April 2023	<u>-</u>
At 30 April 2022	<u>-</u>

12 DEBTORS: amounts falling due within one year

	30 April 2023	30 April 2022
	£	£
Trade Debtors	820	-
Prepayments and accrued income	343	-
Other debtors	-	3,436
	<u>1,163</u>	<u>3,436</u>

13 CREDITORS: amounts falling due within one year

	30 April 2023	30 April 2022
	£	£
Trade Creditors	(1,320)	(1,637)
Accruals and deferred income	(107)	(674)
	<u>(1,427)</u>	<u>(2,311)</u>

Notes to the Accounts

For the year to 30th April 2023 continued

14 STATEMENT OF FUNDS

	01 May 2022	Income	Expenditure	30 April 2023
	£	£	£	£
Unrestricted Funds	<u>14,700</u>	<u>89,320</u>	<u>76,253</u>	<u>27,767</u>
Restricted Funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Funds	<u>14,700</u>	<u>89,320</u>	<u>76,253</u>	<u>27,767</u>

15 NET ASSETS BY FUND AT 30 APRIL 2023

	Unrestricted	Restricted	Total
	£	£	£
Fixed Assets	-	-	-
Debtors	1,162	-	1,162
Cash	28,031	-	28,031
Creditors	(1,426)	-	(1,426)
Total Net Assets	<u>27,767</u>	<u>-</u>	<u>27,767</u>

16 TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES

The trustees and the Pioneer and Enterprise Leads are regarded as parties who are related to the charity under charity law, and any financial transactions between them and the charity must be disclosed.

None of the Trustees received any remuneration or other benefits from an employment with the charity or a related entity.

Ivan and Jessie Chakraborty, the Enterprise and Pioneer Leads, are, along with the Trustees, considered the key management personnel of the charity and the total remuneration paid in this category amounted to £26,053 (2022: £28,437).

Apart from the above, there were no other transactions between the charity and the above persons, or any other related parties, in this and the previous year.

Independent Examiner's Report to the Trustees of St Peter's Bourne Management Company

I report on the accounts of the company for the year ended 30th April 2023 which are set out on pages 10 to 16.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the "2011 Act") and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below,

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



ROGER SEATON FCA

23 Greenhill Park, Barnet, Herts, EN5 1HQ

Date:

21 September

2023

ST PETER'S BOURNE MANAGEMENT COMPANY

England & Wales - Charity number 1098664

Accounts



ST PETER'S BOURNE MANAGEMENT COMPANY

Report of the Directors and Trustees for the year ended 30th April 2022

The directors and trustees (the "trustees") are pleased to present their annual report together with the accounts of St Peter's Bourne Management Company ("SPBMC"), a company limited by guarantee, for the year ended 30th April 2022, prepared to meet the requirements of a directors' report and accounts for Companies Act purposes and a trustees' report and accounts for Charities Act Purposes.

Administrative details

Registered Office: 40 Oakleigh Park South, London N20 9JN

Company number: 4616145

Charity number: 1098664

Independent examiner: Roger Seaton FCA, 23 Greenhill Park, Barnet, Herts, EN5 1HQ

Bankers: CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

SPBMC's objects

SPBMC's objects as set out in its Memorandum of Association are:

"the advancement of the Christian religion through worship and the provision of facilities for study, spiritual direction and learning and the encouragement of reflection on spiritual matters, in particular the provision of spiritual education and counselling, and through support of the wider Christian community, in particular the Community of the Resurrection of Our Lord and the Church in South Africa."

Public Benefit

In pursuing its objects, the trustees have had regard to the guidance of the Charity Commission on the Advancement of Religion for the Public Benefit.

The trustees believe that the activities of SPBMC, carried on at St Peter's Bourne, 40 Oakleigh Road South, London N20 9JN ("St Peter's Bourne") contribute to the public benefit by:

- spreading knowledge of the Christian faith to any person without discrimination;
- helping people to be better Christians; and
- working together with churches to equip their members for mission and community service.

Activities and Achievement

The activities of SPBMC which the trustees believe help them promote their objects are:

- the hosting of a worshipping community at St Peter's Bourne (the "Community")
- social action, particularly the hosting of prison leavers
- the use of St Peter's Bourne as a retreat house

St Peter's Bourne Management Company – Company Registered number 4616145 (England and Wales),
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To better achieve these activities, the trustees have to maintain the buildings and grounds forming St Peter's Bourne

Details of all of these activities are set out below.

The Community

This year saw the renewal of the Community in line with the trustees' intentions to refocus the activities of the Community. This entailed giving notice to quit to the old community, working to assist and counsel the old community to discern where their next steps lay, assisting their departure from St Peter's Bourne. At the same time, we advertised and sought for, and then interviewed members of the new Community. For all this work, the trustees are grateful to trustees David Vincent and Revd John Coles, and to the members of the leadership team.

In preparation for the new Community (pictured below) a new community handbook and rule of life based upon "Pursuing God, justice and mission together" was written and circulated, and the new Community initiated and blessed by the Bishop at the SPBMC annual general meeting on 30th September 2021.



