

WEST LONDON MISSION METHODIST CIRCUIT

England & Wales · Charity number 1133739

Details

Other names	WEST LONDON MISSION
Status	Registered
Legal form	Previously excepted
Registered	2010-01-25
Register	View on the Charity Commission register

Contact

Address	West London Mission Offices 19 Thayer Street London W1U 2QJ
Phone	02079356179
Email	circuit.administrator@hindestreet.org.uk
Website	www.wlm.org.uk

Activities

Objects: The purposes of the Methodist Church are and shall be deemed to have been since the date of union the advancement of -(a) the Christian faith in accordance with the doctrinal standards and the discipline of the Methodist Church;(b) any charitable purpose for the time being of any Connexional, district, circuit, local or other organisation of the Methodist Church;(c) any charitable purpose for the time being of any society or institution subsidiary or ancillary to the Methodist Church;(d) any purpose for the time being of any charity being a charity subsidiary or ancillary to the Methodist Church.

Activities: The West London Mission (WLM) is a Circuit of the Methodist Church. We have two city centre churches and two areas of mission. The churches engage in worship, learning and caring, service, and evangelism, in ways that reflect Methodist tradition and their own identity, history and context. WLM runs a range of housing and community services and works with students and young adults in both churches.

Classification

- **How:** Provides Services, Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes, Religious Activities
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2024-08-31	£2,716,000	£3,466,000	£13,893,000	41
2023-08-31	£2,954,000	£3,807,000	£12,575,000	46
2022-08-31	£2,351,000	£4,393,000	£13,688,000	48
2021-08-31	£2,739,000	£4,499,000	£16,509,000	45
2020-08-31	£2,716,000	£3,353,000	£16,864,000	42

Trustees

Name	Role	Appointed
Rev PETER JOHN CORNICK	Chair	2018-09-01
ALETHEA CHIA JUNG SIOW		2012-06-28
CATHERINE MANORAMA SLATER		2020-11-24
Daniel Chu		2024-09-01
Deacon Tessa Bennett		2021-09-14
EDNA WIJERATNA		2012-06-19
EMERSON RIZZI		2019-09-24
GERRY WONG		2018-11-04
GORDON TREVOR SLATER FCCA CTA		1995-01-10
Ho Yin Wu		2025-09-01
Janice Francis		2022-10-25
Jian Ye Koay		2022-09-01
Karen Chiu		2023-09-20
Kin Lok Leung		2022-09-01
MARTIN JOHN SINGLE		2022-10-25
Rebecca Wong		2023-09-01
Rev Faith Nyota		2025-09-01
Rev Linberg Wong		2025-09-01
Ruth Yorke		2023-09-01
Stephen Lee		2025-09-01
WILLIAM WONG		2024-09-01

WEST LONDON MISSION METHODIST CIRCUIT

England & Wales - Charity number 1133739

Accounts

Report & Financial Statements

For the year ended 31 August 2024

**West London Mission Circuit
- Circuit Fund**

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West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Officers and advisers

Trustees (members of the Circuit Meeting)

Peter Cornick (Chair)	Daniel Chu	Janice Francis
Kong Ching Hii	William Wong	Gerry Wong
Ruth Yorke	Gordon Slater	Rebecca Wong
Tessa Bennett	Cathy Slater	Emerson Rizzi
James Cruddas	Gabriel Koay	Karen Chiu
Alethea Siow	Martin Single	Jongikaya Zihle
Kamuel Leung	Edna Wijeratna	

CEO, Strides

Jude McKee

Central office

19 Thayer Street
London
W1U 2QJ

Auditors

Moore Kingston Smith LLP
9 Appold Street,
London,
EC2A 2AP

Bankers

HSBC plc
90 Baker Street
London
W1U 6AX

Charity number

1133739

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Report of the Circuit Meeting

Chair's Introduction

May I welcome you to this annual report of the West London Mission Circuit. A Christian organisation, the West London Mission is rooted in the Methodist tradition and is part of the Methodist Church in Great Britain. Through its work, it aims to worship God, serve the community including challenging injustice, learn about Christian faith through meeting in small groups and care for one another through times of joy and sorrow. By sharing life in Christ in daily living, it is hoped that others will come to follow him.

We have two city centre churches, Hinde Street and King's Cross and a student hostel, Methodist Chaplaincy House. One of the Presbyters, working for the Civil Service, exercises a ministry in their workplace. Together with the professionally run WLM Services (now Strides), this forms the West London Mission.

As reported in last year's report, the Circuit has, following advice on governance in February 2022, been moving towards separating 'Strides' from the governance of the Circuit. It is recognised that the professional Services require a level of governance beyond the capacity of the Circuit. A process to establish a separate charity and appoint new trustees could not be agreed with all parties. Consequently, the Circuit is now using a consultancy in charitable and housing associations, to offer solutions using other partners in order that the Circuit might divest itself of the governance responsibilities.

In the interim, the Circuit has formed a smaller sub-committee of the Circuit Meeting, to oversee the current governance of Strides. This group remains part of the Circuit Meeting but has authority to make decisions in respect of Strides. The smaller body has met twice and is already proving to be more focused and agile than dealing with Strides business in the full Circuit Meeting as before. It is not the independent trustee body envisaged for Strides a year ago but will be integral to the transition phase into whatever emerges as the preferred option for separation.

We expect decisions to be made in the next twelve months about the future governance of Strides. Subsequently, we aim to refocus the activity and resources of the Circuit on support for the two local churches.

The Circuit received a new Deacon, Ruth Yorke, in September 2023. She works at Hinde Street with a brief to advance work on the growth plan, particularly with the LGBT+ community, students and young people, and the church's work with homeless and vulnerably housed people. During 2024, it was agreed that Rev Kong Ching Hii would leave King's Cross in August 2025. The Circuit is currently engaged in a process of seeking a successor. Due to the specialist ministry in King's Cross, that of ministry to the Chinese / southeast Asian diaspora, the usual procedures for appointing a Presbyter have not been successful in finding a candidate. The Circuit is engaged with the wider Methodist Church in seeking a Presbyter from overseas.

Hinde Street church continues to work on its growth plan and is currently addressing its long-term financial position to move towards financial security. Work had been undertaken with consultants to develop the building and staffing into a conference venue. However, the outlay required compared to the expected return, together with uncertainties around a realistic revenue forecast, proved too much of a risk for the Church Council. Additionally, the Church Council felt some of its values might be compromised in the pursuit of corporate clients. It has therefore been decided to use existing staff with additional mentoring and training, to undertake more

marketing as well as creating a separate web presence for venue hire. This work is in process.

King's Cross is a growing church, especially in the Cantonese congregation due to the British Nationals Overseas

West London Mission Circuit – Circuit Fund Year ended 31 August 2024

Chair's Introduction (continued)

programme. In December 2024, King's Cross put a full planning application into Camden Council to redevelop the site, which would provide modern student accommodation together with a new church and meeting rooms, many of which would be available for weekday rentals. The new building will be accessible and ecological and complement the redevelopment of the King's Cross area in general. If planning permission is granted, fundraising will be the next stage in the vision of this new church.

King's Cross celebrated 200 years of being a Methodist Church in 2024. Events to mark the occasion will continue in 2025.

In the light of the proposed redevelopment, a decision had to be made to close Methodist Chaplaincy House in August 2024. All existing residents were helped in securing new accommodation. A new MCH, providing modern accommodation for students, will be integral to the new building.

As ever, the values of the West London Mission continue to be upheld: that of a Christian, and distinctively Methodist, presence in the heart of London, offering worship, service and social action especially with regard to the most vulnerable people.

I ask that you will pray for the work the Mission undertakes.

A handwritten signature in black ink, appearing to read 'Peter Cornick', written over a light blue rectangular background.

The Reverend Peter Cornick

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Report of the Circuit Meeting (continued)

Objectives and Activities

The West London Mission Circuit ("the Circuit") is part of the Methodist Church. It has two city-centre churches, at Hinde Street in Marylebone and at King's Cross: a student community at King's Cross (temporarily closed from August 2024); and the professional housing and community services known as Strides. Each of the churches engages in worship, learning and caring, service and evangelism in ways that reflect Methodist tradition and their distinctive identity, history and context.

The activities of the churches are the responsibility of their respective Church Councils, which administer their own funds, which are not accounted for in these statements. However, the Circuit is responsible for providing accommodation and paying the stipends and associated costs of the ministers stationed in the Circuit, and employing the lay workers that work in these churches.

The Circuit oversees the governance of Strides (formerly WLM Services) which, jointly with WLMHA, employs 35 professional staff delivering projects across 6 sites based in London. The Strides Executive manages the services, whose stated purpose is "Maximising the social value of buildings to help people and communities find their way". The Circuit also works with students and young adults, at Methodist Chaplaincy House (a student community at King's Cross) and in both churches. All this work is an expression of our historic roots and our inclusive Christian ethos.

The Strides services are operated by the Circuit either directly or as agent for WLMHA. In the case of those services operated directly by the Circuit, these accounts include all their income, expenditure, assets and liabilities. In the case of services operated on behalf of WLMHA (which is a separate legal entity), the WLMHA accounts (which are available separately) include full details of their income, expenditure, assets and liabilities. By agreement with the Circuit, the net surplus or deficit of each service, and the expenses of running WLMHA itself, are passed to the Circuit and reflected in these Financial Statements as a net sum. Details of the ongoing services are as follows.

Services operated directly by the Circuit:

WLM Seymour Place

This is situated at 134 – 136 Seymour Place, London W1. Following refurbishment in 2019 the building ran as a community hub hosting charities that provide community based services. From August 2024 the property has been reclassified as an investment property and short term licences are in place to other charities, pending a decision on its future use or disposal.

Strides Katherine Price Hughes House (KPH)

This is situated at 28 Highbury Grove, London N5, in premises leased by the Circuit from WLMHA. It is an "approved premise" under the Criminal Justice and Courts Service Act 2000 and provides housing and support services for men released from custody on licence.

Strides Highbury Counselling Centre (HCC)

During 2022 counselling services re-located to the newly acquired premises at 12 Woodfall Road, London N4. HCC provides low cost counselling to the local community, hosts partnerships providing therapy services to the community and hosts training seminars for professionals in the sector.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Report of the Circuit Meeting (continued)

Services operated as agent for WLMHA:

Strides Holly Park

We are working with DePaul UK, New Horizons and the GLA to deliver the London Youth Hub for homeless young people aged 18 - 25.

Strides Burgess Park House

This is situated at a protected address. We provide support and accommodation in a refuge for LGBTQ+ people who are survivors of domestic abuse, in collaboration with STAR Community CIC and MOPAC.

Strides Cherry Tree House

This is situated at 343 Clapham Road, London SW9. Previously this service was used as supported accommodation for veterans. During the reporting period referrals dried up and the property is now used by people who are homeless and working.

Strides Wincott Street Residential and Community Hub

This property is located at 25A and 25b Wincott Street, London, SE11 4NT. The site has a community hub hosting a mix of community support and outreach partnerships and events. The site also has a residential building with 26 bedrooms and a one bedroom flat, which provides low cost accommodation for keyworkers.

Achievements in 2023-24

The WLM Services were relaunched and rebranded as Strides in November 2023. Due to a change in Housing regulations introduced from April 2024 the Strides executive team have been working to ensure that our residential services are adhering to the regulations. A new Finance Director was appointed in January 2024. During the year Strides has completed the financial separation of cash flow and contracts from the rest of the Circuit to provide more transparency and accountability. A policy and procedure review and health and safety review is in progress and will be completed by January 2025.

Following a governance review undertaken by the Circuit in 2022 the decision was made to separate the WLM Services from the governance of the Circuit. During the year work continued on a plan to consolidate Strides under a reconstituted WLMHA with a new Board of Directors. However the potential new Directors stepped down in April 2024 when agreement could not be reached on the terms of their appointment. The lack of clarity concerning Strides governance has had a negative impact on communications and fundraising. The trustees are currently considering other routes to achieve the intended separation of governance.

Developments in the Strides services during the year are described below.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Report of the Circuit Meeting (continued)

Community

Wincott Street

The St Luke's site continued to develop the dual aspects of its residential and community hub work.

Burgess Park House

The site re-opened after compliance works were completed in September 2023 and now hosts a service in collaboration with the STAR project housing people fleeing domestic abuse who are part of the LGBTQ+ community. This is delivered in partnership with STAR Community CIC.

Cherry Tree House

Veterans were housed in Cherry Tree House during 2022-2023. More recently the property has been used to accommodate homeless people who are working. Capital works to replace the windows began in September 2024.

Counselling

HCC's objective is to continue our professional work effectively with people seeking psychodynamic counselling from across London, and further develop the service by working with other community projects. Between September 2023 and August 2024, we supported 207 individuals in the community, who sought counselling for a variety of presenting concerns around their mental health and well-being. We offered approximately 3,162 counselling and psychotherapy sessions, and an average of 80 clients per week were seen by 40 counsellors, with attendance rate above 93%, and an average fee of £34 per session.

Criminal Justice

KPH housed 140 residents and consistently maintained a high occupancy rate throughout the year. KPH reinstated face to face drug support services, which had been suspended following the pandemic. A leaving pack is now being offered to all residents, supporting them to move on to settled accommodation.

Fundraising Report

The Head of Fundraising's job title was changed to Head of Fundraising and Communications, as she spent the majority of the year rebranding the WLM Services to Strides. Her work included the launch and development of the website. She also spent a significant time rebranding documents and coordinating, developing and launching Strides' policies.

During the year the fundraising target was reduced from £421,500 to £258,000, removing the Westminster City Council contract income from fundraised income. The end of year fundraised income totalled £180,000, of which £49,000 is carried over to 2024-25.

HCC was agreed to be the area with most fundraising need, and over the 12 months to August 2024, we received £69,000 of fundraised income for it.

We were again successful with an application to Story of Christmas for the development of the 1st floor in KPH, and received £49k for this work.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Report of the Circuit Meeting (continued)

Additionally, WLMHA received £100,000 from a legacy which has gone into the Donald Soper Fund as part of Strides' reserve fund.

Whilst no complaints were received about fundraising activities, a complaint was made by the National Lottery Community Fund regarding our financial processes. A grant for KPH was paused whilst they investigated, and was reinstated with no further action.

We comply with UK GDPR, The Charity Commission and the Fundraising Regulator's Code of Fundraising Practice.

Every donation we receive is greatly appreciated. We thank all of our supporters who made donations during 2023-24, especially those who left us a special gift in their will. We're grateful to each of our donors, especially the 61 regular donors who give on a monthly, quarterly or annual basis.

Special thanks also to the following whose donations and grants have helped us continue our work this year:

Hyde Park Place Estate Charity
Westminster CT
29th May 1961 Charitable Trust
Story of Christmas
Benefact Trust
The French Huguenot Church
Albert Gubay
Sisters of the Holy Cross
Cecil Pilkington Charitable Trust
Gibbs Trust
Charles Plater Trust
Wyndham Charitable Trust
Alma Jean Henry Charitable Trust
Hinde Street Methodist Church
Wetherby Senior School
Royal Lancaster London

Elsewhere in the Circuit, we welcomed Deacon Ruth Yorke to the ministry team at Hinde Street in September 2023, and have joined in the celebration of the 200th anniversary of King's Cross Methodist Church. Work continued on the planning application for redevelopment of the King's Cross site, which was submitted in December 2024. In preparation for the work, the residential accommodation at King's Cross was temporarily closed from August 2024. We are seeking a successor to Rev Kong Ching Hii who finishes his appointment in August 2025.

Future Plans

We expect decisions to be made in the next twelve months about the future governance of Strides. Subsequently, we aim to refocus the activity and resources of the Circuit on support for the two local churches.

Financial Review

The financial statements for the year ended 31 August 2024 show a deficit of £560,000 on general funds before transferring £89,000 to the designated funds. The balance on the general income reserve at 31 August 2024 was £127,000 (after transferring £700,000 from the capital reserve, as agreed by the Circuit Meeting, to cover a shortfall in fundraising and investment income, and the cost of the project to separate Strides from the Circuit.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Report of the Circuit Meeting (continued)

The Strides services are funded largely by accommodation charges, grants from statutory and other bodies, and fundraising for specific projects.

Ministerial and other costs relating to the local churches are funded by an assessment on the local congregations, though the Circuit bears a significant proportion of these costs. The Circuit received grants from the Sarawak Chinese Annual Conference in respect of our Chinese presbyter and lay workers. We also receive assistance from the Methodist Church in Hong Kong for our work with the Chinese congregation. The running costs of Methodist Chaplaincy House are met from accommodation charges.

