

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

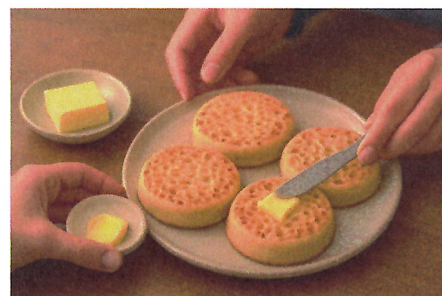
A HOME for Christian Community

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.

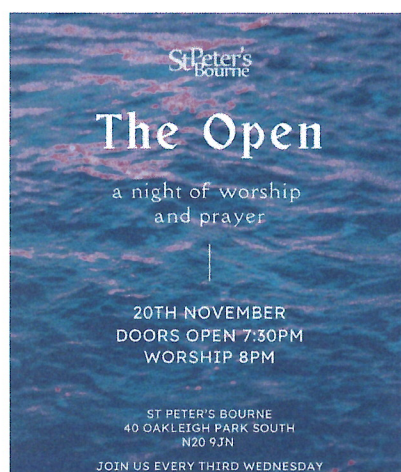
One of the unique strengths of our community is our involvement across **five different local churches** in North London. Every member of SPB actively serves on a volunteer team within their local church context — from worship teams and kids' ministry to outreach and community service. Despite our varied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



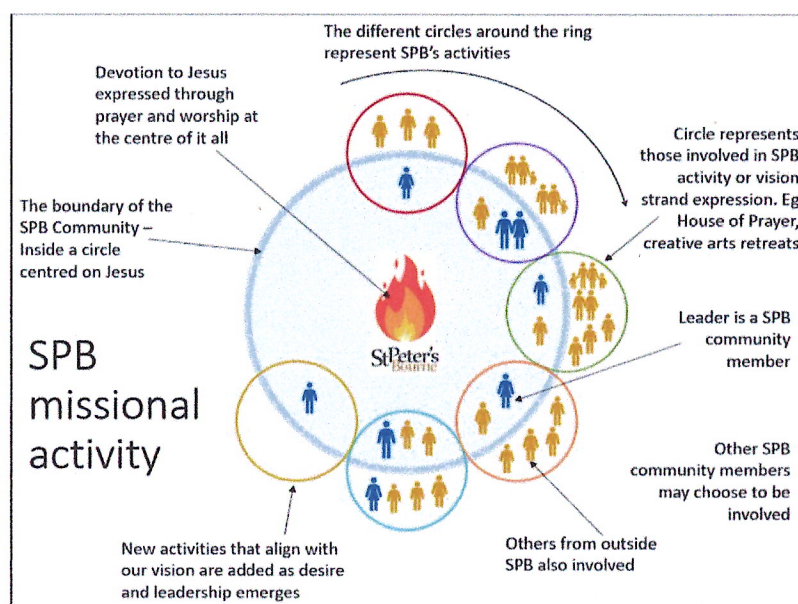
Open Worship and Prayer Nights: Each month, we host '**The Open**' — a public evening of worship and prayer, led by the SPB community and open to guests from across North London. These gatherings, held in the Chapel, have been uniquely powerful times of encounter with God's presence. Each night carries 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.

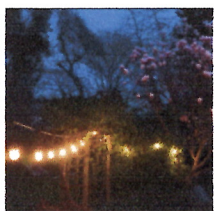
We also have a fiercely creative community with lots of musicians and songwriters living here and collaborating more and more. Over the course of the year, various **community members have released 3 new albums, 5 EPs and lots of individual singles**. Increasingly, we're encouraged to see worship songs 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



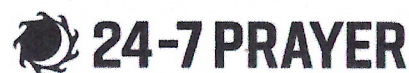
The redecorated Residents' Lounge



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

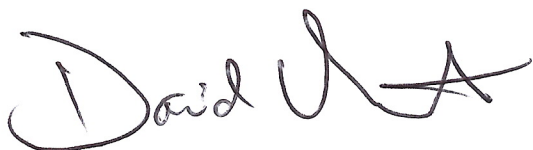
The net surplus for the year of £26,888 has increased our funds carried forward to £64,036, all unrestricted. These funds are sufficient to cover nearly 12 months of this year's expenditure. Keeping maintenance costs low in 2024/25 has helped build up our reserves this year. The reserves now meet the 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
Total Income		95,605	95,605	97,461	97,461
Expenditure on:					
Raising Funds	4	1,725	1,725	1,019	1,019
Charitable Activities	5	66,992	66,992	87,061	87,061
Total Expenditure		68,717	68,717	88,080	88,080
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
Funds carried forward:		64,036	64,036	37,148	37,148

Balance Sheet

For the year ended 30th April 2025

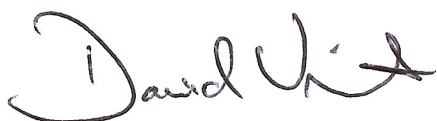
		at 30 April 2025	at 30 April 2024
CURRENT ASSETS	Note	£	£
Debtors	8	1,030	1,307
Cash at bank, on deposit and in hand		64,060	37,209
TOTAL CURRENT ASSETS		65,090	38,516
CREDITORS: amounts falling due within one year	9	1,054	1,368
NET CURRENT ASSETS		64,036	37,148
THE FUNDS OF THE CHARITY:			
UNRESTRICTED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

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
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	66,992	87,061
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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