As well as the house itself some members of the Community (including children) now lives in the flats which are part of St Peter's Bourne. The group has formed well with there being a real sense of family, home, love and togetherness in the house and between people.

A regular rhythm of prayer and worship, including meals together, teaching and social action has been established. Once a month there is a more

open event -- "open table" - to which friends can be invited.

The photographs on the next page show various aspects of the life of the Community.

Social Action

The leadership team spent much of the year making contacts and developing plans for housing prison leavers at St Peter's Bourne as part of the trustees' social action plan. Towards the end of the year we were able successfully to offer temporary respite accommodation to a prison leaver.

ST Peter's Bourne hosted a London Pioneer network event and will host the North London/Edmonton Hub with half termly gatherings at SPB.

Retreat House

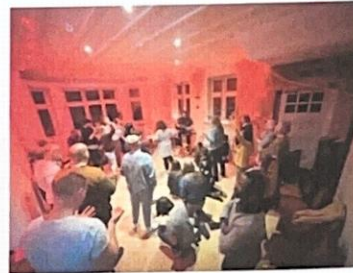
The re-opening of St Peter's Bourne as a retreat space was delayed until September 2021 due to the continued impact of Covid-19, but has since restarted successfully. Bookings have been steadily increasing and there are quite a few weekday bookings in addition to the Saturdays

Maintenance of St Peter's Bourne

The trustees have to maintain St Peter's Bourne to enable them to better fulfil their aims. During the year, the following significant projects were undertaken:

- the House in Multiple Occupation licence was renewed for a further five years at the end of

last year, and the first annual inspection was successfully passed with the inspector being



very complimentary of the work done in preparation for the inspection and the overall condition of works done, which is a testament to the continual maintenance that had been undertaken to the building.

- Once the old community had moved out it was clear that all rooms needed decoration, with one or two requiring more substantial work, and the trustees are grateful to St Peter's Bourne Trust (the "Trust"), which owns the freehold of St Peter's Bourne and leases it to SPBMC, for helping with the cost of this.
- The library has now been cleared and set up as a communal space.
- the Chapel refurbishment was delayed due to major issues with rainwater goods above the exit door. The chapel is now useable again, although is taking time to dry properly.
- The main kitchen was refurbished.
- Flat 40a was redecorated after the departure of Jacques and Kat, and the Trust kindly paid for the replacement of two windows in the flat

Leadership

As reported in last year's Report, on 2nd August 2021, Jacques and Kat Mutevelian left St Peter's Bourne to pursue new opportunities in Devon. The trustees gave thanks for everything Jacques and Kat had done at St Peter's Bourne, and wished them well, at a party held in the garden – pictures

St Peter's Bourne Management Company – Company Registered number 4616145 (England and Wales),
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below. Jacques had been warden and then operations lead of St Peter's Bourne from August 2013, and during this time St Peter's Bourne had changed immeasurably, both spiritually and physically, due to Jacques's work.



As a farewell gift to St Peter's Bourne, Jacques restored a bench long forgotten amongst the shrubs – picture below. Thank you, Jacques!

They will both be missed, but their legacy will continue at St Peter's Bourne.



Ivan and Jessie Chakraborty have stepped up to take on many of the roles and duties previously undertaken by Jacques, with Jessie focusing on pioneering and the maintenance of the house and Ivan focusing on social action and enterprise. In addition, David Vincent has taken a leadership role in relation to Prayer, in addition to his responsibilities as a trustee.

Volunteers

SPBMC has benefitted from substantial time volunteered by the seven trustees in office during the year, and by the members of the Community.

Management of SPBMC

SPBMC is a company limited by guarantee, which means it does not have conventional shareholders but members, who are:

- *ex officio* the trustees and the incumbents and churchwardens of the supporting parishes: All

St Peter's Bourne Management Company – Company Registered number 4616145 (England and Wales),
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Saints' N20, St John the Apostle, Whetstone, St Mary the Virgin in East Barnet, St Paul's, New Southgate and the Parish of Friern Barnet;

- the individuals from time to time serving as operational and pioneer leads of the Community at St Peter's Bourne; and
- one elected representative of the Community who has been living at St Peter's Bourne for at least six months.

SPBMC is managed by the trustees, who during the year and since the year end have been:

The Rt Revd Rob Wickham	(chair)
David Vincent	(vice-chair)
David Lane	(company secretary)
The Revd Helen Azar	(from 30 th September 2021)
The Revd John Coles	
Martin Parker	
The Revd Mike Pavlou	(until 6 th December 2021)

The trustees met five times during the year, and between meetings, SPBMC's executive committee of trustees and the various leads met regularly. Ivan and Jessie Chakraborty, and previously Jacques Mutevelian, as employees, are not permitted to be trustees but are invited to attend the trustees' meetings, as does Brian Wakeham as a representative of the Trust.

Financial Review

Overall results

As a result primarily of the loss of income due to the departure of the old community leaving the main house largely empty during the summer months, this year's accounts show a slight loss of £320 (2021 a profit of £7,908).