Structure, Governance and Management

The following financial statements are those of the Circuit Fund of the Circuit. They are made by the Circuit Meeting which is, by the Standing Orders of the Methodist Church, “the principal meeting responsible for the affairs of the Circuit”, and the members of which are also, so far as of full age, the managing trustees of all the Model Trust property of the Circuit. Throughout the year under review all members of the meeting were of full age.

A Circuit is the unit of one or more local churches (in this case two) within the Methodist Church of Great Britain in which one or more ministers and probationers are stationed. Its operations are governed by the Methodist Church Act of 1976 (including the Model Trusts forming a schedule to it), the Deed of Union referred to in that Act and the Standing Orders of the Methodist Church (“Standing Orders”). The objects of any such Circuit are to further the purposes of the Methodist Church, and as part of the Methodist Church it is a charity. Under the Charities Act 2006, the Circuit, which like other Methodist trust bodies had been exempt from registration, was required to register with the Charity Commission, and was registered with effect from 25 January 2010.

The capital money and other capital assets of the Circuit Fund, described in these financial statements, form a trust fund held in accordance with the Model Trusts of the Methodist Church (“the Model Trusts”). The assets, such as property and investments, are therefore held by the Trustees for Methodist Church Purposes (“TMCP”) as custodian trustee. The members of the Circuit Meeting, as managing trustees, exercise all the other powers of trustees, but subject to the terms of the Model Trusts and Standing Orders, which require the consent of district and connexional bodies for certain categories of transaction. The income of the fund, in addition to that arising from the capital assets, includes assessments on the local churches and grants from other Methodist bodies. The first charge on this income is the payment of ministerial stipends and the upkeep of manses.

The Circuit Meeting previously appointed committees with delegated functions, including the WLM Services Committee, the Property & Finance Committee, the Human Resources Committee and the Methodist Chaplaincy House Committee. Except for the last-named, the functions of these committees were transferred to the Circuit Meeting from September 2022, and the Circuit Meeting has met more frequently to discharge these responsibilities.

Managing trustees and their appointment

The Circuit Treasurers and Treasurers of the Fund under Standing Orders are the Circuit Stewards who during the period from 1 September 2023 to the date of this report were as stated below:-

Rayman Wong (to 9 October 2024)
Alethea Siow
Gabriel Koay (to 10 April 2024)
Kamuel Leung
Daniel Chu (from 1 September 2024)

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Report of the Circuit Meeting (continued)

William Wong (from 1 September 2024)

The managing trustees of the Fund are all those members of the Circuit Meeting who are of full age. The membership of the Circuit Meeting comprises presbyters and deacons in the Circuit, representatives of the two local churches, and other persons appointed by the Meeting, all of whom must be members of the Methodist Church of Great Britain or another Methodist church. New trustees receive an induction when they join the board; trustee training is arranged for all trustees as and when required.

A full list of members of the Circuit Meeting can be obtained from the Circuit offices at 19 Thayer Street, London W1U 2QJ.

In addition to the current trustees listed on page 1, the following also served as trustees for all or part of the year under review:

Mary Hicks (to 9 April 2024)

Key management personnel and basis of remuneration

Key management personnel comprises the CEO and Finance Director for Strides. Staff salaries are fixed by reference to the NJC local government scale for comparable posts, and benchmarked from time to time against market comparables. The Circuit also contributes to a group personal pension scheme and provides life assurance cover.

Risk management

The trustees have identified the following as the most significant risks and uncertainties facing the Circuit as a whole :

1 Personnel

The Circuit relies heavily on the knowledge and expertise of lay volunteers, particularly in the areas of finance, property and the governance of Strides. This risk has been managed by appointing qualified professionals to assume the responsibilities of management, enabling the lay members to exercise a governance role. The trustees will continue to look carefully at succession planning, and the use of professional staff.

2 Finance

The Circuit depends on its investments and rental income to sustain its work. Investments are readily marketable, and we aim to hold a minimum of £400,000 in cash to meet short term cash flow requirements.

The Circuit also depends on fundraising income to sustain the Strides services. This risk has been managed by restructuring and refocusing the fundraising team.

3 Reputation

The Circuit identified adverse publicity as a reputational risk which could arise through the failure of a project, and observed that any related legal action could be damaging to the Circuit as well as costly. This risk is managed through regular reporting by senior management, and a clear framework of accountability including regular supervisions. External consultants are used where appropriate for legal, human resource and strategic advice. Safeguarding policies and practices are embedded across the Circuit, and health and safety compliance processes are in place.

The Circuit Meeting regularly reviews risks which are drawn to its attention.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Report of the Circuit Meeting (continued)

Reserves policy

The policy of the Circuit is that there should be neither a surplus nor a deficit on the Circuit Fund's income reserve, taking one year with another.

The balance on the Circuit's income reserve (£127,000 at the balance sheet date) is maintained at the minimum level (£100,000 to £150,000) consistent with retaining the ability to absorb temporary deficits. The capital reserves of £13,118,000 represent properties in use for the purposes of the Circuit, and investments (including investment properties let for market rent) generating income upon which the Circuit depends to sustain its core activities.

The Donald Soper Fund is an independent fund, controlled by and reported within WLMHA, whose sole objective is to support the Strides services. The assets of the Fund at August 2024 were £416,000.

Investment policy and performance against policy

The investments of the Circuit Fund are managed with the objective of maximising real, sustainable income over the long term. The funds are currently invested in a mixture of direct property investments, and equity, property and fixed income pooled funds which are all managed by the Central Finance Board of the Methodist Church. The trustees monitor investment performance on an ongoing basis and are satisfied with the performance of the investment portfolio during 2023-2024.

Grant making policy

The Circuit does not normally make grants to non-Methodist bodies.

Public Benefit

The charity's trustees have complied with the duty in the Charities Act 2011 to have due regard to Public Benefit guidance published by the Charities Commission. All trustees give their time voluntarily and receive no benefit from the charity.

Going Concern

The Trustees have made an assessment for a period of at least one year from the date of approval of the financial statements. In particular the Trustees have taken account of pressures on donations and investment income and the possible impact on investment values and expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

The Circuit Meeting's responsibilities

The Circuit Meeting is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Circuit as at the balance sheet date and of its income and expenditure, for the financial year. In preparing those financial statements, the Circuit Meeting is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and Statements of Recommended Practice have been

West London Mission Circuit – Circuit Fund
Year ended 31 August 2024

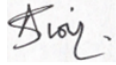
Report of the Circuit Meeting (continued)

followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Circuit will continue in operation.

The Circuit Meeting is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Circuit. It is also responsible for safeguarding the assets of the Circuit and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Circuit Meeting on 4 February 2025 and signed on its behalf by


.....)

Alethea Siow)


.....)

Peter Cornick

) Members of the Circuit Meeting

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Independent auditor's report to the members of West London Mission Circuit Fund

Opinion

We have audited the financial statements of West London Mission Circuit Fund for the year ended 31 August 2024 which comprise the Statement of Financial Activities, the Summary Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 August 2024, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Independent auditor's report to the members of West London Mission Circuit Fund (continued)

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 13 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Independent auditor's report to the members of West London Mission Circuit Fund (continued)

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charity.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Independent auditor's report to the members of West London Mission Circuit Fund (continued)

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are [the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council]
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.

Moore Kingston Smith LLP

Date 10 February 2025

Moore Kingston Smith LLP
Statutory auditor

9 Appold Street
London
EC2A 2AP

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

West London Mission Circuit - Circuit Fund
Statement of financial activities
For the year ended 31 August 2024

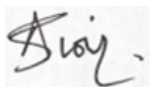
	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2024 £'000	Total 2023 £'000
Income						(see note 24)
Donations and Legacies	3	70	-	-	70	86
Income from Investments						
Investment income	4	180	-	-	180	254
Investment property income	5	128	-	-	128	202
Income from charitable activities						
WLM Strides	6	-	-	1,891	1,891	1,996
Local ministry	6	175	-	84	259	231
King's Cross Chaplaincy House	6	188	-	-	188	185
Total income		741	-	1,975	2,716	2,954
Expenditure						
Expenditure on raising funds						
Investment management costs	7	7	-	-	7	11
WLM fundraising	7	105	-	-	105	203
Expenditure on charitable activities						
Local ministry	7	307	52	84	443	420
WLM Strides	7	412	-	2,029	2,441	2,816
King's Cross Chaplaincy House	7	140	-	-	140	137
Other expenditure	7	330	-	-	330	220
Total expenditure		1,301	52	2,113	3,466	3,807
Net income/(expenditure) before transfers		(560)	(52)	(138)	(750)	(853)
Transfers between funds	17,18,19	(89)	89	-	-	-
Net income/(expenditure) for the year		(649)	37	(138)	(750)	(853)
Other recognised gains and losses						
Realised and unrealised gain on investment assets	14	225	-	-	225	(135)
Revaluation of investment properties	11	1,843	-	-	1,843	(125)
Net movement in funds		1,419	37	(138)	1,318	(1,113)
Fund balances at 1 September 2023	17,18,19	11,826	611	138	12,575	13,688
Fund balances at 31 August 2024	17, 18, 19, 20	13,245	648	-	13,893	12,575

All the above amounts relate to continuing activities. There are no recognised gains or losses other than those included above.

West London Mission Circuit - Circuit Fund
Balance sheet
As at 31 August 2024

	Notes	2024 £'000	2023 £'000
Fixed assets			
Trust properties	10	4,039	4,398
Investment properties	11	5,520	3,140
Concessionary loans to West London Mission Housing Association Limited	12	1,238	1,240
Tangible fixed assets	13	39	80
Intangible fixed assets	13	1	4
Investments	14	1,783	2,108
		<u>12,620</u>	<u>10,970</u>
Current assets			
Debtors	15	1,159	1,195
Cash at bank and in hand		456	646
Cash on deposit		308	345
		<u>1,923</u>	<u>2,186</u>
Creditors: Amounts falling due within one year	16	<u>(650)</u>	<u>(581)</u>
Net current assets		<u>1,273</u>	<u>1,605</u>
Creditors: Amounts falling due after more than one year		-	-
Net assets		<u><u>13,893</u></u>	<u><u>12,575</u></u>
Funds			
General funds			
Capital reserve	17	13,118	11,685
Income	17	127	141
		<u>13,245</u>	<u>11,826</u>
Designated funds	18	648	611
Restricted funds	19	-	138
Total funds		<u><u>13,893</u></u>	<u><u>12,575</u></u>

Approved by the Circuit Meeting on 4th February 2025 and signed on its behalf by Members of the Circuit Meeting:



Alethea Slow



Peter Cornick

West London Mission Circuit - Circuit Fund
Statement of Cash Flows
For the year ended 31 August 2024

	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Cash flows from operating activities				
Net surplus/(shortfall)	1,318		(1,113)	
Adjustments for:				
Depreciation	41		31	
Amortisation	3		6	
(Gain)/Loss on investments	(225)		135	
Revaluation of investment properties	(1,843)		125	
Investment income	(180)		(254)	
Decrease/(Increase) in trade and other debtors	36		(130)	
Increase/(Decrease) in trade and other creditors	69		(287)	
Rental income	(128)		(202)	
Cash flows used in operating activities		(909)		(1,689)
Purchase of property plant and equipment	-		(75)	
Purchase of freehold property	(178)		(127)	
Purchase of tangible and intangible fixed assets	-		-	
Decrease/(Increase) of concessionary loans	2		(51)	
Purchase of investments	(424)		-	
Proceeds on disposal of investments	974		1,592	
Investment income	180		254	
Rental income	128		202	
Cash flows generated from investing activities		682		1,795
Net (decrease)/increase in cash		(227)		106
Cash balance at 1 September 2023		991		885
Cash balance at 31 August 2024		764		991

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Notes to the Financial Statements

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), (Charities SORP (FRS 102)) and the Charities Act 2011.

West London Mission Circuit Fund meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

1.2 Basis of preparation

The financial statements include the income and expenditure of the Strides services which include four continuing services, as set out in the Report of the Circuit Meeting on pages 6 and 7, for which the legal ownership rests with West London Mission Housing Association Limited (WLMHA). In respect of these services the Circuit acts as agent for WLMHA and assumes financial responsibility for any deficit incurred.

The Trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements and have considered the lasting impact of the Covid-19 pandemic and the current cost of living crisis. In particular the Trustees have taken account of pressures on donations and investment income and the possible impact on investment values and expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In respect of services directly under the Circuit's control the income, expenditure, assets and liabilities of these services have been incorporated in these financial statements on a gross basis.

In respect of services under the control of WLMHA, only the net cost of these services to the Circuit is included in these financial statements. These services are incorporated into the financial statements of WLMHA on a gross basis.

The Circuit is responsible for the management of King's Cross Methodist Chaplaincy House. This project is under the control of the Circuit and is incorporated into these financial statements.

1.3 Investment income

This comprises gross interest and distributions from CFB Funds receivable by the Trustees for Methodist Church Purposes, Manchester, who act as custodian trustees. Income tax deductions and credits are recoverable by those Trustees by virtue of the Fund's charitable status. It also includes bank deposit interest.

1.4 Expenditure

Costs of charitable activities comprises services supplied and activities undertaken which are identifiable as wholly or mainly in support of the Circuit's objectives.

Those costs shown as Governance costs relate to the management of the Circuit's assets, organisational

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Notes to the Financial Statements

administration and compliance with constitutional and statutory requirements.

Accounting policies (continued)

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

1.5 Depreciation and amortisation

Individual items of office furniture and equipment (other than computer and telephone equipment – see below) costing less than £1,000 are charged to revenue. Depreciation/amortisation is provided on items costing more than £1,000 at rates calculated to write off their cost evenly over their expected useful lives.

The principal rates used are as follows:

Photocopiers	-	25% pa straight line
Computers & software	-	20% pa straight line
Telephones	-	25% pa reducing balance
Manse equipment	-	10-20% pa straight line

No depreciation is provided on freehold properties as the Circuit believes that both the depreciation charge for the year and the accumulated depreciation charge on these properties would be immaterial. The Circuit also ensures that the properties are kept in a good state of repair. Impairment reviews are undertaken on the properties and the Circuit believes that due to the high replacement cost and therefore value in use of the properties they should not be considered as impaired. Past experience shows that properties are disposed of at above book value.

Capital expenditure on leasehold properties is written off over the life of the lease.

1.6 Pension costs

Ordinary contributions payable are charged to the Statement of Financial Activities in the period to which they relate.

1.7 Profits/(losses) on sales of properties and investments

These are credited or charged to the capital reserve fund of the Circuit in the year in which they are realised.

1.8 Investments

Investments are included in the Balance Sheet at market value which gives rise to unrealised gains and losses which are included in the Statement of Financial Activities.

1.9 Investment properties

Properties held for the purpose of generating income are considered to be investment properties; these are held at fair value. The value of the properties are regularly reviewed in order to identify any permanent impairment.

1.10 Concessionary loans

Loans made in pursuit of the Fund's charitable purposes are held within fixed assets and are stated at original cost and subsequently adjusted for any subsequent repayment or impairment.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2024

Notes to the Financial Statements

Accounting policies (continued)

1.11 General funds – capital

Capital reserve fund

This represents monies set aside for capital projects allowed by the Methodist Church Act of 1976.

1.12 Designated funds

Designated funds are amounts set aside by the Circuit out of unrestricted funds for a particular purpose or project.

The Circuit has created the following designated funds:-

Dilapidations fund

The dilapidations fund represents amounts set aside in Strides, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

Development fund

The Development fund was established by the Circuit to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund.

1.13 Restricted funds

Restricted funds are those subject to external specific conditions. Restricted funds in the year comprised:

Chinese Work

Contributions are received from the Chinese congregation at King's Cross and from other Methodist sources to support this ministry and are used to meet the costs of the presbyter and his manse and part of the costs of the Chinese-speaking lay workers.

Strides

Grants and fees received for specific services or projects are treated as restricted income and used to cover all or part of the relevant costs.

2 Constitution

The terms on which the Circuit Fund assets are held are set out in the Report of the Circuit Meeting.

The managing trusteeship of 19 Thayer Street, 16 Hinde Street and 39 Marylebone Lane London W1, is shared between the Circuit and Hinde Street Methodist Church, according to the respective parts of the building occupied by them, and the management of the property is also shared by agreement between the two bodies. The same applies to the King's Cross Methodist Chapel and Methodist Chaplaincy House, Birkenhead Street, London WC1, which is shared between the Circuit and King's Cross Methodist Church.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

3 Donations and Legacies

	Total 2024 £'000	Total 2023 £'000
General donations and covenants	1	2
Legacies	69	84
	<u>70</u>	<u>86</u>

4 Investment income

	Total 2024 £'000	Total 2023 £'000
This comprises dividends and interest received gross on:		
Cash on deposit	18	12
CFB UK Equity Fund units	34	61
CFB Property Fund units	19	23
CFB Corporate Bond Fund units	8	17
CFB Managed Fixed Interest Fund units	8	-
WLMHA Loan indexation	36	89
WLMHA Loan interest	57	52
	<u>180</u>	<u>254</u>

Allocated as follows:

Capital reserve	36	89
Available for Circuit activities	144	165
	<u>180</u>	<u>254</u>

5 Investment property accounts

	Total 2024 £'000	Total 2023 £'000
Rental income	195	212
Expenses	(67)	(10)
Surplus for the year	<u>128</u>	<u>202</u>

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

6 Income from charitable activities

	Total 2024 £'000	Total 2023 £'000
WLM Strides		
Grant income of consolidated services	1,891	1,910
Charges to WLMHA for unconsolidated services	-	86
	<u>1,891</u>	<u>1,996</u>
Local ministry		
Assessments on local churches	239	220
Chinese Presbyterian support	15	11
King's Cross Chinese-speaking lay workers grants	5	-
	<u>259</u>	<u>231</u>
King's Cross Chaplaincy House	188	185
	<u>2,338</u>	<u>2,412</u>

The assessments on local churches were applied in meeting part of the cost of ministers and lay workers, part of the cost of the offices at Thayer Street, and the cost of the District assessment.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

7	Expenditure	Hinde Street Church £'000	King's Cross Church £'000	Local Ministry Total £'000	WLM Strides £'000	Chaplaincy House £'000	Governance Costs £'000	Other costs and income £'000	Total 2024 £'000	Total 2023 £'000
	Ministers and manses	77	125	202	15	15	-	26	258	229
	King's Cross Chinese-speaking lay workers	-	58	58	-	-	-	-	58	47
	District assessment	32	21	53	-	-	-	-	53	51
	Central office costs	113	17	130	233	-	-	219	582	362
	Hinde Street community work	-	-	-	-	-	-	-	-	29
	Chaplaincy House costs	-	-	-	-	125	-	-	125	122
	WLM Strides	-	-	-	2,416	-	-	-	2,416	2,550
	Audit and accountancy	-	-	-	-	-	85	-	85	53
	Net deficit/(surplus) of WLMHA Services	-	-	-	(223)	-	-	-	(223)	150
	Total	222	221	443	2,441	140	85	245	3,354	3,593
	Cost of raising funds	-	-	-	105	-	-	7	112	214
	Total expenditure			(443)	(2,546)	(140)	(85)	(252)	(3,466)	(3,807)
	Donations and legacies (see note 3)	-	-	-	-	-	-	70	70	86
	Investment income (see note 4)	-	-	180	-	-	-	-	180	254
	Investment property surplus (see note 5)	-	-	-	-	-	-	128	128	202
	Income from charitable activities (see note 6)	-	-	259	1,891	188	-	-	2,338	2,412
	Net surplus/(deficit) by activity			(4)	(655)	48	(85)	(54)	(750)	(853)

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

8 Net surplus/(deficit) of WLM Strides

Services incorporated on a gross basis

	Katherine						
	Price	Highbury	Seymour	Fundraising	Central	Total	Total
	Hughes	Counselling	Place	£'000	costs	2024	2023
	House	Centre	£'000	£'000	£'000	£'000	£'000
Income - external	1,363	257	231	40	-	1,891	1,996
Expenditure - external	(1,110)	(289)	(295)	(105)	(970)	(2,769)	(2,869)
Net surplus/(deficit) of services controlled by Circuit	253	(32)	(64)	(65)	(970)	(878)	(873)

Services incorporated on a net basis

	Total	Total
	2024	2023
	£'000	£'000
St Luke's	16	(58)
Holly Park	202	(21)
Supported Housing	(78)	(155)
Housing Association central net income	83	84
Net surplus/(deficit)	223	(150)

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

9 Emoluments

9.1 Staff

	Total 2024 £'000	Total 2023 £'000
Staff costs (excluding agency costs)	1,432	1,499
National insurance	134	141
Pension contributions	121	122
	<u>1,687</u>	<u>1,762</u>

The above includes termination and redundancy payments of £1,655 (2023: £49,015).

Average number of permanent staff during the year	<u>41</u>	<u>43</u>
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Full time equivalent number of permanent staff during the year	<u>32</u>	<u>41</u>
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Details of staff working in services managed on behalf of WLMHA are disclosed separately in the financial statements of WLMHA.

No staff members earned more than £70,000 but less than £79,999 during the year (2023: one). One staff member earned more than £80,000 but less than £89,999 during the year (2023: one).

Key management personnel comprises the Chief Executive Officer and the Finance Director (2023: Chief Executive Officer and Deputy Chief Executive Officer). The total employee benefits of the key management personnel of the charity were £184,435 (2023: £219,928).

9.2 Trustees

The Circuit paid stipends and pensions contributions for the following trustees who are Methodist ministers appointed to the Circuit: £42,730 (2023: £39,464) to Peter Cornick, £39,700 (2023: £36,772) to each of Kong Ching Hii and Tessa Bennett. £39,700 was paid to Ruth Yorke (2023: £0) and £0 to Belinda Letby (2023: £36,772).

The Circuit also provides a manse to each of the Ministers and meets the running costs.

Apart from the above, none of the Treasurers of the Fund or other trustees received any remuneration, nor reimbursement of expenses, directly from the Circuit during the year (2023: none).

9.3 Pension costs

The Circuit makes payments to a group personal pension scheme for staff other than Presbyters and Deacons, of which the assets are held in an independently administered fund. Presbyters and Deacons are covered by the Methodist Ministers' Pension Scheme.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

10 Trust properties

	Total 2024 £'000	Total 2023 £'000
At 1 September	4,398	4,271
Additions during the year	178	127
Revaluations	-	-
Transfer to Investment properties	(537)	-
At 31 August	<u>4,039</u>	<u>4,398</u>

Represented by (all amounts relate to charitable activities):

Circuit offices	394	394
Manses	1,452	1,452
WLM Strides property	1,900	2,438
King's Cross	293	114
	<u>4,039</u>	<u>4,398</u>

11 Investment properties

	Total 2024 £'000	Total 2023 £'000
At 1 September	3,140	3,265
Revaluations	1,843	(125)
Transfer from Trust properties	537	-
At 31 August	<u>5,520</u>	<u>3,140</u>

The valuation of most of the investment properties was reviewed as at 31 August 2024 by a church member who is RICS qualified. One property was valued informally by the Circuit's property consultant who is also RICS qualified

12 Concessionary loans

£1,024,852 (2023: £1,027,452) represents the balance outstanding under a loan to West London Mission Housing Association Limited in 2001 for the purchase of The Haven. The loan is repayable in instalments commencing at £20,000 per annum, both principal and repayments being index linked. Interest is payable at 4.5%.

£212,842 (2022: £212,842) represents an advance to West London Mission Housing Association Limited for the shortfall in funding of Burgess Park House in 2004. The Circuit has agreed not to demand repayment except to the extent of WLMHA's available cash. Interest is payable at the prevailing HSBC Bank rate.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

13 Tangible & Intangible fixed assets

	Leasehold Improvements £'000	Fixtures and fittings £'000	IT equipment £'000	Total tangible fixed assets £'000	Total Intangible fixed assets £'000
Cost					
At 1 September 2023	68	4	110	182	17
Additions	-	-	-	-	-
Disposals and fully depreciated	-	-	-	-	-
At 31 August 2024	68	4	110	182	17
Depreciation / Amortisation					
At 1 September 2023	17	1	84	102	13
Charge for the year	23	1	17	41	3
Released on disposal and fully depreciated	-	-	-	-	-
At 31 August 2024	40	2	101	143	16
Net book values					
At 31 August 2024	28	2	9	39	1
At 31 August 2023	51	3	26	80	4

14 Investments

	Total 2024 £'000	Total 2023 £'000
Market value		
At 1 September	2,108	3,835
Additions	424	-
Disposals	(974)	(1,592)
Realised and unrealised gains/(losses)	225	(135)
At 31 August	1,783	2,108
The above total comprises:		
CFB UK Equity Fund units	1,332	1,571
CFB Property Fund units	124	131
CFB Corporate Bond Fund units	-	405
CFB Managed Fixed Interest Fund units	326	-
CFB Mixed Managed Fund units	1	1
	1,783	2,108
Cost value at 31 August	1,387	1,862

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

15 Debtors

	Total 2024 £'000	Total 2023 £'000
Balances due from associated bodies (see note below)	1,087	1,040
Trade debtors	25	74
Other debtors	1	2
Prepayments	33	60
Accrued income	13	19
	1,159	1,195

"Associated bodies" are Hinde Street Methodist Church, King's Cross Methodist Church, West London Mission Housing Association Limited, Donald Soper Fund and WLM Strides controlled by WLMHA. See note 22 for more details of related party transactions.

16 Creditors: Amounts falling due within one year

	Total 2024 £'000	Total 2023 £'000
Balances due to associated bodies (see note 15 above)	199	196
Trade creditors	129	132
Other creditors	15	36
Other taxes and social security	60	48
Accruals	67	38
Deferred income	180	131
	650	581

17 General funds

	Capital reserve fund £'000	Income funds £'000	Total £'000
At 1 September 2023	11,685	141	11,826
Net surplus/(deficit) for the year	105	(665)	(560)
Realised and unrealised gains/(losses) on investment assets	225	-	225
Revaluation of investment properties	1,843	-	1,843
Transfer between funds	(700)	700	-
Transfer to development fund	(40)	-	(40)
Transfer to dilapidations reserve	-	(49)	(49)
At 31 August 2024	13,118	127	13,245

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

18 Designated funds

	Dilapidations fund £'000	Development fund £'000	Total £'000
At 1 September 2023	593	18	611
Income	-	-	-
Expenditure	(52)	-	(52)
Transfer from general funds	49	40	89
At 31 August 2024	<u>590</u>	<u>58</u>	<u>648</u>

The dilapidations fund represents amounts set aside in the WLM Strides, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

The development fund was established to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund.

19 Restricted funds

	WLM Strides £'000	Chinese Work £'000	Total £'000
At 1 September 2023	138	-	138
Income	1,891	84	1,975
Expenditure	(2,029)	(84)	(2,113)
At 31 August 2024	<u>-</u>	<u>-</u>	<u>-</u>

20 Analysis of net assets

	General funds £'000	Designated funds £'000	Restricted funds £'000	2024 £'000	2023 £'000
Fixed assets	4,079	-	-	4,079	4,482
Investment properties	5,520	-	-	5,520	3,140
Investments	1,135	648	-	1,783	2,108
Cash	456	-	-	456	646
Cash on deposit	308	-	-	308	345
Capital Loans to WLMHA	1,238	-	-	1,238	1,240
Debtors	1,159	-	-	1,159	1,195
Current liabilities	(650)	-	-	(650)	(581)
	<u>13,245</u>	<u>648</u>	<u>-</u>	<u>13,893</u>	<u>12,575</u>

Unrealised gain included above

On investment properties	4,510	-	-	4,510	2,667
On investments	2,825	-	-	2,825	2,600
	<u>7,335</u>	<u>-</u>	<u>-</u>	<u>7,335</u>	<u>5,267</u>

Reconciliation of movements in unrealised gains on investment assets

At 1 September 2023	5,267	5,527
Gain/(loss) arising on revaluations in the year	2,068	(260)
At 31 August 2024	<u>7,335</u>	<u>5,267</u>

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

21 Contingent liabilities

A supplier has claimed £60,000 in respect of a disputed invoice for work which was unsatisfactory. The Circuit is resisting the claim in the courts and has counter-claimed for £21,000 for rectification costs.

22 Related party transactions

West London Mission Housing Association (WLMHA) (including WLM Strides controlled by WLMHA), King's Cross Methodist Church, Hinde Street Methodist Church and the Donald Soper Fund all have trustees in common with the Circuit Meeting and are therefore considered to be related parties. None of these organisations are considered to be under common control with the Circuit Fund as a minority of the Circuit Meeting members are trustees off any of these entities, and vice versa.

During the year, the Circuit undertook the following transactions with related parties:

Details

	Value off transactions during year		Amount owed to / (by) WLM Circuit Fund	
	2024 £'000	2023 £'000	2024 £'000	2023 £'000
WLMHA				
Housing Loans	(2)	51	1,238	1,240
Interest on Housing Loans	57	52	-	-
Indexation on Housing Loans	36	89	-	-
Administration charges	-	86	-	-
Project deficit / (surplus) grant	(223)	150	-	-
Creditor (dilapidations balances)	-	-	(189)	(189)
Settlement accounts				
Circuit	116	(20)	257	141
WLM Strides	(72)	205	767	839
King's Cross Methodist Church				
Assessment	95	87	-	-
Settlement accounts	-	-	(1)	1
Hinde Street Methodist Church				
Assessment	144	133	-	-
Settlement accounts	-	-	57	54
Donald Soper Fund				
Grant to Circuit Fund	-	-	(2)	(2)

23 Operating lease commitments

The total minimum lease payments under non-cancellable operating leases are as follows:

	Total 2024 £'000	Total 2023 £'000
Expiring within 1 year	39	33
Expiring between 2 and 5 years	31	41

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2024

24 Comparative Statement of Financial Activities

		General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2023 £'000
	Notes				
Income					
Donations and Legacies	3	86	-	-	86
Income from Investments					
Investment income	4	254	-	-	254
Investment property income	5	202	-	-	202
Income from charitable activities					
WLM Strides	6	86	-	1,910	1,996
Local ministry	6	161	-	70	231
King's Cross Chaplaincy House	6	185	-	-	185
Total income		974	-	1,980	2,954
Expenditure					
Expenditure on raising funds					
Investment management costs	7	11	-	-	11
WLM fundraising	7	203	-	-	203
Expenditure on charitable activities					
Local ministry	7	332	18	70	420
WLM Strides	7	1,044	-	1,772	2,816
King's Cross Chaplaincy House	7	137	-	-	137
Other expenditure	7	220	-	-	220
Total expenditure		1,947	18	1,842	3,807
Net income/(expenditure) before transfers		(973)	(18)	138	(853)
Transfers between funds	17,18, 19	(51)	51	-	-
Net income for the year		(1,024)	33	138	(853)
Other recognised gains and losses					
Realised and unrealised (loss)/gain on investment assets	14	(135)	-	-	(135)
Revaluation of investment properties	11	(125)	-	-	(125)
Net movement in funds		(1,284)	33	138	(1,113)
Fund balances at 1 September 2022	17,18, 19	13,110	578	-	13,688
Fund balances at 31 August 2023	17, 18, 19, 20	11,826	611	138	12,575

WEST LONDON MISSION METHODIST CIRCUIT

England & Wales - Charity number 1133739

Accounts

Report & Financial Statements

For the year ended 31 August 2023

**West London Mission Circuit
- Circuit Fund**

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West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Officers and advisers

Trustees (members of the Circuit Meeting)

Peter Cornick (Chair)	Gabriel Koay	Edna Wijeratna
Tessa Bennett	Kamuel Leung	Gerry Wong
Karen Chiu	Emerson Rizzi	Rebecca Wong
James Cruddas	Martin Single	Rayman Wong
Janice Francis	Alethea Siow	Ruth Yorke
Mary Hicks	Cathy Slater	Jongikaya Zihle
Kong Ching Hii	Gordon Slater	

Chief Executive Officer CEO, WLM Services

Roger Clark (until 8 March 2023)
Jude McKee (from April 2023)

Central office

19 Thayer Street
London
W1U 2QJ

Auditors

Moore Kingston Smith LLP
9 Appold Street,
London,
EC2A 2AP

Bankers

HSBC plc
90 Baker Street
London
W1U 6AX

Charity number

1133739

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Report of the Circuit Meeting

Chair's Introduction

May I welcome you to this annual report of the West London Mission Circuit. A Christian organisation, the West London Mission is rooted in the Methodist tradition and is part of the Methodist Church in Great Britain. Through its work, it aims to worship God, serve the community including challenging injustice, learn about Christian faith through meeting in small groups and care for one another through times of joy and sorrow. By sharing life in Christ in daily living, it is hoped that others will come to follow him.

We have two city centre churches, Hinde Street and King's Cross and a student hostel, Methodist Chaplaincy House. One of the Presbyters, working for the Civil Service, exercises a ministry in their workplace. Together with the professionally run WLM Services (now Strides), this forms the West London Mission.

Following consultations and advice, the West London Mission Circuit Meeting (currently, the trustee board of WLM Services) took the major decision in February 2022 to create a separate charitable trustee body for the WLM Services. This is to address issues of the governance of risk. The Circuit appointed an Implementation Committee and two prominent co-chairs with Methodist, housing regulation and safeguarding backgrounds to steer the process of separation. As might be expected, the process of separation is complex and time-consuming, but the Circuit is on a trajectory towards a new trustee body for WLM Services.