Movements in income

Total income was £71,839 (2021: £83,809). Although there was an increase in the rent from flats to £29,309 (2021: £22,954), income from rooms within the main house was substantially lower this year (as noted above), £38,784 (2021: £55,635).

Movements in expenditure

Expenditure reduced slightly this year to £72,159 (2021: £76,697). The main changes in expenditure this year were primarily related to refurbishment costs. There was an increase in refurbishment costs:

- of the house of £6,665 (2021: £756)
- of the Community occupied flats of £670 (2021: £0)
- of the occupied flats of £2,595 (2021: £826)

being offset by there being no costs incurred on Flat 40C this year (2021: £8,223) and reduction in administration costs of £1,973 (2021: £4,236)

St Peter's Bourne Management Company – Company Registered number 4616145 (England and Wales),
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Reserves at the year-end

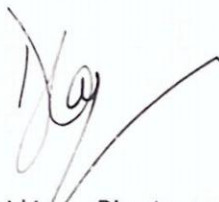
The net loss for the year of £320 has reduced our funds carried forward to £14,700, all unrestricted.

These funds are sufficient to cover 2.45 months of this year's expenditure. The change in the Community has prevented any building up of our reserves this year, and the reserves are still short of the trustees' objective of having sufficient unrestricted reserves to meet six months of unrestricted expenditure to cope with variations in cash flow and to provide protection against unforeseen costs. The building up of reserves remains an objective of the trustees.

Small company exemption statement and approval of report

In preparing this report, the trustees have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the trustees on 29th September 2022 and signed on their behalf by

A handwritten signature in black ink, appearing to read 'DL', with a long horizontal stroke extending to the right.

David Lane, Director and Company Secretary

Accounts

Statement of Financial Activities (including Income and Expenditure Account) for the year to 30th April 2022

		2022	2022	2022	2021	2021	2021
		Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
		Funds	Funds	Funds	Funds	Funds	Funds
	Note	£	£	£	£	£	£
Income from:							
Donations	2	3,746	-	3,746	5,030	-	5,030
Charitable activities	3	38,784	-	38,784	55,825	-	55,825
Fundraising	4	-	-	-	-	-	-
Rents and other	5	29,309	-	29,309	22,954	-	22,954
Total income		<u>71,839</u>	<u>-</u>	<u>71,839</u>	<u>83,809</u>	<u>-</u>	<u>83,809</u>
Expenditure on:							
Raising funds	6	3,909	-	3,909	10,174	-	10,174
Charitable activities	7	68,250	-	68,250	66,523	-	66,523
Total expenditure		<u>72,159</u>	<u>-</u>	<u>72,159</u>	<u>76,697</u>	<u>-</u>	<u>76,697</u>
Net movement in funds	9	<u>(320)</u>	<u>-</u>	<u>(320)</u>	<u>7,112</u>	<u>-</u>	<u>7,112</u>
Reconciliation of funds:							
Funds brought forward		<u>15,020</u>	<u>-</u>	<u>15,020</u>	<u>7,908</u>	<u>-</u>	<u>7,908</u>
Funds carried forward		<u>14,700</u>	<u>-</u>	<u>14,700</u>	<u>15,020</u>	<u>-</u>	<u>15,020</u>

Balance Sheet
at 30th April 2022

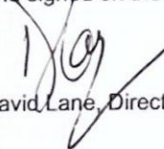
		<i>at 30 April 2022</i>	<i>at 30 April 2021</i>
	<i>Note</i>	<i>£</i>	<i>£</i>
FIXED ASSETS			
Tangible assets	11	-	-
CURRENT ASSETS			
Debtors	12	3,436	-
Cash at bank, on deposit, and in hand		13,575	15,764
TOTAL CURRENT ASSETS		17,011	15,764
CREDITORS: amounts falling due within one year	13	(2,311)	(744)
NET CURRENT ASSETS		14,700	15,020
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>14,700</u>	<u>15,020</u>
THE FUNDS OF THE CHARITY:			
UNRESTRICTED FUNDS	14 & 15	14,700	15,020
RESTRICTED FUNDS	14 & 15	-	-
TOTAL FUNDS		<u>14,700</u>	<u>15,020</u>

The company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies regime and in accordance with FRS102 SORP.

Approved by the directors and trustees on the 29th September 2022
and signed on their behalf by:


David Lane, Director and Company Secretary

Notes to the Accounts

For the year to 30th April 2022

1.1 BASIS OF ACCOUNTING

The accounts have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS102) 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)(effective 1 January 2015), the FRS 102 The Financial Reporting Standard applicable in the UK and the Republic of Ireland, and the Companies Act 2006.

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

1.2 INCOME

Income from Donations

Donations are included in income when:

- i) the charity becomes entitled to the donation and any conditions for receipt are met
- ii) the directors are reasonably certain that they will receive it, and
- iii) the directors are reasonably certain that the value can be reliably measured.

Income from Charitable Activities

Income from community rents, project related grants, and charges for the use of facilities, is recognised in the period when it is receivable

Income from rents

Income from rents is recognised in the period when it is receivable.