Hinde Street continues to develop its growth plan, particularly focusing on digital outreach. A new member of staff was employed for this purpose funded largely by a generous London Methodist District grant. The church has continued to develop its online presence through the website and social media, which has brought new people into the church. Hinde Street are actively reviewing their finances and lettings, working towards a balanced budget. Hinde Street also reviewed security following an incident with a service user, taking advice from a number of sources. They hired security on a temporary basis to provide reassurance. Following a full risk assessment, revised security arrangements were put in place in spring 2023.

At King's Cross, both the Mandarin and Cantonese congregations continue to welcome streams of new migrants from mainland China and Hong Kong respectively. In return, they are making a positive contribution to the life of the church. The International Congregation remains a small but active congregation. In line with the goal to open the church premises and to serve as a community centre in the city, the church organized several public events and works in partnership with two Chinese organizations that work among the wider Chinese community. This has enabled the church to establish many connections with the wider community and beyond.

A Circuit redevelopment group are actively working with an architect, to put forward a new proposal to Camden Council for the redevelopment of King's Cross. The original proposal which was rejected shortly before the pandemic has been significantly modified to accommodate Camden Council's requests and to comply with current building regulations. The Circuit sincerely hope we can move forward with this exciting proposal and begin fundraising and building as soon as possible.

Methodist Chaplaincy House continues to thrive with a full complement of students forming a community at the King's Cross site, overseen by a management committee. Deacon Tessa Bennett was ordained in June 2023. She has responsibility for Methodist Chaplaincy House and other projects

The Reverend Peter Cornick, the Presbyter at Hinde Street and Superintendent, was invited to extend his tenure for a further five years until August 2028. The Reverend Kong Ching Hii was invited to extend his tenure for a further two years until August 2025. Deacon Belinda Letby announced the curtailment of her appointment from

West London Mission Circuit – Circuit Fund Year ended 31 August 2023

Report of the Circuit Meeting (continued)

Chair's Introduction (continued)

August 2023 due to personal circumstances. We are delighted that Deacon Ruth Yorke has been stationed in the Circuit from September 2023.

I commend this report to you, and ask that you would pray for all the work which is carried out across the West London Mission, as we seek to uphold the values of the Methodist Church which combines prayer and worship with social concern and action

The Reverend Peter Cornick

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Report of the Circuit Meeting (continued)

Objectives and Activities

The West London Mission Circuit ("the Circuit") is part of the Methodist Church. It has two city-centre churches, at Hinde Street in Marylebone and at King's Cross: a student community at King's Cross; and the professional housing and community services known as WLM Services. Each of the churches engages in worship, learning and caring, service and evangelism in ways that reflect Methodist tradition and their distinctive identity, history and context.

The activities of the churches are the responsibility of their respective Church Councils, which administer their own funds, which are not accounted for in these statements. However, the Circuit is responsible for providing accommodation and paying the stipends and associated costs of the ministers stationed in the Circuit, and employing the lay workers that work in these churches.

The Circuit oversees the governance of WLM Services which, jointly with WLMHA, employs 45 professional staff delivering projects across 7 sites based in London. The WLM Services Executive manages the services, which have a mission of co-creating safe spaces for people to achieve their potential. The Circuit also works with students and young adults, at Methodist Chaplaincy House (a student community at King's Cross) and in both churches. All this work is an expression of our historic roots and our inclusive Christian ethos.

WLM Services has recently adopted a new identity under the name Strides, but the WLM name has been retained in this report as it relates to past events.

The WLM Services are operated by the Circuit either directly or as agent for WLMHA. In the case of those services operated directly by the Circuit, these accounts include all their income, expenditure, assets and liabilities. In the case of services operated on behalf of WLMHA (which is a separate legal entity), the WLMHA accounts (which are available separately) include full details of their income, expenditure, assets and liabilities. By agreement with the Circuit, the net surplus or deficit of each service, and the expenses of running WLMHA itself, are passed to the Circuit and reflected in these Financial Statements as a net sum. Details of the ongoing services are as follows.

Services operated directly by the Circuit:

WLM Seymour Place

This is situated at 134 – 136 Seymour Place, London W1. Following refurbishment in 2019 the building is a community hub hosting charities that provide community based services.

WLM Katherine Price Hughes House (KPH)

This is situated at 28 Highbury Grove, London N5, in premises leased by the Circuit from WLMHA. It is an "approved premise" under the Criminal Justice and Courts Service Act 2000 and provides housing and support services for men released from custody on licence.

WLM Highbury Counselling Centre (HCC)

During 2022 counselling services re-located to the newly acquired premises at 12 Woodfall Road, London N4. HCC provides low cost counselling to the local community, hosts partnerships providing therapy services to the community and hosts training seminars for professionals in the sector.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Report of the Circuit Meeting (continued)

Services operated as agent for WLMHA:

WLM Holly Park

Following the closure of the Haven care home in September 2021, WLMHA is working with DePaul UK, New Horizons and the GLA, and the building was leased to DePaul UK from November 2022 for three years to deliver the London Youth Hub for homeless young people aged 18 - 25.

WLM Burgess Park House

This is situated at 56 Camberwell Road, London SE5. It provided supported housing for ex-service people who have experienced homelessness, offering support in sustaining accommodation, until 8 February 2022 and the residents were relocated due to fire health and safety compliance issues. The site is now compliant and providing support and accommodation for LGBTQ young people aged 18+ who are survivors of domestic abuse, in collaboration with the STAR project and MOPAC.

WLM Cherry Tree House

This is situated at 343 Clapham Road, London SW9. It provides accommodation for veterans needing floating support prior to their move to Veteran Nomination Scheme accommodation.

WLM St Luke's

This property is located at 25A Wincott Street, London, SE11 4NT. This site has a community Hub hosting a mix of community support and outreach partnerships and events. The site also has a residential building with 26 bedrooms and a one bedroom flat, which provides low cost accommodation for veterans (relocated from BPH) and keyworkers.

Achievements and Future Plans

The financial year 2022-2023 focused on the consolidation of the strategy of further professionalisation of the WLM Services. The WLM Services central office moved to The Foundry at Vauxhall in December 2022 and the central office team was restructured leading to the appointment of a new CEO with a focus on the WLM Services rather than the entire Circuit. This restructure encompassed the HR and finance functions that previously bridged both Circuit and WLM Services. Wren Environmental were appointed to address the facilities management of WLM Services buildings and the buildings were reopened after the necessary works, to enable their use to address homelessness.

Following a governance review undertaken by the Circuit in 2022 the decision was made to separate the WLM Services from the governance of the Circuit. An Implementation Committee was appointed to oversee the separation and they concluded and made their recommendations in September 2023. The intention has been to consolidate the WLM Services under a reconstituted WLMHA with a new Board of Directors and a new identity. The new Board of Directors were recruited in June 2023 and are awaiting appointment and providing an advisory function as directors in waiting from September 2023. It is hoped to conclude the legal separation process in the near future. Future plans centre on the sustainability reports produced by each service area and the centre to ensure a viable and growing business model for the new organisation. WLM Services was rebranded in early 2024 under the Strides name.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Report of the Circuit Meeting (continued)

Community

St Luke's

The St Luke's site continued to develop to deliver on the dual aspects of its residential and community hub work. St Luke's residential provided low cost accommodation for key workers and hosted some of the veterans relocated from Burgess Park House.

Burgess Park House

The veterans housing service at Burgess Park House was closed in February 2022 following concerns with Health and Safety issues on the site. The site re-opened after compliance works were completed in September 2023 and now hosts a service in collaboration with the STAR project housing LGBTQ young people aged 18+ who are survivors of domestic abuse.

Cherry Tree House

Veterans were housed in Cherry Tree House during 2022-2023. Capital works to replace the windows will be undertaken in 2023-2024.

Counselling

HCC's objective is to continue our professional work effectively with people seeking psychodynamic counselling from across London, and further develop the service by working with other community projects. To that end, in the summer of 2022 the service recruited a new Clinical Manager, and the previous one progressed to the Head of Counselling role, thus adding more capacity for the HCC team, and for the Senior Leadership team of WLM Services. In terms of the HCC clinic, between September 2022 and August 2023, we offered approximately 2,821 counselling and psychotherapy sessions, holding an average caseload of 80 clients seen by 40 counsellors, with attendance rate above 93%, and an average fee of £21 per session.

Criminal Justice

KPH housed 140 residents and consistently maintained a high occupancy rate throughout the year. KPH reinstated face to face drug support services, which had been suspended following the pandemic. A leaving pack is now being offered to all residents, supporting move on to settled accommodation.

Fundraising Report

In September 2022 a new Head of Fundraising was appointed, and has changed the way we fundraise. Whilst a strategy for fundraising is still in development, the principles of being needs and priority-led, not funder-led, are being put into place, meaning fundraising activity is being focused on areas of the organisation where the fundraising need is highest. This has taken most of the year to change, and is an organisational shift in the way we work. The fundraising team is being restructured and the approach focused on the areas of greatest need and opportunity.

'Normal' fundraising activity continued with individual fundraisers taking part in the Royal Parks Half Marathon and the London Homeless Collective's London Walk, and a Christmas campaign focusing on each of our services. Grant applications were written for the majority of our services.

West London Mission Circuit – Circuit Fund Year ended 31 August 2023

Report of the Circuit Meeting (continued)

The change to ensure that we are fundraising where there is greatest need has proved successful, and services which have never before received funding (KPH, HCC) are now receiving moderate grant funding, with a view for more significant grants in 23/24.

Against an ambitious target of £650,000, these accounts include £325,000 of fundraising income from a variety of sources including trusts, statutory sources, individuals, events, community and others.

Additionally, the Circuit received £84,000 from a legacy.

No complaints were received about fundraising activities.

The Data Protection Act 2018 is the UK's implementation of the General Data Protection Regulation (GDPR). We continue to ensure that we work within these regulations, as well as those within the Privacy and Electronic Communications Regulations (PECR), and those enforced by the Fundraising Regulator.

Every donation we receive is greatly appreciated. We thank all of our supporters who made donations during 2022-23, especially those who left us a special gift in their will. We're grateful to each of our donors, especially the 61 regular donors who give on a monthly, quarterly or annual basis.

Special thanks also to the following whose donations and grants have helped us continue our work this year:

City Bridge Trust
Aziz Foundation
Westminster City Council
Incredible Edible Lambeth
Armed Forces Covenant
Wetherby Senior School
Hyde Park Place Estate Charity
Charles Plater Trust
Lane Clark & Peacock LLP (LCP)
Morgan Sindall
Wilde, Mr Steve
BNP Paribas
St Giles-in-the-Fields
HFW
St Matthew's Bayswater
Wyndham Charitable Trust
Barnett and Sylvia Shine Charitable Trust
Rotary Club of St. Marylebone
29th May 1961 Charitable Trust
National Lottery Community Fund
Austin and Hope Pilkington Trust
Benefact Trust

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Report of the Circuit Meeting (continued)

Marylebone Music Festival
Albert Gubay Foundation
Royal Lancaster London
French Huguenot Church of London Trust
Hinde Street Methodist Church

Financial Review

The financial statements for the year ended 31 August 2023 show a deficit of £973,000 on general funds before transferring £51,000 to the designated funds. The balance on the general income reserve at 31 August 2023 was £141,000 (after transferring £1,200,000 from the capital reserve, as agreed by the Circuit Meeting, to cover the cost of maintaining vacant properties, a shortfall in fundraising and investment income, and the cost of the project to separate WLM Services from the Circuit.

The WLM Services are funded largely by accommodation charges, grants from statutory and other bodies, and fundraising for specific projects.

Ministerial and other costs relating to the local churches are funded by an assessment on the local congregations, though the Circuit bears a significant proportion of these costs. The Circuit received grants from the Sarawak Chinese Annual Conference in respect of our Chinese presbyter and lay workers. We also receive assistance from the Methodist Church in Hong Kong for our work with the Chinese congregation. The running costs of Methodist Chaplaincy House are met from accommodation charges.

Structure, Governance and Management

The following financial statements are those of the Circuit Fund of the Circuit. They are made by the Circuit Meeting which is, by the Standing Orders of the Methodist Church, “the principal meeting responsible for the affairs of the Circuit”, and the members of which are also, so far as of full age, the managing trustees of all the Model Trust property of the Circuit. Throughout the year under review all members of the meeting were of full age.

A Circuit is the unit of one or more local churches (in this case two) within the Methodist Church of Great Britain in which one or more ministers and probationers are stationed. Its operations are governed by the Methodist Church Act of 1976 (including the Model Trusts forming a schedule to it), the Deed of Union referred to in that Act and the Standing Orders of the Methodist Church (“Standing Orders”). The objects of any such Circuit are to further the purposes of the Methodist Church, and as part of the Methodist Church it is a charity. Under the Charities Act 2006, the Circuit, which like other Methodist trust bodies had been exempt from registration, was required to register with the Charity Commission, and was registered with effect from 25 January 2010.

The capital money and other capital assets of the Circuit Fund, described in these financial statements, form a trust fund held in accordance with the Model Trusts of the Methodist Church (“the Model Trusts”). The assets, such as property and investments, are therefore held by the Trustees for Methodist Church Purposes (“TMCP”) as custodian trustee. The members of the Circuit Meeting, as managing trustees, exercise all the other powers of trustees, but subject to the terms of the Model Trusts and Standing Orders, which require the consent of district and connexional bodies for certain categories of transaction. The income of the fund, in addition to that arising from the capital assets, includes assessments on the local churches and grants from other Methodist bodies. The first charge on this income is the payment of ministerial stipends and the upkeep of manses.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Report of the Circuit Meeting (continued)

The Circuit Meeting previously appointed committees with delegated functions, including the WLM Services Committee, the Property & Finance Committee, the Human Resources Committee and the Methodist Chaplaincy House Committee. Except for the last-named, the functions of these committees were transferred to the Circuit Meeting from September 2022, and the Circuit Meeting has met more frequently to discharge these responsibilities.

Managing trustees and their appointment

The Circuit Treasurers and Treasurers of the Fund under Standing Orders are the Circuit Stewards who during the period from 1 September 2022 to the date of this report were as stated below:-

Rayman Wong

Alethea Siow

Amy Tang (to 31 August 2023)

Gabriel Koay (from 28 March 2023)

Kamuel Leung (from 25 April 2023)

The managing trustees of the Fund are all those members of the Circuit Meeting who are of full age. The membership of the Circuit Meeting comprises presbyters and deacons in the Circuit, representatives of the two local churches, and other persons appointed by the Meeting, all of whom must be members of the Methodist Church of Great Britain or another Methodist church. New trustees receive an induction when they join the board; trustee training is arranged for all trustees as and when required.

A full list of members of the Circuit Meeting can be obtained from the Circuit offices at 19 Thayer Street, London W1U 2QJ.

In addition to the current trustees listed on page 1, the following also served as trustees for all or part of the year under review:

Pei-Ling Chay, Jenny Cheong, Belinda Letby, Margaret Rudland, Amy Tang.

Key management personnel and basis of remuneration

Key management personnel comprises the Chief Executive Officer (CEO) and Deputy CEO. Staff salaries are fixed by reference to the NJC local government scale for comparable posts, and benchmarked from time to time against market comparables. The Circuit also contributes to a group personal pension scheme and provides life assurance cover.

Risk management

The trustees have identified the following as the most significant risks and uncertainties facing the Circuit as a whole :

1 Personnel

The Circuit relies heavily on the knowledge and expertise of lay volunteers, particularly in the areas of finance, property and the governance of the WLM Services. This risk has been managed by appointing qualified professionals to assume more of the responsibilities of management, enabling the lay members to exercise a governance role. The trustees will continue to look carefully at succession planning, and the use of professional staff.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Report of the Circuit Meeting (continued)

2 Finance

The Circuit depends on its investments and rental income to sustain its work. Investments are readily marketable, and a minimum of £400,000 is held in cash to meet short term cash flow requirements.

The Circuit also depends critically on fundraising income to sustain the WLM Services. This risk has been managed by restructuring and refocusing the fundraising team.

3 Reputation

The Circuit identified adverse publicity as a reputational risk which could arise through the failure of a project, and observed that any related legal action could be damaging to the Circuit as well as costly. This risk is managed through regular reporting by senior management, and a clear framework of accountability including regular supervisions. External consultants are used where appropriate for legal, human resource and strategic advice. Safeguarding policies and practices are embedded across the Circuit, and health and safety compliance processes are in place.

The Circuit Meeting regularly reviews risks which are drawn to its attention.