1.3 EXPENDITURE

Expenditure is recorded in the period in which it is incurred. Liabilities are recognised when there is a legal or constructive obligation committing the charity to the expenditure.

1.4 TANGIBLE FIXED ASSETS

Tangible fixed assets are recorded at cost. Depreciation is provided to write off the cost, less estimated residual value, evenly over the assets' expected useful lives. The charity's tangible fixed assets comprise items of equipment costing more than £250 each, which are depreciated over four years.

1.5 FUND ACCOUNTING

Unrestricted Funds

These are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

Restricted Funds

These are funds which 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.

Notes to the Accounts
For the year to 30th April 2022 continued

	2022 Unrestricted £	2022 Restricted £	2022 Total £	2021 Total £
2 INCOME FROM DONATIONS				
For unrestricted funds from:				
St Peter's Bourne Trust	3,436	-	3,436	5,000
Other donations	310	-	310	30
	<u>3,746</u>	<u>-</u>	<u>3,746</u>	<u>5,030</u>
3 INCOME FROM CHARITABLE ACTIVITIES				
Community rents	35,917	-	35,917	55,635
Hire of premises	2,867	-	2,867	190
	<u>38,784</u>	<u>-</u>	<u>38,784</u>	<u>55,825</u>
4 INCOME FROM FUNDRAISING	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
5 OTHER INCOME				
Rental income from flats	28,844	-	28,844	22,000
Job Retention Scheme grant	465	-	465	954
	<u>29,309</u>	<u>-</u>	<u>29,309</u>	<u>22,954</u>
6 EXPENDITURE ON RAISING FUNDS				
Letting agents' fees	1,161	-	1,161	1,015
Maintenance of occupied flats	2,595	-	2,595	826
Refurbishment of Flat 40C	-	-	-	8,223
Running costs of vacant flat	153	-	153	110
	<u>3,909</u>	<u>-</u>	<u>3,909</u>	<u>10,174</u>

Notes to the Accounts

For the year to 30th April 2022 continued

7 EXPENDITURE ON CHARITABLE ACTIVITIES

	2022	2022	2022	2021
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Staff costs	31,753	-	31,753	32,797
Catering and other direct costs	1,239	-	1,239	234
Utilities	12,189	-	12,189	13,766
Maintenance and small equipment	6,621	-	6,621	8,198
Refurbishment works at the Centre	6,665	-	6,665	756
Insurance	1,338	-	1,338	1,038
Garden maintenance	2,175	-	2,175	1,930
Equipment depreciation	-	-	0	23
Local taxation	3,292	-	3,292	3,244
Administration costs	1,973	-	1,973	4,236
Community activities	335	-	335	301
Refurbishment of Occupied Flats	670	-	670	-
	<u>68,250</u>	<u>0</u>	<u>68,250</u>	<u>66,523</u>

8 GOVERNANCE AND SUPPORT COSTS

Expenditure on charitable activities in note 7 above includes governance and support costs which are costs incurred on the objects of the charity but the amounts of which are difficult to determine. The trustees provided financial, secretarial and administrative services free of charge. The independent examiner also provided his services free of charge. Such minor costs as have been incurred are included in note 7.

9 STAFF COSTS

Until August, these costs include the salary of the operations lead and, in lieu of salary, an allowance against the rent paid by the pioneer lead. From September, they include the salaries of the Pioneer and Enterprise Leads. The figures also include the wages of a part-time administrator and maternity cover for the Pioneer Lead.

	2022	2021
	£	£
Gross pay	28,029	26,797
Benefits in kind	2,000	6,000
Employer's National Insurance (net of allowance)	-	-
Adjustment for short-term compensated absences	-	-
Pensions	1,724	-
Total staff costs	<u>31,753</u>	<u>32,797</u>
Average number of employees:	<u>1.5</u>	<u>2.0</u>

Notes to the Accounts

For the year to 30th April 2022 continued

10 TAXATION

The charity is exempt from corporation tax on its charitable activities

11 TANGIBLE FIXED ASSETS

Equipment	£
Cost	
At 1 May 2021	5,110
Additions	-
Disposals	-
At 30 April 2022	<u>5,110</u>

Depreciation	
At 1 May 2021	5,110
Provided for the period	-
Disposals	-
At 30 April 2022	<u>5,110</u>

Net book value	
At 30 April 2022	<u>-</u>

At 30 April 2021	<u>-</u>
------------------	----------

12 DEBTORS: amounts falling due within one year	30 April 2022	30 April 2021
	£	£
Trade debtors	-	-
Prepayments and accrued income	-	-
Other debtors	3,436	-
	<u>3,436</u>	<u>-</u>

13 CREDITORS: amounts falling due within one year	30 April 2022	30 April 2021
	£	£
Trade creditors	1,637	488
Accruals and deferred income	674	256
	<u>2,311</u>	<u>744</u>

Notes to the Accounts

For the year to 30th April 2022 continued

14 STATEMENT OF FUNDS

	<i>1 May 2021</i> £	<i>Income</i> £	<i>Expenditure</i> £	<i>30 April 2022</i> £
Unrestricted funds	<u>15,020</u>	<u>71,839</u>	<u>(72,159)</u>	<u>14,700</u>
Total restricted funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total all funds	<u>15,020</u>	<u>71,839</u>	<u>(72,159)</u>	<u>14,700</u>