Reserves policy

The policy of the Circuit is that there should be neither a surplus nor a deficit on the Circuit Fund's income reserve, taking one year with another. Its current practice is to place any income remaining after the payment of ministerial expenses, manses, the student work and other specific projects, at the disposal of the WLM Services.

The balance on the Circuit's income reserve (£141,000 at the balance sheet date) is maintained at the minimum level (£100,000 to £150,000) consistent with retaining the ability to absorb temporary deficits. The capital reserves of £11,685,000 represent properties in use for the purposes of the Circuit, and investments (including investment properties let for market rent) generating income upon which the Circuit depends to sustain its core activities.

The Donald Soper Fund is an independent fund, controlled by WLMHA, whose sole objective is to support the WLM Services.

Investment policy and performance against policy

The investments of the Circuit Fund are managed with the objective of maximising real, sustainable income over the long term. The funds are currently invested in a mixture of direct property investments, and equity, property and fixed income pooled funds which are all managed by the Central Finance Board of the Methodist Church. The trustees monitor investment performance on an ongoing basis and are satisfied with the performance of the investment portfolio during 2022-2023.

Grant making policy

The Circuit does not normally make grants to non-Methodist bodies.

Public Benefit

The charity's trustees have complied with the duty in the Charities Act 2011 to have due regard to Public Benefit guidance published by the Charities Commission. All trustees give their time voluntarily and receive no benefit from the charity.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Report of the Circuit Meeting (continued)

Going Concern

The Trustees have made an assessment for a period of at least one year from the date of approval of the financial statements. In particular the Trustees have taken account of pressures on donations and investment income and the possible impact on investment values and expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

The Circuit Meeting's responsibilities

The Circuit Meeting is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Circuit as at the balance sheet date and of its income and expenditure, for the financial year. In preparing those financial statements, the Circuit Meeting is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and Statements of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Circuit will continue in operation.

The Circuit Meeting is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Circuit. It is also responsible for safeguarding the assets of the Circuit and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Circuit Meeting on and signed on its behalf by

.....)
Alethea Siow)
)
) Members of the Circuit Meeting
.....)
Peter Cornick

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Independent auditor's report to the members of West London Mission Circuit Fund

Opinion

We have audited the financial statements of West London Mission Circuit Fund for the year ended 31 August 2023 which comprise the Statement of Financial Activities, the Summary Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 August 2023, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Independent auditor's report to the members of West London Mission Circuit Fund (continued)

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 13 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Independent auditor's report to the members of West London Mission Circuit Fund (continued)

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

those charged with governance of the charity.

Independent auditor's report to the members of West London Mission Circuit Fund (continued)

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are [the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council]
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.

Date

Moore Kingston Smith LLP
Statutory auditor

9 Appold Street
London
EC2A 2AP

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

West London Mission Circuit - Circuit Fund
Statement of financial activities
For the year ended 31 August 2023

	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2023 £'000	Total 2022 £'000
Income						(see note 24)
Donations and Legacies	3	86	-	-	86	4
Income from Investments						
Investment income	4	254	-	-	254	323
Investment property income	5	202	-	-	202	148
Income from charitable activities						
WLM Services	6	86	-	1,910	1,996	1,509
Local ministry	6	161	-	70	231	220
King's Cross Chaplaincy House	6	185	-	-	185	147
Total income		<u>974</u>	<u>-</u>	<u>1,980</u>	<u>2,954</u>	<u>2,351</u>
Expenditure						
Expenditure on raising funds						
Investment management costs	7	11	-	-	11	22
WLM fundraising	7	203	-	-	203	196
Expenditure on charitable activities						
Local ministry	7	332	18	70	420	402
WLM Services	7	1,044	-	1,772	2,816	3,262
King's Cross Chaplaincy House	7	137	-	-	137	129
Other expenditure	7	220	-	-	220	382
Total expenditure		<u>1,947</u>	<u>18</u>	<u>1,842</u>	<u>3,807</u>	<u>4,393</u>
Net income/(expenditure) before transfers		(973)	(18)	138	(853)	(2,042)
Transfers between funds	17,18,19	(51)	51	-	-	-
Net income for the year		<u>(1,024)</u>	<u>33</u>	<u>138</u>	<u>(853)</u>	<u>(2,042)</u>
Other recognised gains and losses						
Realised and unrealised loss on investment assets	14	(135)	-	-	(135)	(558)
Revaluation of investment properties	11	(125)	-	-	(125)	(220)
Net movement in funds		<u>(1,284)</u>	<u>33</u>	<u>138</u>	<u>(1,113)</u>	<u>(2,820)</u>
Fund balances at 1 September 2022	17,18,19	13,110	578	-	13,688	16,508
Fund balances at 31 August 2023	17, 18, 19, 20	<u><u>11,826</u></u>	<u><u>611</u></u>	<u><u>138</u></u>	<u><u>12,575</u></u>	<u><u>13,688</u></u>

All the above amounts relate to continuing activities. There are no recognised gains or losses other than those included above.

West London Mission Circuit - Circuit Fund
Balance sheet
As at 31 August 2023

	Notes	2023 £'000	2022 £'000
Fixed assets			
Trust properties	10	4,398	4,271
Investment properties	11	3,140	3,265
Concessionary loans to West London Mission Housing Association Limited	12	1,240	1,189
Tangible fixed assets	13	80	36
Intangible fixed assets	13	4	10
Investments	14	2,108	3,835
		<u>10,970</u>	<u>12,606</u>
Current assets			
Debtors	15	1,195	1,065
Cash at bank and in hand		646	611
Cash on deposit		345	274
		<u>2,186</u>	<u>1,950</u>
Creditors: Amounts falling due within one year	16	<u>(581)</u>	<u>(868)</u>
Net current assets		<u>1,605</u>	<u>1,082</u>
Creditors: Amounts falling due after more than one year		-	-
Net assets		<u><u>12,575</u></u>	<u><u>13,688</u></u>
Funds			
General funds			
Capital reserve	17	11,685	12,972
Income	17	141	138
		<u>11,826</u>	<u>13,110</u>
Designated funds	18	611	578
Restricted funds	19	138	-
Total funds		<u><u>12,575</u></u>	<u><u>13,688</u></u>

Approved by the Circuit Meeting on 19 March 2024 and signed on its behalf by Members of the Circuit Meeting:

Alethea Slow

Peter Cornick

West London Mission Circuit - Circuit Fund
Statement of Cash Flows
For the year ended 31 August 2023

	2023	2023	2022	2022
	£'000	£'000	£'000	£'000
Cash flows from operating activities				
Net shortfall	(1,113)		(2,820)	
Adjustments for:				
Depreciation	31		34	
Amortisation	6		9	
Loss on investments	135		558	
Revaluation of investment properties	125		220	
Investment income	(254)		(323)	
Increase in trade and other debtors	(130)		(120)	
Decrease in trade and other creditors	(287)		(106)	
Rental income	<u>(202)</u>		<u>(148)</u>	
Cash flows used in operating activities		(1,689)		(2,696)
Purchase of property plant and equipment	(75)		(8)	
Purchase of freehold property	(127)		(343)	
Purchase of tangible and intangible fixed assets	-		(1)	
Increase of concessionary loans	(51)		(76)	
Proceeds on disposal of investments	1,592		2,810	
Investment income	254		323	
Rental income	<u>202</u>		<u>148</u>	
Cash flows generated from investing activities		<u>1,795</u>		<u>2,853</u>
Net increase/(decrease) in cash		106		157
Cash balance at 1 September 2022		<u>885</u>		<u>728</u>
Cash balance at 31 August 2023		<u><u>991</u></u>		<u><u>885</u></u>

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Notes to the Financial Statements

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), (Charities SORP (FRS 102)) and the Charities Act 2011.

West London Mission Circuit Fund meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

1.2 Basis of preparation

The financial statements include the income and expenditure of the West London Mission's housing and community services which include four continuing services, as set out in the Report of the Circuit Meeting on pages 6 and 7, for which the legal ownership rests with West London Mission Housing Association Limited (WLMHA). In respect of these services the Circuit acts as agent for WLMHA and assumes financial responsibility for any deficit incurred.

The Trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements and have considered the lasting impact of the Covid-19 pandemic and the current cost of living crisis. In particular the Trustees have taken account of pressures on donations and investment income and the possible impact on investment values and expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In respect of services directly under the Circuit's control the income, expenditure, assets and liabilities of these services have been incorporated in these financial statements on a gross basis.

In respect of services under the control of WLMHA, only the net cost of these services to the Circuit is included in these financial statements. These services are incorporated into the financial statements of WLMHA on a gross basis.

The Circuit is responsible for the management of King's Cross Methodist Chaplaincy House. This project is under the control of the Circuit and is incorporated into these financial statements.

1.3 Investment income

This comprises gross interest and distributions from CFB Funds receivable by the Trustees for Methodist Church Purposes, Manchester, who act as custodian trustees. Income tax deductions and credits are recoverable by those Trustees by virtue of the Fund's charitable status. It also includes bank deposit interest.

1.4 Expenditure

Costs of charitable activities comprises services supplied and activities undertaken which are identifiable as wholly or mainly in support of the Circuit's objectives.

Those costs shown as Governance costs relate to the management of the Circuit's assets, organisational administration and compliance with constitutional and statutory requirements.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Notes to the Financial Statements

Accounting policies (continued)

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

1.5 Depreciation and amortisation

Individual items of office furniture and equipment (other than computer and telephone equipment – see below) costing less than £1,000 are charged to revenue. Depreciation/amortisation is provided on items costing more than £1,000 at rates calculated to write off their cost evenly over their expected useful lives.

The principal rates used are as follows:

Photocopiers	-	25% pa straight line
Computers & software	-	20% pa straight line
Telephones	-	25% pa reducing balance
Manse equipment	-	10-20% pa straight line

No depreciation is provided on freehold properties as the Circuit believes that both the depreciation charge for the year and the accumulated depreciation charge on these properties would be immaterial. The Circuit also ensures that the properties are kept in a good state of repair. Impairment reviews are undertaken on the properties and the Circuit believes that due to the high replacement cost and therefore value in use of the properties they should not be considered as impaired. Past experience shows that properties are disposed of at above book value.

Capital expenditure on leasehold properties is written off over the life of the lease.

1.6 Pension costs

Ordinary contributions payable are charged to the Statement of Financial Activities in the period to which they relate.

1.7 Profits/(losses) on sales of properties and investments

These are credited or charged to the capital reserve fund of the Circuit in the year in which they are realised.

1.8 Investments

Investments are included in the Balance Sheet at market value which gives rise to unrealised gains and losses which are included in the Statement of Financial Activities. Realised gains and losses arising on disposals of investments are separately identified in the Statement of Financial Activities.

1.9 Investment properties

Properties held for the purpose of generating income are considered to be investment properties; these are held at fair value. The value of the properties are regularly reviewed in order to identify any permanent impairment.

1.10 Concessionary loans

Loans made in pursuit of the Fund's charitable purposes are held within fixed assets and are stated at original cost and subsequently adjusted for any subsequent repayment or impairment.

West London Mission Circuit – Circuit Fund

Year ended 31 August 2023

Notes to the Financial Statements

Accounting policies (continued)

1.11 General funds – capital

Capital reserve fund

This represents monies set aside for capital projects allowed by the Methodist Church Act of 1976.

1.12 Designated funds

Designated funds are amounts set aside by the Circuit out of unrestricted funds for a particular purpose or project.

The Circuit has created the following designated funds:-

Dilapidations fund

The dilapidations fund represents amounts set aside in the WLM Services, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

Development fund

The Development fund was established by the Circuit to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund.

1.13 Restricted funds

Restricted funds are those subject to external specific conditions. Restricted funds in the year comprised:

Chinese Work

Contributions are received from the Chinese congregation at King's Cross and from other Methodist sources to support this ministry and are used to meet the costs of the presbyter and his manse and part of the costs of the Chinese-speaking lay workers.

WLM Services

Grants and fees received for specific services or projects are treated as restricted income and used to cover all or part of the relevant costs.

2 Constitution

The terms on which the Circuit Fund assets are held are set out in the Report of the Circuit Meeting.

The managing trusteeship of 19 Thayer Street, 16 Hinde Street and 39 Marylebone Lane London W1, is shared between the Circuit and Hinde Street Methodist Church, according to the respective parts of the building occupied by them, and the management of the property is also shared by agreement between the two bodies. The same applies to the King's Cross Methodist Chapel and Methodist Chaplaincy House, Birkenhead Street, London WC1, which is shared between the Circuit and King's Cross Methodist Church.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

3 Donations and Legacies

	Total 2023 £'000	Total 2022 £'000
General donations and covenants	2	2
Legacies	84	2
	<u>86</u>	<u>4</u>

4 Investment income

	Total 2023 £'000	Total 2022 £'000
This comprises dividends and interest received gross on:		
Cash on deposit	12	1
CFB UK Equity Fund units	61	122
CFB Property Fund units	23	30
CFB Corporate Bond Fund units	17	18
WLMHA Loan indexation	89	111
WLMHA Loan interest	52	41
	<u>254</u>	<u>323</u>
Allocated as follows:		
Capital reserve	89	111
Available for Circuit activities	165	212
	<u>254</u>	<u>323</u>

5 Investment property accounts

	Total 2023 £'000	Total 2022 £'000
Rental income	212	162
Expenses	(10)	(14)
Surplus for the year	<u>202</u>	<u>148</u>

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

6 Income from charitable activities

	Total 2023 £'000	Total 2022 £'000
WLM Services		
Grant income of consolidated services	1,910	1,437
Charges to WLMHA for unconsolidated services	86	72
	<u>1,996</u>	<u>1,509</u>
Local ministry		
Assessments on local churches	220	204
Chinese Presbyter support	11	7
King's Cross Church contribution to dilapidations fund	-	9
	<u>231</u>	<u>220</u>
King's Cross Chaplaincy House	185	147
	<u>2,412</u>	<u>1,876</u>

The assessments on local churches were applied in meeting part of the cost of ministers and lay workers, part of the cost of the offices at Thayer Street, and the cost of the District assessment.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

7 Expenditure

	Hinde Street Church £'000	King's Cross Church £'000	Community work £'000	Local Ministry Total £'000	WLM Services £'000	Chaplaincy House £'000	Governance Costs £'000	Other costs and income £'000	Total 2023 £'000	Total 2022 £'000
Ministers and manses	79	93	-	172	15	15	-	27	229	218
King's Cross Chinese-speaking lay workers	-	47	-	47	-	-	-	-	47	27
King's Cross community interns	-	-	-	-	-	-	-	-	-	1
District assessment	31	20	-	51	-	-	-	-	51	43
Central office costs	106	15	-	121	101	-	-	140	362	422
Hinde Street community work	-	-	29	29	-	-	-	-	29	41
Chaplaincy House costs	-	-	-	-	-	122	-	-	122	116
WLM Services	-	-	-	-	2,550	-	-	-	2,550	2,671
Audit and accountancy	-	-	-	-	-	-	53	-	53	74
Net deficit/(surplus) of WLMHA Services	-	-	-	-	150	-	-	-	150	562
Total	216	175	29	420	2,816	137	53	167	3,593	4,175
Cost of raising funds	-	-	-	-	203	-	-	11	214	218
Total expenditure				(420)	(3,019)	(137)	(53)	(178)	(3,807)	(4,393)
Donations and legacies (see note 3)	-	-	-	-	-	-	-	86	86	4
Investment income (see note 4)	-	-	-	189	-	-	-	65	254	323
Investment property surplus (see note 5)	-	-	-	-	-	-	-	202	202	148
Income from charitable activities (see note 6)	-	-	-	231	1,996	185	-	-	2,412	1,876
Net surplus/(deficit) by activity				-	(1,023)	48	(53)	175	(853)	(2,042)

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

8 Net surplus/(deficit) of WLM Services

Services incorporated on a gross basis

	Katherine Price Hughes House £'000	Highbury Counselling Centre £'000	Seymour Place £'000	Fundraising £'000	Central costs £'000	Total 2023 £'000	Total 2022 £'000
Income - external	1,399	145	284	82	86	1,996	1,509
Expenditure - external	(989)	(271)	(244)	(203)	(1,162)	(2,869)	(2,896)
Net surplus/(deficit) of services controlled by Circuit	410	(126)	40	(121)	(1,076)	(873)	(1,387)

Services incorporated on a net basis

	Total 2023 £'000	Total 2022 £'000
St Luke's	(58)	(80)
The Haven	(21)	(522)
Ex-Military Supported Housing	(155)	(30)
Housing Association central net income	84	70
Net surplus/(deficit)	(150)	(562)

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

9 Emoluments

9.1 Staff

	Total 2023 £'000	Total 2022 £'000
Staff costs (excluding agency costs)	1,499	1,316
National insurance	141	133
Pension contributions	122	119
	<u>1,762</u>	<u>1,568</u>

The above includes termination and redundancy payments of £49,015 (2022: £0)

Average number of permanent staff during the year	<u>43</u>	<u>48</u>
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Full time equivalent number of permanent staff during the year	<u>41</u>	<u>41</u>
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Details of staff working in services managed on behalf of WLMHA are disclosed separately in the financial statements of WLMHA.

No staff member earned between £60,000 and £69,999 during the year (2022: nil). One staff members earned more than £70,000 but less than £79,999 during the year (2022: two). One staff member earned more than £80,000 but less than £89,999 during the year (2022: nil).

Key management personnel comprises the Chief Executive Officer and the Deputy Chief Executive Officer. The total employee benefits of the key management personnel of the charity were £219,928 (2022: £184,864).

9.2 Trustees

The Circuit paid stipends and pensions contributions for the following trustees who are Methodist ministers appointed to the Circuit: £39,464 (2022: £37,853) to Peter Cornick and £36,772 (2022: £35,271) to each of Belinda Letby, Kong Ching Hii and Tessa Bennett.

The Circuit also provides a manse to each of the Ministers and meets the running costs.

Apart from the above, none of the Treasurers of the Fund or other trustees received any remuneration, nor reimbursement of expenses, directly from the Circuit during the year (2022: none).

9.3 Pension costs

The Circuit makes payments to a group personal pension scheme for staff other than Presbyters and Deacons, of which the assets are held in an independently administered fund. Presbyters and Deacons are covered by the Methodist Ministers' Pension Scheme.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

10 Trust properties

	Total 2023 £'000	Total 2022 £'000
At 1 September	4,271	3,928
Additions during the year	127	343
Revaluations	-	-
At 31 August	<u>4,398</u>	<u>4,271</u>

Represented by (all amounts relate to charitable activities):

Circuit offices	394	394
Manses	1,452	1,452
WLM Services property	2,438	2,381
King's Cross	114	44
	<u>4,398</u>	<u>4,271</u>

11 Investment properties

	Total 2023 £'000	Total 2022 £'000
At 1 September	3,265	3,485
Revaluations	(125)	(220)
At 31 August	<u>3,140</u>	<u>3,265</u>

The valuation of investment properties was reviewed as at 31 August 2023 by a church member who is RICS qualified.

12 Concessionary loans

£1,027,452 (2022: £974,079) represents the balance outstanding under a loan to West London Mission Housing Association Limited in 2001 for the purchase of The Haven. The loan is repayable in instalments commencing at £20,000 per annum, both principal and repayments being index linked. Interest is payable at 4.5%.

£212,842 (2022: £214,976) represents an advance to West London Mission Housing Association Limited for the shortfall in funding of Burgess Park House in 2004. The Circuit has agreed not to demand repayment except to the extent of WLMHA's available cash. Interest is payable at the prevailing HSBC Bank rate.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

13 Tangible & Intangible fixed assets

	Leasehold Improvements £'000	Fixtures and fittings £'000	IT equipment £'000	Total tangible fixed assets £'000	Total Intangible fixed assets £'000
Cost					
At 1 September 2022	-	94	156	250	63
Additions	68	-	7	75	-
Disposals and fully depreciated	-	(90)	(53)	(143)	(46)
At 31 August 2023	68	4	110	182	17
Depreciation / Amortisation					
At 1 September 2022	-	88	126	214	53
Charge for the year	17	3	11	31	6
Released on disposal and fully depreciated	-	(90)	(53)	(143)	(46)
At 31 August 2023	17	1	84	102	13
Net book values					
At 31 August 2023	51	3	26	80	4
At 31 August 2022	-	6	30	36	10

14 Investments

	Total 2023 £'000	Total 2022 £'000
Market value		
At 1 September	3,835	7,203
Additions	-	-
Disposals	(1,592)	(2,810)
Realised and unrealised gains/(losses)	(135)	(558)
At 31 August	2,108	3,835
The above total comprises:		
CFB UK Equity Fund units	1,571	2,461
CFB Property Fund units	131	647
CFB Corporate Bond Fund units	405	727
CFB Mixed Managed Fund	1	-
	2,108	3,835
Cost value at 31 August	1,862	1,184

15 Debtors

	Total 2023 £'000	Total 2022 £'000
Balances due from associated bodies (see note below)	1,040	706
Trade debtors	74	221
Other debtors	2	6
Prepayments	60	29
Accrued income	19	103
	1,195	1,065

"Associated bodies" are Hinde Street Methodist Church, King's Cross Methodist Church, West London Mission Housing Association Limited, Donald Soper Fund and WLM Services controlled by WLMHA. See note 22 for more details of related party transactions.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

16 Creditors: Amounts falling due within one year

	Total 2023 £'000	Total 2022 £'000
Balances due to associated bodies (see note 15 above)	196	387
Trade creditors	132	266
Other creditors	36	33
Other taxes and social security	48	28
Accruals	38	67
Deferred income	131	87
	581	868

17 General funds

	Capital reserve fund £'000	Income funds £'000	Total £'000
At 1 September 2022	12,972	138	13,110
Net surplus/(deficit) for the year	173	(1,146)	(973)
Realised and unrealised gains/(losses) on investment assets	(135)	-	(135)
Revaluation of investment properties	(125)	-	(125)
Transfer between funds	(1,200)	1,200	-
Transfer to dilapidations reserve	-	(51)	(51)
At 31 August 2023	11,685	141	11,826

18 Designated funds

	Dilapidations fund £'000	Development fund £'000	Total £'000
At 1 September 2022	560	18	578
Income	-	-	-
Expenditure	(18)	-	(18)
Transfer from general funds	51	-	51
At 31 August 2023	593	18	611

The dilapidations fund represents amounts set aside in the WLM Services, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

The development fund was established to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund.

19 Restricted funds

	WLM Services £'000	Chinese Work £'000	Total £'000
At 1 September 2022	-	-	-
Income	1,910	70	1,980
Expenditure	(1,772)	(70)	(1,842)
At 31 August 2023	138	-	138

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

20 Analysis of net assets

	General funds £'000	Designated funds £'000	Restricted funds £'000	2023 £'000	2022 £'000
Fixed assets	4,482	-	-	4,482	4,317
Investment properties	3,140	-	-	3,140	3,265
Investments	1,359	611	138	2,108	3,835
Cash	646	-	-	646	611
Cash on deposit	345	-	-	345	274
Capital Loans to WLMHA	1,240	-	-	1,240	1,189
Debtors	1,195	-	-	1,195	1,065
Current liabilities	(581)	-	-	(581)	(868)
	<u>11,826</u>	<u>611</u>	<u>138</u>	<u>12,575</u>	<u>13,688</u>

Unrealised gain included above

On investment properties	2,667	-	-	2,667	2,792
On investments	2,600	-	-	2,600	2,735
	<u>5,267</u>	<u>-</u>	<u>-</u>	<u>5,267</u>	<u>5,527</u>

Reconciliation of movements in unrealised gains on investment assets

Balance at 1 September 2022	5,527	6,305
	(260)	(778)
	<u>5,267</u>	<u>5,527</u>

21 Contingent liabilities

A supplier has claimed £60,000 in respect of a disputed invoice for work which was unsatisfactory. The Circuit is resisting the claim in the courts and has counter-claimed for £21,000 for rectification costs.

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

22 Related party transactions

West London Mission Housing Association (WLMHA) (including WLM Services controlled by WLMHA), King's Cross Methodist Church, Hinde Street Methodist Church and the Donald Soper Fund all have trustees in common with the Circuit Meeting and are therefore considered to be related parties. None of these organisations are considered to be under common control with the Circuit Fund as a minority of the Circuit Meeting members are trustees of any of these entities, and vice versa.

During the year, the Circuit undertook the following transactions with related parties:

Details

	Value off transactions during year		Amount owed to / (by) WLM Circuit Fund	
	2023 £'000	2022 £'000	2023 £'000	2022 £'000
WLMHA				
Housing Loans	51	78	1,240	1,189
Interest on Housing Loans	52	42	-	-
Indexation on Housing Loans	89	111	-	-
Administration charges	86	72	-	-
Project deficit / (surplus) grant	150	562	-	-
Creditor (dilapidations balances)	-	-	(189)	(189)
Settlement accounts				
Circuit	(20)	(189)	141	161
WLM Services	205	499	839	634
King's Cross Methodist Church				
Assessment	87	78	1	1
Contributions to Dilapidations Fund	-	10	-	-
Hinde Street Methodist Church				
Assessment	133	126	54	31
Donald Soper Fund				
Grant to Circuit Fund	-	-	(2)	(2)

23 Operating lease commitments

The total minimum lease payments under non-cancellable operating leases are as follows:

	Total 2023 £'000	Total 2022 £'000
Expiring within 1 year	33	-
Expiring between 2 and 5 years	41	-

West London Mission Circuit - Circuit Fund
Notes to the financial statements (continued)
For the year ended 31 August 2023

24 Comparative Statement of Financial Activities

	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2022 £'000	Total 2021 £'000
Income						
Donations and Legacies	3	4	-	-	4	38
Income from Investments						
Investment income	4	323	-	-	323	262
Investment property income	5	148	-	-	148	135
Income from charitable activities						
WLM Services	6	72	-	1,437	1,509	1,977
Local ministry	6	149	9	62	220	216
King's Cross Chaplaincy House	6	147	-	-	147	111
Total income		843	9	1,499	2,351	2,739
Expenditure						
Expenditure on raising funds						
Investment management costs	7	22	-	-	22	19
WLM fundraising	7	196	-	-	196	247
Expenditure on charitable activities						
Local ministry	7	318	22	62	402	320
WLM Services	7	1,782	14	1,466	3,262	3,645
King's Cross Chaplaincy House	7	129	-	-	129	148
Other expenditure	7	382	-	-	382	120
Total expenditure		2,829	36	1,528	4,393	4,499
Net income/(expenditure) before transfers		(1,986)	(27)	(29)	(2,042)	(1,760)
Transfers between funds	17,18,19	(65)	65	-	-	-
Net income for the year		(2,051)	38	(29)	(2,042)	(1,760)
Other recognised gains and losses						
Realised and unrealised (loss)/gain on investment assets	14	(558)	-	-	(558)	1,259
Revaluation of investment properties	11	(220)	-	-	(220)	145
Net movement in funds		(2,829)	38	(29)	(2,820)	(356)
Fund balances at 1 September 2021	17,18,19	15,939	540	29	16,508	16,864
Fund balances at 31 August 2022	17,18,19,20	13,110	578	-	13,688	16,508

Accounts

Report & Financial Statements

For the year ended 31 August 2022

**West London Mission Circuit
- Circuit Fund**

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West London Mission Circuit – Circuit Fund

Officers and advisers

Trustees (members of the Circuit Meeting)

Peter Cornick (Chair)	Kong Ching Hii	Gordon Slater
Tessa Bennett	Belinda Letby	Amy Tang
Pei Ling Chay	Emerson Rizzi	Edna Wijeratna
Lai Kuin Cheong	Margaret Rudland	Gerry Wong
James Cruddas	Martin Single	Rayman Wong
Janice Francis	Alethea Siow	William Wong
Mary Hicks	Cathy Slater	Jongikaya Zihle

Chief Executive Officer

Roger Clark (until 8 March 2023)

Central office

19 Thayer Street
London
W1U 2QJ

Auditors

Moore Kingston Smith LLP
9 Appold Street,
London,
EC2A 2AP

Bankers

HSBC plc
90 Baker Street
London
W1U 6AX

Charity number

1133739

West London Mission Circuit – Circuit Fund

Report of the Circuit Meeting

Chair's Introduction

May I welcome you to this annual report of the West London Mission Circuit. A Christian organisation, the West London Mission is rooted in the Methodist tradition and is part of the Methodist Church in Great Britain. Through its work, it aims to worship God, serve the community including challenging injustice, learn about Christian faith through meeting in small groups and care for one another through times of joy and sorrow. By sharing life in Christ in daily living, it is hoped that others will come to follow him.

We have two city centre churches, Hinde Street and King's Cross and a student hostel, Methodist Chaplaincy House. One of the Presbyters, working for the Civil Service, exercises a ministry in their workplace. Together with the professionally run WLM Services, this forms the West London Mission.

Following consultations and advice, the West London Mission Circuit Meeting (currently, the trustee board of WLM Services) took the major decision to create a separate charitable trustee body for the WLM Services. This would mean the trustee board in the future, for WLM Services, will not be the Circuit Meeting. This is to address issues of the governance of risk. This change will not be immediate, as the nature, constitution and start date of this new trustee body needs to be decided upon, guided by an 'Implementation Committee'. The Circuit appointed a consultant to project manage this institutional change and two prominent co-chairs with Methodist, housing regulation and safeguarding backgrounds to steer the process of separation. The Circuit is on a trajectory towards a new trustee body for WLM Services and it is hoped this will be achieved during 2023.

Hinde Street continues to develop its growth plan, particularly focusing on digital outreach. A new member of staff was employed for this purpose funded largely by a generous London Methodist District grant. The achievements so far have been to manage the launching of a new website and to set up online lettings opportunities with a third party. Hinde Street are actively reviewing their finances and lettings, working towards a balanced budget. Hinde Street are also reviewing security following an incident with a service user, taking advice from a number of sources. They hired security on a temporary basis to provide reassurance. Following a full risk assessment, revised security arrangements will be put in place in spring 2023.

At King's Cross, the Mandarin congregation has gradually returned post pandemic, whilst also retaining an online presence. The Cantonese congregation has not continued its online presence. The Cantonese congregation continue to welcome British Nationals from Overseas (Hong Kong) (BNOs) who are already making a significant contribution to the church. King's Cross continue to reassess their vision post pandemic and in the light of new migrations. The promised London Methodist District resource to co-ordinate the response to BNOs across the District has not been forthcoming.

A Circuit redevelopment group are actively working with an architect, to put forward a new proposal to Camden Council for the redevelopment of King's Cross by the end of 2023. The original proposal which was rejected shortly before the pandemic has been significantly modified to accommodate Camden Council's requests and to comply with current building regulations. The Circuit sincerely hope we can move forward with this proposal and begin fundraising and building as soon as possible.

Methodist Chaplaincy House continues to thrive with a full complement of students forming a community at the King's Cross site, overseen by a management committee. Deacon Tessa Bennett has settled into the role of Diaconal Probationer extremely well. She has responsibility for Methodist Chaplaincy House and other projects. We have been unable to secure an 'intern' to help her as in previous years which has added to her work.

West London Mission Circuit – Circuit Fund

The Reverend Peter Cornick, the Presbyter at Hinde Street and Superintendent, was invited to extend his tenure for a further five years until August 2028. The Reverend Kong Ching Hii was invited to extend his tenure for a further two years until August 2025. Deacon Belinda Letby announced the curtailment of her appointment from August 2023 due to personal circumstances. We are delighted that Deacon Ruth Yorke will be stationed in the Circuit from September 2023.

I commend this report to you, and ask that you would pray for all the work which is carried out across the West London Mission, as we seek to uphold the values of the Methodist Church which combines prayer and worship with social concern and action.

A handwritten signature in black ink, appearing to read 'Peter Cornick', with a stylized flourish at the end.

The Reverend Peter Cornick

West London Mission Circuit – Circuit Fund

Report of the Circuit Meeting (continued)

Objectives and Activities

The West London Mission Circuit ("the Circuit") is part of the Methodist Church. It has two city-centre churches, at Hinde Street in Marylebone and at King's Cross, and two areas of mission which are priorities for the churches and the Circuit. Each of the churches engages in worship, learning and caring, service and evangelism in ways that reflect Methodist tradition and their distinctive identity, history and context.

The activities of the churches are the responsibility of their respective Church Councils, which administer their own funds, which are not accounted for in these statements. However, the Circuit is responsible for providing accommodation and paying the stipends and associated costs of the ministers stationed in the Circuit, and employing the lay workers that work in these churches.

The Circuit runs a wide range of housing and community services under the "WLM Services" label, which has a mission of co-creating safe spaces for people to achieve their potential, employing 65 professional staff jointly with West London Mission Housing Association Ltd (WLMHA), delivering projects across five sites across London. The Circuit also works with students and young adults, at Methodist Chaplaincy House (a student community at King's Cross) and in both churches. All this work is an expression of our historic roots and our inclusive Christian ethos.