15 NET ASSETS BY FUND AT 30 APRIL 2022

	<i>Unrestricted</i> £	<i>Restricted</i> £	<i>Total</i> £
Fixed assets	-	-	-
Debtors	3,436	-	3,436
Cash	13,575	-	13,575
Creditors	<u>(2,311)</u>	<u>-</u>	<u>(2,311)</u>
Total net assets	<u>14,700</u>	<u>-</u>	<u>14,700</u>

16 TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES

The trustees and the pioneer and enterprise leads are regarded as parties who are related to the charity under charity law, and any financial transactions between them and the charity must be disclosed

None of the trustees received any remuneration or other benefits from an employment with the charity or a related entity. Two trustees received expenses totalling £112 (2021: £392) in respect of a registration fee paid and software costs, both incurred on behalf of the charity: no other expenses were incurred by trustees.

Jacques Mutevelian, the former operations lead and Ivan and Jessie Chakrobarty, respectively the enterprise and pioneer leads, are, along with the Trustees, considered the key management personnel of the charity and the total remuneration paid in this category amounted to £28,437 (2021: £30,198).

Apart from the above, there were no other transactions between the charity and the above persons, or any other related parties, in this and the previous year.

Independent Examiner's Report to the Trustees of St Peter's Bourne Management Company

I report on the accounts of the company for the year ended 30th April 2022 which are set out on pages 7 to 13.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the "2011 Act") and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below,

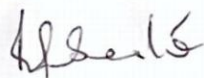
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



ROGER SEATON FCA

23 Greenhill Park, Barnet, Herts, EN5 1HQ

Date: 29 Sep, 2022

2022

ST PETER'S BOURNE MANAGEMENT COMPANY

England & Wales - Charity number 1098664

Accounts



ST PETER'S BOURNE MANAGEMENT COMPANY

Report of the Directors and Trustees for the year ended 30th April 2021

The directors and trustees (the "trustees") are pleased to present their annual report together with the accounts of St Peter's Bourne Management Company ("SPBMC"), a company limited by guarantee, for the year ended 30th April 2021, prepared to meet the requirements of a directors' report and accounts for Companies Act purposes and a trustees' report and accounts for Charities Act Purposes.

Administrative details

Registered Office: 40 Oakleigh Park South, London N20 9JN

Company number: 4616145

Charity number: 1098664

Independent examiner: Roger Seaton FCA, 23 Greenhill Park, Barnet, Herts, EN5 1HQ

Bankers: CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

SPBMC's objects

SPBMC's objects as set out in its Memorandum of Association are:

"the advancement of the Christian religion through worship and the provision of facilities for study, spiritual direction and learning and the encouragement of reflection on spiritual matters, in particular the provision of spiritual education and counselling, and through support of the wider Christian community, in particular the Community of the Resurrection of Our Lord and the Church in South Africa."

Public Benefit

In pursuing its objects, the trustees have had regard to the guidance of the Charity Commission on the Advancement of Religion for the Public Benefit.

The trustees believe that the activities of SPBMC, carried on at St Peter's Bourne, 40 Oakleigh Road South, London N20 9JN ("St Peter's Bourne") contribute to the public benefit by:

- spreading knowledge of the Christian faith to any person without discrimination;
- helping people to be better Christians; and
- working together with churches to equip their members for mission and community service.

Activities and Achievement

This year has been severely impacted by the COVID-19 pandemic, the effects of which have been felt throughout the year. The pandemic has limited SPBMC's activities, but its main activities for the year, which demonstrate SPBMC's contribution to the public benefit, have been:

- SPBMC have maintained throughout the year the worshipping community of young Christian adults who live at St Peter's Bourne (the "Community"), and who have embraced SPBMC's objects and public benefit ideals in their life together, their engagement with society and their

relationships with other people and organisations, despite the severe impact of the pandemic at times.

- The long impact of the pandemic has imposed obstacles in maintaining the Community's regular weekly cycle of prayer, which for a large part of the year has had to be maintained through online video conferencing, and has meant a large part of the Rhythm of Life of the Community and other Community activity has been put on hold. We were not able to carry out planned events such as the Open Table meal, Easter Egg Hunt and our Community Away Day.
- Ivan and Jessie Chakrobarty, pioneer leads of the Community have developed a prayerful response to the Black Lives Matter protests and resulting discussions on racism called *Let Justice Flow*, a helpful resource for Christians, based on Amos 5: 24, designed to support church leaders to reflect on their own churches and activities.

For many years, a main activity of SPBMC has been the hiring out of facilities at St Peter's Bourne to churches and other organisations for use during the daytime for retreats, meetings and other uses compatible with the objects of SPBMC. Due to the pandemic, only one or two retreats were possible this year. It has also been impossible this year to hold SPBMC's normal community events.

As ever, all of this has only been achievable thanks to the considerable efforts of our leadership team, Jacques and Kat Mutevelian and Ivan and Jessie Chakrobarty, and the trustees would like to record their thanks for their continued leadership, work and commitment.