The WLM Services are managed by the Circuit either directly or as agent for the WLMHA. In the case of those services managed directly by the Circuit, these accounts include all their income, expenditure, assets and liabilities. In the case of services managed on behalf of WLMHA (which is a separate legal entity), the WLMHA accounts (which are available separately) include full details of their income, expenditure, assets and liabilities. By agreement with the Circuit, the net surplus or deficit of each service, and the expenses of running WLMHA itself, are passed to the Circuit and reflected in these Financial Statements as a net sum. Details of the ongoing services are as follows.

Services managed directly by the Circuit:

WLM Seymour Place

This is situated at 134 – 136 Seymour Place, London W1. Following refurbishment the building is being developed as a community hub focusing on assisting rough sleepers into employment. As part of the community hub strategy office space in Seymour Place will be leased out to like-minded charities.

WLM Katherine Price Hughes House (KPH)

This is situated at 28 Highbury Grove, London N5, in premises leased by the Circuit from WLMHA. It is an "approved premise" under the Criminal Justice and Courts Service Act 2000 and provides housing and support services for men released from custody on licence.

WLM Highbury Counselling Centre

During 2022 counselling services re-located to the newly acquired premises at 12 Woodfall Road, London N4. It provides low cost counselling to the local community.

West London Mission Circuit – Circuit Fund Report of the Circuit Meeting (continued)

Services managed as agent for WLMHA:

WLM Holly Park

Following the closure of the Haven care home in September 2021. WLMHA is working with DePaul UK, New Horizons and the GLA and the building was leased to DePaul UK from November 2022 to deliver a provision for homeless young people aged eighteen to twenty five.

WLM Burgess Park House (WLM Ex-Military Supported Housing)

This is situated at 56 Camberwell Road, London SE5. It provides supported housing for ex-service people who have experienced homelessness offering support in sustaining accommodation. Unfortunately this service was suspended on the 8 February 2022 and the residents relocated to St Luke's while various Health and Safety issues are resolved. We are close to completing refurbishment works and hope to let from Summer 2023.

WLM Cherry Tree House (WLM Ex-Military Supported Housing)

This is situated at 343 Clapham Road, London SW9. It provides follow on accommodation for residents of Burgess Park House and St Lukes Residential to move on to their own flat when ready for independent living.

WLM St Luke's Centre

This property is located at 25A Wincott Street, London, SE11 4NT. It is a service focussing on digital and financial inclusion for residents in Kennington as well as a 26 bedroom residential space which provides accommodation for a combination of military veterans and keyworkers.

Achievements and Future Plans

WLM Services is the Housing and Community Services arm of the West London Mission Circuit. Its mission is to co-create safe spaces for people to achieve their potential.

The financial year 2021-2022 saw WLM Services consolidating its position following the impact of the coronavirus pandemic. As part of this process WLM Services devised a new approach to support its future development with a revised vision, mission and values. Following the closure of the Haven care home in September 2021 the organisation was able to focus on its core areas of Community, Counselling and Criminal Justice work under the framework of a new three year strategy. A comprehensive review of policies and procedures under a new quality framework was completed during 2021-2022 alongside a job evaluation and benchmarking process to ensure fair pay for the staff team.

Community

St Luke's

The St Luke's site was developed during the year to deliver on the dual aspects of its residential and community hub work. St Lukes residential increased its capacity for keyworker accommodation following the ending of the 'Pret House' project which was a partnership with the Pret Foundation. One hundred and one individuals received support through a range of workshops and groups session on budgeting, energy saving and IT at St Luke's community hub.

West London Mission Circuit – Circuit Fund

Burgess Park House

The veterans housing service at Burgess Park House was suspended in February 2022 following concerns with Health and Safety issues on the site. Support continues to be provided to veterans moved to St Luke's or Cherry Tree House. Refurbishment works are close to completion, with a view to let in Summer 2023.

Cherry Tree House

Six veterans were successfully housed in Cherry Tree House during 2021-2022 allowing them to live independently. Improvement works were undertaken on the boilers and internal communal areas.

Counselling

A new site in Islington for the Highbury Counselling Centre (HCC) was acquired in 2021 and refurbished to provide modern facilities for the psychotherapy service which opened in January 2022. The site contains a range of excellent individual and group counselling rooms as well as a large meeting space on the top floor. Four thousand three hundred counselling sessions were offered with a 95% attendance rate during the reporting period at HCC.

Criminal Justice

During 2021-2022 a significant refurbishment of the ground floor at KPH occurred creating an additional three bedrooms. This space had previously been occupied by HCC. This took the total number of bedrooms to twenty three. The service was able to achieve an 83% occupancy during the reporting period working closely with the national probation service.

Chaplaincy

The Chaplaincy Service continued to deliver its support to the WLM Services through site visits across our services and regular activities particularly at the St Luke's and KPH sites for new users and residents.

Fundraising Report

Fundraised income supports both new and existing projects that transform people's lives. Our fundraising is carried out by a team of fundraisers supported by consultants who between them seek grant funding from charitable trusts and foundations, encourage donations from the Methodist community, corporate partners, community groups, and raise funds through events and from individuals. The team work with the highest level of integrity and value every donation received.

Our donors and the people who use our services are at the heart of everything we do. We ensure that our supporters are treated with the care and attention they deserve, and that every donation or grant is spent on the project it was given for and in accordance with any restrictions placed upon it.

All of our fundraising work is supported by our Marketing and Communications Manager, who oversees messaging on the website, sends out regular donor/supporter updates, designs and creates fundraising promotional materials and updates our social media accounts.

The Data Protection Act 2018 is the UK's implementation of the General Data Protection Regulation (GDPR). We continue to ensure that we work within these regulations, as well as those within the Privacy and Electronic Communications Regulations (PECR), and those enforced by the Fundraising Regulator.

Fundraising this year continued to be challenging. The team has managed to raise significant income, but at the same time we have struggled to meet the targets in events, corporate and charitable trusts grant

West London Mission Circuit – Circuit Fund

income. This has largely been due to having fewer events (due to Covid restrictions), not having volunteering opportunities and many funding organisations earmarking their support for emergency responses to the pandemic and the cost-of-living crisis. Again, due to the pandemic we have had less activity running at WLM and this has impacted on our grant income.

Every donation we receive is greatly appreciated and the support we have seen during this past year has been truly exceptional. We wish to say thank you to all of our supporters who made donations of their time and energy or gave financial support to WLM during 2021-2022, including those who left us a special gift in their will.

No complaints were received about fundraising activities.

Without the help of the following amazing organisations WLM would not have been able to continue its work in 2021-2022

- BNP Paribas
- City Bridge Trust
- Clarewood Court, Marylebone
- Forsters Charitable Trust
- Garfield Weston Foundation
- Harrowby & District Residents' Association
- Homeless Link
- Housing Justice
- Hyde Park Place Estate Charity
- ICS London - Primary International School
- Lane Clark & Peacock LLP
- Marylebone Music Festival
- National Lottery Awards for All
- Oliver Stanley Charitable Trust
- St Paul's Church, Bayswater
- St. Francis de Sales Charities Group
- The 29th May 1961 Charity
- The Albert Gubay Charitable Foundation
- The Anderson Trust
- The Charles Plater Trust
- The Rose Foundation
- The Rotary Club of St Marylebone
- The Worshipful Company of Bowyers
- The Wyndham Charitable Trust
- Veterans' Foundation
- Wetherby Senior School

Financial Review

The financial statements for the year ended 31 August 2022 show a deficit of £1,986,000 on general funds before transferring £65,000 to the designated funds. The balance on the general income reserve at 31 August 2022 was £138,000 (after transferring £2,160,000 from the capital reserve, as agreed by the Circuit Meeting, to cover the impact of the pandemic on WLM Services, the cost of maintaining vacant properties, and a shortfall in fundraising and investment income).

The WLM Services are funded largely by accommodation charges, grants from statutory and other bodies, and fundraising for specific projects.

West London Mission Circuit – Circuit Fund

Ministerial and other costs relating to the local churches are funded by an assessment on the local congregations, though the Circuit bears a significant proportion of these costs. The Circuit received grants from the Sarawak Chinese Annual Conference in respect of our Chinese presbyter and lay workers. We also receive assistance from the Methodist Church in Hong Kong for our work with the Chinese congregation. The running costs of Methodist Chaplaincy House are met from accommodation charges.

Structure, Governance and Management

The following financial statements are those of the Circuit Fund of the Circuit. They are made by the Circuit Meeting which is, by the Standing Orders of the Methodist Church, “the principal meeting responsible for the affairs of the Circuit”, and the members of which are also, so far as of full age, the managing trustees of all the Model Trust property of the Circuit. Throughout the year under review all members of the meeting were of full age.

A Circuit is the unit of one or more local churches (in this case two) within the Methodist Church of Great Britain in which one or more ministers and probationers are stationed. Its operations are governed by the Methodist Church Act of 1976 (including the Model Trusts forming a schedule to it), the Deed of Union referred to in that Act and the Standing Orders of the Methodist Church (“Standing Orders”). The objects of any such Circuit are to further the purposes of the Methodist Church, and as part of the Methodist Church it is a charity. Under the Charities Act 2006, the Circuit, which like other Methodist trust bodies had been exempt from registration, was required to register with the Charity Commission, and was registered with effect from 25 January 2010.

The capital money and other capital assets of the Circuit Fund, described in these financial statements, form a trust fund held in accordance with the Model Trusts of the Methodist Church (“the Model Trusts”). The assets, such as property and investments, are therefore held by the Trustees for Methodist Church Purposes (“TMCP”) as custodian trustee. The members of the Circuit Meeting, as managing trustees, exercise all the other powers of trustees, but subject to the terms of the Model Trusts and Standing Orders, which require the consent of district and connexional bodies for certain categories of transaction. The income of the fund, in addition to that arising from the capital assets, includes assessments on the local churches and grants from other Methodist bodies. The first charge on this income is the payment of ministerial stipends and the upkeep of manses.

The Circuit Meeting previously appointed committees with delegated functions, including the WLM Services Committee, the Property & Finance Committee, the Human Resources Committee and the Methodist Chaplaincy House Committee. Except for the last-named, the functions of these committees were transferred to the Circuit Meeting from September 2022, and the Circuit Meeting has met more frequently to discharge these responsibilities.

West London Mission Circuit – Circuit Fund

Managing trustees and their appointment

The Circuit Treasurers and Treasurers of the Fund under Standing Orders are the Circuit Stewards who during the period from 1 September 2021 to the date of this report were as stated below:-

William Wong (retired 31 August 2022)

Rayman Wong

Alethea Siow

Amy Tang

Nick Novak (to 28 February 2022)

The managing trustees of the Fund are all those members of the Circuit Meeting who are of full age. The membership of the Circuit Meeting comprises presbyters and deacons in the Circuit, representatives of the two local churches, and other persons appointed by the Meeting, all of whom must be members of the Methodist Church of Great Britain or another Methodist church. New trustees receive an induction when they join the board; trustee training is arranged for all trustees as and when required.

A full list of members of the Circuit Meeting can be obtained from the Circuit offices at 19 Thayer Street, London W1U 2QJ.

In addition to the current trustees listed on page 1, the following also served as trustees for all or part of the year under review:

Sallie Choate, Roger Cotterrell, Linda Gilson, John Hicks, Andrew Hoban, Nick Novak, Christine Robson, Martin Single, Rebecca Warren, Danny Wong, Sherene Wong.

Key management personnel and basis of remuneration

Key management personnel comprises the Superintendent Minister, Chief Executive Officer (CEO) and Deputy CEO. The stipend of the Superintendent Minister is fixed annually by the Methodist Conference; in addition, the Circuit pays a local allowance, contributes to the Methodist Ministers' Pension Fund and provides a manse. Other staff salaries are fixed by reference to the NJC local government scale for comparable posts, and benchmarked from time to time against market comparables. The Circuit also contributes to a group personal pension scheme and provides life assurance cover.

Risk management

The trustees have identified the following as the most significant risks and uncertainties facing the Circuit as a whole :

1 Personnel

The Circuit relies heavily on the knowledge and expertise of lay volunteers, particularly in the areas of finance, property and the governance of the WLM Services. This risk has been managed by appointing qualified professionals to assume more of the responsibilities of management, enabling the lay members to exercise a governance role.. The trustees will continue to look carefully at succession planning, and the use of professional staff.

2 Finance

The Circuit depends on its investments and rental income to sustain its work. Investments are readily marketable, and a minimum of £400,000 is held in cash to meet short term cash flow requirements.

The Circuit also depends critically on fundraising income to sustain the WLM Services. This risk has been managed by strengthening the capacity of the fundraising team.

West London Mission Circuit – Circuit Fund

3 Reputation

The WLM Services Committee identified adverse publicity as a reputational risk which could arise through the failure of a project, and observed that any related legal action could be damaging to the Circuit as well as costly. This risk is managed through regular reporting by senior management, and a clear framework of accountability including regular supervisions. External consultants are used where appropriate for legal, human resource and strategic advice. Safeguarding policies and practices are embedded across the Circuit, and health and safety compliance processes are in place.

The Circuit Meeting regularly reviews its risk register.

Reserves policy

The policy of the Circuit is that there should be neither a surplus nor a deficit on the Circuit Fund's income reserve, taking one year with another. Its current practice is to place any income remaining after the payment of ministerial expenses, manses, the student work and other specific projects, at the disposal of the WLM Services.

The balance on the Circuit's income reserve (£138,000 at the balance sheet date) is maintained at the minimum level (£100,000 to £150,000) consistent with retaining the ability to absorb temporary deficits. The capital reserves of £12,972,000 represent properties in use for the purposes of the Circuit, and investments (including investment properties let for market rent) generating income upon which the Circuit depends to sustain its core activities.

The Donald Soper Fund is an independent fund, controlled by WLMHA, whose sole objective is to support the WLM Services.

Investment policy and performance against policy

The investments of the Circuit Fund are managed with the objective of maximising real, sustainable income over the long term. The funds are currently invested in a mixture of direct property investments, and equity, property and fixed income pooled funds which are all managed by the Central Finance Board of the Methodist Church. The trustees monitor investment performance on an ongoing basis and are satisfied with the performance of the investment portfolio during 2021-2022.

Grant making policy

The Circuit does not normally make grants to non-Methodist bodies.

Public Benefit

The charity's trustees have complied with the duty in the Charities Act 2011 to have due regard to Public Benefit guidance published by the Charities Commission. All trustees give their time voluntarily and receive no benefit from the charity.

Going Concern

The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements and have considered the lasting impact of the Covid-19 pandemic and the current cost of living crisis. In particular the Trustees have taken account of pressures on donations and investment income and the possible impact on investment values and expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

West London Mission Circuit – Circuit Fund

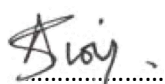
The Circuit Meeting's responsibilities

The Circuit Meeting is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Circuit as at the balance sheet date and of its income and expenditure, for the financial year. In preparing those financial statements, the Circuit Meeting is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and Statements of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Circuit will continue in operation.

The Circuit Meeting is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Circuit. It is also responsible for safeguarding the assets of the Circuit and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Circuit Meeting on 18 April 2023 and signed on its behalf by

.....)

Alethea Siow)



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) Members of the Circuit Meeting

.....)

Peter Cornick

West London Mission Circuit – Circuit Fund

Independent auditor's report to the members of

West London Mission Circuit Fund

Opinion

We have audited the financial statements of West London Mission Circuit Fund for the year ended 31 August 2022 which comprise the Statement of Financial Activities, the Summary Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 August 2022, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

West London Mission Circuit – Circuit Fund

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 13 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not

West London Mission Circuit – Circuit Fund

detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charity.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are [the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council]
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.

West London Mission Circuit – Circuit Fund

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.