During the year, Jacques and Kat Mutevelian have announced that they will be leaving St Peter's Bourne in the summer of 2021 to pursue new opportunities in Devon. Jacques has been warden and then operations lead of St Peter's Bourne since August 2013, and during this time St Peter's Bourne has changed immeasurably, both spiritually and physically due to Jacques's work. They will both be missed, but their legacy will continue at St Peter's Bourne.

SPBMC has also benefitted from substantial time volunteered by the eight trustees in office during the year, and by the members of the Community.

Management of SPBMC

SPBMC is a company limited by guarantee, which means it does not have conventional shareholders but members, who are:

- *ex officio* the trustees and the incumbents and churchwardens of the supporting parishes: All Saints' N20, St John the Apostle, Whetstone, St Mary the Virgin in East Barnet, St Paul's, New Southgate and the Parish of Friern Barnet;
- the individuals from time to time serving as operational and pioneer leads of the Community at St Peter's Bourne; and
- one elected representative of the Community who has been living at St Peter's Bourne for at least six months.

SPBMC is managed by the trustees, who during the year and since the year end have been:

The Rt Revd Rob Wickham	(chair)
David Vincent	(vice-chair)
David Lane	(company secretary)
The Revd John Coles	

St Peter's Bourne Management Company – Company Registered number 4616145 (England and Wales),
Charity number: 1098664

The Revd Lynn Davidson (until 13th October 2020)

Martin Parker

The Revd Mike Pavlou

The Revd Gregory Platten (until 18th May 2020)

The trustees met five times during the year, and between meetings, SPBMC's executive committee of trustees, continued to meet and support the operations lead. The joint pioneer leads and operations lead, as employees, are not permitted to be trustees but are invited to attend the trustees' meetings, as does Brian Wakeham as a representative of the trust that owns St Peter's Bourne.

Financial Review

Overall results

The previous two years' accounts having been adversely affected by the litigation for possession of Flat 40C, the accounts for the year ended 30th April 2021 return to a more normal cast. The Statement of Financial Activities for the year ended 30th April 2021 shows an increase in income of £9,845 to £83,809 (13.3%). There was a decrease in expenditure of £25,507 to £76,697 (24.9%).

The result was a surplus on the activities of the year of the year of £7,112, compared with net loss of £28,240 in the previous year.

Movements in income

The increase in income of £9,845 was generated largely as a result of:

- a donation from St Peter's Bourne Trust of £5,000 towards refurbishment works (for which SPBMC are very grateful);
- an increase in rental income from flats of £6,292 to £22,000 (2019: £15,708); and
- an increase in rents from the Community of £1,015 to £55,635 (2019: £54,620)

being offset by a reduction in income from letting rooms for retreats decreasing by £3,253 to £190 (2019: 3,443).

Movements in expenditure

The reduction in expenditure of £25,507 was largely the result of:

- no further expenditure on the Flat 40C litigation (2019: £27,099);
- a reduction in staff costs of £2,017 to £32,797 (2019: £34,814);
- a reduction in catering costs as a result of the reduction in the number of retreats held of £4,479 to £234 (2019: £4,713);
- the pandemic causing a reduction in Community activities of £1,767 to £301 (2019:2,068)

being offset by the costs of refurbishment of Flat 40C, which increased this year by £6,514 to £8,223 (2019: £1,709).

Reserves at the year-end

The net surplus for the year of £7,112 has increased our funds carried forward to £15,020, all

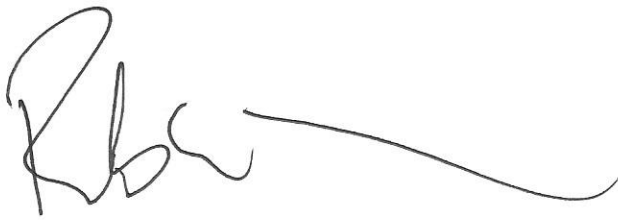
St Peter's Bourne Management Company – Company Registered number 4616145 (England and Wales),
Charity number: 1098664
unrestricted.

These funds are sufficient to cover 2.35 months of this year's expenditure. While an improvement on last year, this is still short of the trustees' objective of having sufficient unrestricted reserves to meet six months of unrestricted expenditure to cope with variations in cash flow and to provide protection against unforeseen costs. The trustees intend to continue to build up our reserves.

Small company exemption statement and approval of report

In preparing this report, the trustees have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the trustees on 21 July 2021 and signed on their behalf by

A handwritten signature in black ink, appearing to read 'Rob Wickham', with a long horizontal flourish extending to the right.

Rt Revd Rob Wickham, Chair

Accounts

Statement of Financial Activities (including Income and Expenditure Account) for the year to 30th April 2021

		2021	2021	2021	2020	2020	2020
		<i>Unrestricted</i>	<i>Restricted</i>	<i>Total</i>	<i>Unrestricted</i>	<i>Restricted</i>	<i>Total</i>
		<i>Funds</i>	<i>Funds</i>	<i>Funds</i>	<i>Funds</i>	<i>Funds</i>	<i>Funds</i>
	Note	£	£	£	£	£	£
Income from:							
Donations	2	5,030	-	5,030	20	-	20
Charitable activities	3	55,825	-	55,825	58,063	-	58,063
Fundraising	4	-	-	0	-	-	-
Rents and other	5	22,954	-	22,954	15,881	-	15,881
Total income		<u>83,809</u>	<u>0</u>	<u>83,809</u>	<u>73,964</u>	<u>0</u>	<u>73,964</u>
Expenditure on:							
Raising funds	6	10,174	-	10,174	3,831	-	3,831
Charitable activities	7	66,523	-	66,523	94,173	4,200	98,373
Total expenditure		<u>76,697</u>	<u>0</u>	<u>76,697</u>	<u>98,004</u>	<u>4,200</u>	<u>102,204</u>
Net movement in funds	9	<u>7,112</u>	<u>0</u>	<u>7,112</u>	<u>(24,040)</u>	<u>(4,200)</u>	<u>(28,240)</u>
Reconciliation of funds:							
Funds brought forward		<u>7,908</u>	<u>0</u>	<u>7,908</u>	<u>31,948</u>	<u>4,200</u>	<u>36,148</u>
Funds carried forward		<u>15,020</u>	<u>0</u>	<u>15,020</u>	<u>7,908</u>	<u>0</u>	<u>7,908</u>

Balance Sheet
at 30th April 2021

		at 30 April 2021	at 30 April 2020
	<i>Note</i>	£	£
FIXED ASSETS			
Tangible assets	12	0	23
CURRENT ASSETS			
Debtors	13	-	230
Cash at bank, on deposit, and in hand		15,764	9,621
TOTAL CURRENT ASSETS		15,764	9,851
CREDITORS: amounts falling due within one year	14	(744)	(1,966)
NET CURRENT ASSETS		15,020	7,885
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>15,020</u>	<u>7,908</u>
THE FUNDS OF THE CHARITY:			
UNRESTRICTED FUNDS	15 & 16	15,020	7,908
RESTRICTED FUNDS	15 & 16	0	0
TOTAL FUNDS		<u>15,020</u>	<u>7,908</u>

The company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies regime and in accordance with FRS102 SORP.

Approved by the directors and trustees on the 21 day of July 2021

and signed on their behalf by:

David Lane, Director and Company Secretary

Notes to the Accounts

For the year to 30th April 2021

1.1 BASIS OF ACCOUNTING

The accounts have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS102) 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)(effective 1 January 2015), the FRS 102 The Financial Reporting Standard applicable in the UK and the Republic of Ireland, and the Companies Act 2006.

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

1.2 INCOME

Income from Donations

Donations are included in income when:

- i) the charity becomes entitled to the donation and any conditions for receipt are met
- ii) the directors are reasonably certain that they will receive it, and
- iii) the directors are reasonably certain that the value can be reliably measured.

Income from Charitable Activities

Income from community rents, project related grants, and charges for the use of facilities, is recognised in the period when it is receivable

Income from rents

Income from rents is recognised in the period when it is receivable.

1.3 EXPENDITURE

Expenditure is recorded in the period in which it is incurred. Liabilities are recognised when there is a legal or constructive obligation committing the charity to the expenditure.

1.4 TANGIBLE FIXED ASSETS

Tangible fixed assets are recorded at cost. Depreciation is provided to write off the cost, less estimated residual value, evenly over the assets' expected useful lives. The charity's tangible fixed assets comprise items of equipment costing more than £250 each, which are depreciated over four years.

1.5 FUND ACCOUNTING

Unrestricted Funds

These are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

Restricted Funds

These are funds which 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.

Notes to the Accounts

For the year to 30th April 2021 continued

	2021 Unrestricted £	2021 Restricted £	2021 Total £	2020 Total £
2 INCOME FROM DONATIONS				
For unrestricted funds from:-				
St Peter's Bourne Trust	5,000	-	5,000	-
Other donations	30	-	30	20
	<u>5,030</u>	<u>0</u>	<u>5,030</u>	<u>20</u>
INCOME FROM CHARITABLE				
3 ACTIVITIES				
Community rents	55,635	-	55,635	54,620
Hire of premises	190	-	190	3,443
	<u>55,825</u>	<u>0</u>	<u>55,825</u>	<u>58,063</u>
4 INCOME FROM FUNDRAISING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
5 OTHER INCOME				
Rental income from flats	22,000	-	22,000	15,708
Job Retention Scheme grant	954	-	954	173
	<u>22,954</u>	<u>0</u>	<u>22,954</u>	<u>15,881</u>
6 EXPENDITURE ON RAISING FUNDS				
Letting agents fees	1,015	-	1,015	1,393
Maintenance of occupied flats	826	-	826	624
Refurbishment of Flat 40C	8,223	-	8,223	1,709
Running costs of vacant flat	110	-	110	105
	<u>10,174</u>	<u>0</u>	<u>10,174</u>	<u>3,831</u>

Notes to the Accounts

For the year to 30th April 2021 continued

7 EXPENDITURE ON CHARITABLE ACTIVITIES

	2021	2021	2021	2020
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Staff costs	32,797	-	32,797	34,814
Catering and other direct costs	234	-	234	4,713
Utilities	13,766	-	13,766	10,924
Maintenance and small equipment	8,198	-	8,198	9,121
Refurbishment works at the Centre	756	-	756	0
Insurance	1,038	-	1,038	1,038
Garden maintenance	1,930	-	1,930	2,075
Equipment depreciation	23	-	23	100
Local taxation	3,244	-	3,244	3,130
Administration costs	4,236	-	4,236	3,291
Community activities	301	-	301	2,068
Legal fees on Flat 40C	-	-	0	27,099
	<u>66,523</u>	<u>0</u>	<u>66,523</u>	<u>98,373</u>

8 GOVERNANCE AND SUPPORT COSTS

Expenditure on charitable activities in note 7 above includes governance and support costs which are costs incurred on the objects of the charity but the amounts of which are difficult to determine. The trustees provided financial, secretarial and administrative services free of charge. The independent examiner also provided his services free of charge. Such minor costs as have been incurred are included in note 7.

9 NET MOVEMENT IN FUNDS

	2021	2020
	£	£
This is stated after charging:		
Depreciation	<u>-</u>	<u>100</u>

10 STAFF COSTS

These costs include the salary of the operations lead, who is responsible for the daily management of the St Peter's Bourne Centre, and, in lieu of salary, an allowance against the rent paid by the pioneer lead. The figures also include the wages of a part-time administrator.

	2021	2020
	£	£
Gross pay	26,797	28,814
Benefits in kind	6,000	6,000
Employer's National Insurance (net of allowance)	-	-
Adjustment for short-term compensated absences	-	-
Total staff costs	<u>32,797</u>	<u>34,814</u>
Average number of employees:	<u>2.0</u>	<u>2.0</u>

There are no pension costs, as the employees do not wish to join a pension scheme

Notes to the Accounts

For the year to 30th April 2021 continued

11 TAXATION

The charity is exempt from corporation tax on its charitable activities

12 TANGIBLE FIXED ASSETS

	Year to 30 April 2021
Equipment	£
Cost	
At 1 May 2020	5,110
Additions	-
Disposals	-
At 30 April 2021	<u>5,110</u>
Depreciation	
At 1 May 2020	5,087
Provided for the period	23
Disposals	-
At 30 April 2021	<u>5,110</u>
Net book value	
At 30 April 2021	<u>-</u>
	-
At 30 April 2020	<u>23</u>

13 DEBTORS: amounts falling due within one year

	30 April 2021	30 April 2020
	£	£
Trade debtors	-	-
Prepayments and accrued income	-	-
Other debtors	-	230
	<u>-</u>	<u>230</u>

14 CREDITORS: amounts falling due within one year

	30 April 2021	30 April 2020
	£	£
Trade creditors	488	1,966
Accruals and deferred income	256	-
	<u>744</u>	<u>1,966</u>

Notes to the Accounts

For the year to 30th April 2021 continued

15 STATEMENT OF FUNDS

	1 May 2020	Income	Expenditure	30 April 2021
	£	£	£	£
Unrestricted funds	<u>7,908</u>	<u>83,809</u>	<u>(76,697)</u>	<u>15,020</u>
Restricted:				
<i>Refurbishment Fund</i>	-	-	-	-
<i>Seed Barnet Programme</i>	-	-	-	-
<i>South African Mission</i>	-	-	-	-
Total restricted funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total all funds	<u>7,908</u>	<u>83,809</u>	<u>(76,697)</u>	<u>15,020</u>

16 NET ASSETS BY FUND AT 30 APRIL 2021

	Unrestricted	Restricted	Total
	£	£	£
Fixed assets	-	-	-
Debtors	-	-	-
Cash	15,764	-	15,764
Creditors	(744)	-	(744)
Total net assets	<u>15,020</u>	<u>-</u>	<u>15,020</u>

17 TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES

The trustees and the operations lead are regarded as parties who are related to the charity under charity law, and any financial transactions between them and the charity must be disclosed

None of the trustees received any remuneration or other benefits from an employment with the charity or a related entity. Two trustees received expenses totalling £392 in respect of a registration fee paid on behalf of the charity and travelling expenses to a conference attended on behalf of the charity: no other trustee expenses were incurred, and none were incurred the previous year.

Jacques Mutevelian, the operations lead and Ivan and Jessie Chakrobarty, the joint pioneer lead, are,

along with the Trustees, considered the key management personnel of the charity and the total remuneration paid in this category amounted to £30,198 (2020: £31,676).

Apart from the above, there were no other transactions between the charity and the above persons, or any other related parties, in this and the previous year.

Independent Examiner's Report to the Trustees of St Peter's Bourne Management Company

I report on the accounts of the company for the year ended 30th April 2021 which are set out on pages 5 to 11.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the "2011 Act") and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below,

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



ROGER SEATON FCA

23 Greenhill Park, Barnet, Herts, EN5 1HQ

Date: 3 April 2021