Moore Kingston Smith LLP

Date 19 April 2023

Moore Kingston Smith LLP
Statutory auditor

Devonshire House
9 Appold Street
London
EC2A 2AP

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

West London Mission Circuit – Circuit Fund
Statement of financial activities
For the year ended 31 August 2022

	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2022 £'000	Total 2021 £'000 (Note 23)
Income						
Donations and legacies	3	4	-	-	4	38
Income from investments						
Investment income	4	323	-	-	323	262
Rental income	5	148	-	-	148	135
Income from charitable activities						
WLM Services	6	72	-	1,437	1,509	1,977
Local ministry	6	149	9	62	220	216
King's Cross Chaplaincy House	6	147	-	-	147	111
Total income		<u>843</u>	<u>9</u>	<u>1,499</u>	<u>2,351</u>	<u>2,739</u>
Expenditure						
Expenditure on raising funds						
Investment management costs		22	-	-	22	19
WLM fundraising		196			196	247
Expenditure on charitable activities						
Local ministry	7	318	22	62	402	320
WLM Services	7	1,782	14	1,466	3,262	3,645
King's Cross Chaplaincy House	7	129		-	129	148
Other expenditure	7	382		-	382	120
Total expenditure	7	<u>2,829</u>	<u>36</u>	<u>1,528</u>	<u>4,393</u>	<u>4,499</u>
Net income/(expenditure) before transfers	17,18 19	(1,986)	(27)	(29)	(2,042)	(1,760)
Transfers between funds		(65)	65	-	-	-
Net income for the year		<u>(2,051)</u>	<u>38</u>	<u>(29)</u>	<u>(2,042)</u>	<u>(1,760)</u>
Other recognised gains and losses						
Realised / unrealised (loss)/gain on investment assets	14	(558)	-	-	(558)	1,259
Revaluation of investment properties	11	(220)	-	-	(220)	145
Net movements in funds		<u>(2,829)</u>	<u>38</u>	<u>(29)</u>	<u>(2,820)</u>	<u>(356)</u>
Fund balances at 1 September 2021	17,18 19	15,939	540	29	16,508	16,864
Fund balances at 31 August 2022	17,18 19,20	<u>13,110</u>	<u>578</u>	<u>-</u>	<u>13,688</u>	<u>16,508</u>

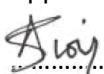
All the above amounts relate to continuing activities. There are no recognised gains or losses other than those included above.

West London Mission Circuit – Circuit Fund

Balance sheet as at 31 August 2022

	Notes	2022 £'000	2021 £'000
Fixed assets			
Trust properties	10	4,271	3,928
Investment properties	11	3,265	3,485
Concessionary loans to West London Mission Housing Association Limited	12	1,189	1,113
Tangible fixed assets	13	36	64
Intangible fixed assets	13	10	18
Investments	14	3,835	7,203
		12,606	15,811
Current assets			
Debtors	15	1,065	945
Cash at bank and in hand		611	105
Cash on deposit		274	623
		1,950	1,673
Creditors: Amounts falling due within one year	16	(868)	(974)
Net current assets		1,082	698
Creditors: Amounts falling due after more than one year		-	-
Net assets		13,688	16,509
Funds			
General funds – capital	17	12,972	15,800
– income	17	138	140
		13,110	15,940
Designated funds	18	578	540
Restricted funds	19	-	29
		13,688	16,509

Approved by the Circuit Meeting on 18 April 2023 and signed on its behalf by

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Alethea Siow)

) Members of the Circuit Meeting

.....)

Peter Cornick

West London Mission Circuit – Circuit Fund

Statement of Cash Flows for the year ended 31 August 2022

	2022 £'000	2022 £'000	2021 £'000	2021 £'000
Cash flows from operating activities				
Net (shortfall) / surplus	(2,820)		(356)	
Adjustments for:				
Depreciation	34		29	
Amortisation	9		8	
(Gain)/Loss on investments	558		(1,259)	
Revaluation of investment properties	220		(145)	
Investment income	(323)		(262)	
Trade and other debtors	(120)		(118)	
Trade and other creditors	(106)		270	
Rental income	(148)		(135)	
Cash flows used in operating activities		(2,696)		(1,968)
Purchase of property plant and equipment	(8)		(10)	
Purchase of freehold property	(343)		(1,557)	
Purchase of tangible and intangible fixed assets	(1)		-	
(Increase)/Repayment of concessionary loans	(76)		(48)	
Proceeds on disposal of investments	2,810		3,300	
Investment income	323		262	
Rental income	148		135	
Cash flows generated from investing activities		2,853		2082
Net (decrease)/increase in cash		157		114
Cash balance at 1 September 2021		728		613
Cash balance at 31 August 2022		885		728

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), (Charities SORP (FRS 102)) and the Charities Act 2011.

West London Mission Circuit Fund meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

1.2 Basis of preparation

The financial statements include the income and expenditure of the West London Mission's housing and community services which include three continuing services, as set out in the Report of the Circuit Meeting on pages 6 and 7 for which the legal ownership rests with West London Mission Housing Association Limited (WLMHA). In respect of these services the Circuit acts as agent for WLMHA and assumes financial responsibility for any deficit incurred.

The Trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements and have considered the lasting impact of the Covid-19 pandemic and the current cost of living crisis. In particular the Trustees have taken account of pressures on donations and investment income and the possible impact on investment values and expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In respect of services directly under the Circuit's control the income, expenditure, assets and liabilities of these services have been incorporated in these financial statements on a gross basis.

In respect of services under the control of WLMHA, only the net cost of these services to the Circuit is included in these financial statements. These services are incorporated into the financial statements of WLMHA on a gross basis.

The Circuit is responsible for the management of King's Cross Methodist Chaplaincy House. This project is under the control of the Circuit and is incorporated into these financial statements.

1.3 Investment income

This comprises gross interest and distributions from CFB Funds receivable by the Trustees for Methodist Church Purposes, Manchester, who act as custodian trustees. Income tax deductions and credits are recoverable by those Trustees by virtue of the Fund's charitable status. It also includes bank deposit interest.

1.4 Expenditure

Costs of charitable activities comprises services supplied and activities undertaken which are identifiable as wholly or mainly in support of the Circuit's objectives.

Those costs shown as Governance costs relate to the management of the Circuit's assets, organisational administration and compliance with constitutional and statutory requirements.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

Accounting policies (continued)

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

1.5 Depreciation and amortisation

Individual items of office furniture and equipment (other than computer and telephone equipment – see below) costing less than £1,000 are charged to revenue. Depreciation/amortisation is provided on items costing more than £1,000 at rates calculated to write off their cost evenly over their expected useful lives.

The principal rates used are as follows:

Photocopiers	-	25% pa straight line
Computers & software	-	20% pa straight line
Telephones	-	25% pa reducing balance
Manse equipment	-	10-20% pa straight line

No depreciation is provided on freehold properties as the Circuit believes that both the depreciation charge for the year and the accumulated depreciation charge on these properties would be immaterial. The Circuit also ensures that the properties are kept in a good state of repair. Impairment reviews are undertaken on the properties and the Circuit believes that due to the high replacement cost and therefore value in use of the properties they should not be considered as impaired. Past experience shows that properties are disposed of at above book value.

Capital expenditure on leasehold properties is written off over the life of the lease.

1.6 Pension costs

Ordinary contributions payable are charged to the Statement of Financial Activities in the period to which they relate.

1.7 Profits/(losses) on sales of properties and investments

These are credited or charged to the capital reserve fund of the Circuit in the year in which they are realised.

1.8 Investments

Investments are included in the Balance Sheet at market value which gives rise to unrealised gains and losses which are included in the Statement of Financial Activities. Realised gains and losses arising on disposals of investments are separately identified in the Statement of Financial Activities.

1.9 Investment properties

Properties held for the purpose of generating income are considered to be investment properties; these are held at fair value. The value of the properties are regularly reviewed in order to identify any permanent impairment.

1.10 Concessionary loans

Loans made in pursuit of the Fund's charitable purposes are held within fixed assets and are stated at original cost and subsequently adjusted for any subsequent repayment or impairment.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

Accounting policies (continued)

1.11 General funds – capital

Capital reserve fund

This represents monies set aside for capital projects allowed by the Methodist Church Act of 1976.

1.12 Designated funds

Designated funds are amounts set aside by the Circuit out of unrestricted funds for a particular purpose or project.

The Circuit has created the following designated funds:-

Dilapidations fund

The dilapidations fund represents amounts set aside in the WLM Services, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

Development fund

The Development fund was established by the Circuit to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund.

1.13 Restricted funds

Restricted funds are those subject to external specific conditions. Restricted funds in the year comprised:

Chinese Work

Contributions are received from the Chinese congregation at King's Cross and from other Methodist sources to support this ministry and are used to meet the costs of the presbyter and his manse and part of the costs of the Chinese-speaking lay workers.

WLM Services

Grants and fees received for specific services or projects are treated as restricted income and used to cover all or part of the relevant costs.

2 Constitution

The terms on which the Circuit Fund assets are held are set out in the Report of the Circuit Meeting.

The managing trusteeship of 19 Thayer Street, 16 Hinde Street and 39 Marylebone Lane London W1, is shared between the Circuit and Hinde Street Methodist Church, according to the respective parts of the building occupied by them, and the management of the property is also shared by agreement between the two bodies. The same applies to the King's Cross Methodist Chapel and Methodist Chaplaincy House, Birkenhead Street, London WC1, which is shared between the Circuit and King's Cross Methodist Church.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

3 Donations and legacies

	Total 2022 £'000	Total 2021 £'000
General donations and covenants	2	4
Legacies	2	34
	<u>4</u>	<u>38</u>

4 Investment income

	Total 2022 £'000	Total 2021 £'000
This comprises dividends and interest received gross on:		
Cash on deposit	1	1
CFB UK Equity Fund units	122	131
CFB Property Fund units	30	30
CFB Corporate Bond Fund units	18	20
WLMHA Loan indexation	111	41
WLMHA Loan interest	41	39
	<u>323</u>	<u>262</u>
Allocated as follows:		
Capital reserve	111	41
Inflation reserve	-	17
Available for Circuit activities	212	204
	<u>323</u>	<u>262</u>

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

5 Investment property accounts

	2022 £'000	2021 £'000
Rental income	162	143
Expenses	(14)	(8)
	<u>148</u>	<u>135</u>
Surplus for the year	<u>148</u>	<u>135</u>

6 Income from charitable activities

	Total 2022 £'000	Total 2021 £'000
WLM Services		
Grant income of consolidated services	1,437	1,572
Charges to WLMHA for unconsolidated services	72	405
	<u>1,509</u>	<u>1,977</u>
Local ministry		
Assessments on local churches	204	196
Chinese Presbyterian support	7	6
King's Cross Chinese-speaking lay workers grants	-	14
King's Cross Church contribution to dilapidations fund	9	-
	<u>220</u>	<u>216</u>
King's Cross Chaplaincy House	<u>147</u>	<u>111</u>
	<u>1,876</u>	<u>2,304</u>

The assessments on local churches were applied in meeting part of the cost of ministers and lay workers, part of the cost of the offices at Thayer Street, and the cost of the District assessment.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

7 Expenditure

	Hinde Street Church £'000	Kings Cross Church £'000	Community work £'000	Local Ministry Total £'000	WLM Services £'000	Chaplaincy House £'000	Governance Costs £'000	Other costs and income £'000	Total 2022 £'000	Total 2021 £'000
Ministers and manses	78	85	-	163	15	13	-	27	218	243
Kings Cross Chinese speaking lay workers	-	27	-	27	-	-	-	-	27	-
Kings Cross community interns	-	1	-	1	-	-	-	-	1	7
District assessment	25	18	-	43	-	-	-	-	43	43
Grant to London District for Covid support	-	-	-	-	-	-	-	-	-	-
Central office costs	122	5	-	127	14	0	-	281	422	336
Hinde Street community work	-	-	41	41	-	-	-	-	41	11
Chaplaincy House costs	-	-	-	-	-	116	-	-	116	111
WLM Services	-	-	-	-	2,671	-	-	-	2,671	2,532
Audit and accountancy	-	-	-	-	-	-	74	-	74	11
Net deficit/(surplus) of WLMHA Services	-	-	-	-	562	-	-	-	562	939
Total	225	136	41	402	3,262	129	74	308	4,175	4,233
Costs of raising funds				-	196	-	-	22	218	266
Total expenditure				(402)	(3,458)	(129)	(74)	(330)	(4,393)	(4,499)
Voluntary income				-	-	-	-	4	4	38
Investment income (see note 4)				182				141	323	262
Rental income (see note 5)				-	-	-	-	148	148	135
Income from charitable activities (see note 6)				220	1,509	147	-	-	1,876	2,304
Net surplus by activity				-	(1,949)	18	(74)	(37)	(2,042)	(1,760)

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

8 Net income/(costs) of WLM Services

Services incorporated on a gross basis	Katherine Price Hughes House £'000	Highbury Counselling Centre £'000	Seymour Place £'000	Fund- raising £'000	Central costs £'000	Total £'000
Income - external	1,003	108	286	0	112	1,509
Expenditure - external	(1,028)	(222)	(137)	(196)	(1,313)	(2,896)
Net surplus/(deficit) of services controlled by Circuit	<u>(25)</u>	<u>(114)</u>	<u>149</u>	<u>(196)</u>	<u>(1,201)</u>	<u>(1,387)</u>
Services incorporated on a net basis			2022 £'000		2021 £'000	
St Luke's			(80)		(110)	
The Haven			(522)		(821)	
Ex-military Supported Housing			(30)		(48)	
Housing Association central net income			70		40	
Net (deficit)/surplus			<u>(562)</u>		<u>(939)</u>	

9 Emoluments

9.1 Staff

	2022 £'000	2021 £'000
Staff costs (excluding agency costs)	1,316	1,348
National insurance	133	137
Pension contributions	119	130
	<u>1,568</u>	<u>1,615</u>
The above includes termination and redundancy payments of 2022: £0 (2021: £48,545).		
Average number of permanent staff during the year	<u>48</u>	<u>50</u>
Full time equivalent number of permanent staff during the year	<u>41</u>	<u>45</u>

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

9 Emoluments (continued)

Details of staff working in services managed on behalf of WLMHA are disclosed separately in the financial statements of WLMHA.

No staff member earned between £60,000 and £69,999 during the year. Two staff members earned more than £70,000 but less than £79,999 during the year.

Key management personnel comprises the Superintendent Minister, Chief Executive Officer, and the Deputy Chief Executive Officer. The total employee benefits of the key management personnel of the charity were £184,864 (2021: £168,852).

None of the Treasurers of the Fund or other trustees received any remuneration, nor reimbursement of expenses, directly from the Circuit during the year.

9a Pension costs

The Circuit makes payments to a group personal pension scheme for staff other than Presbyters and Deacons, of which the assets are held in an independently administered fund. Presbyters and Deacons are covered by the Methodist Ministers' Pension Scheme.

10 Freehold properties

	2022 £'000	2021 £'000
At 1 September 2021	3,928	2,371
Additions during the year	343	1,557
Revaluations	-	-
At 31 August 2022	4,271	3,928
Represented by (all amounts relate to charitable activities):		
	2022 £'000	2021 £'000
Circuit offices	394	394
Manses	1,452	1,452
WLM Services property	2,381	2040
King's Cross	44	42
	4,271	3,928

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

11 Investment property

	Total 2022 £'000
At 1 September 2021	3,485
Revaluation	(220)
At 31 August 2022	3,265

The valuation of investment properties was reviewed as at 31 August 2022 by a church member who is RICS qualified.

12 Concessionary loans

£974,079 (2021: £899,251) represents the balance outstanding under a loan to West London Mission Housing Association Limited for the purchase of The Haven in 2001. The loan is repayable in instalments commencing at £20,000 per annum, both principal and repayments being index linked. Interest is payable at 4.5%.

£214,976 (2021: £213,906) represents an advance to West London Mission Housing Association Limited for the shortfall in funding of Burgess Park House in 2004. The Circuit has agreed not to demand repayment except to the extent of WLMHA's available cash. Interest is payable at the prevailing HSBC Bank rate.

13 Tangible & intangible fixed assets

	Fixtures and fittings £'000	IT Equipment £'000	Total tangible fixed assets £'000	Intangible fixed assets £'000
Cost				
At 1 September 2021	90	153	243	62
Additions	4	3	7	1
At 31 August 2022	94	156	250	63
Depreciation/amortisation				
At 1 September 2021	87	94	181	44
Charge for the year	1	32	33	9
At 31 August 2022	88	126	214	53
Net book values				
31 August 2022	6	30	36	10
31 August 2021	2	62	64	18

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

14 Investments

	2022 £'000	2021 £'000
Market value		
At 1 September 2021	7,203	9,244
Additions	-	-
Disposals	(2,810)	(3,300)
Realised and unrealised losses	(558)	1,259
At 31 August 2022	3,835	7,203
The above total comprises:		
Units in CFB UK Equity Fund	2,461	5,085
Units in CFB Corporate Bond Fund	727	1,502
Units in CFB Property Fund	647	616
Market value at 31 August 2022	3,835	7,203
Cost at 31 August 2022	1,184	3,993

15 Debtors

	2022 £'000	2021 £'000
Balances due from associated bodies (see note below)	706	647
Trade debtors	221	210
Other debtors	6	2
Prepayments	29	45
Accrued income	103	41
	1,065	945

“Associated bodies” are Hinde Street Methodist Church, King’s Cross Methodist Church, West London Mission Housing Association Limited, Donald Soper Fund and WLM Services controlled by WLMHA. See note 22 for more details of related party transactions.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

16 Creditors: Amounts falling due within one year

	2022 £'000	2021 £'000
Balances due to associated bodies (see note 15 above)	387	509
Trade creditors	266	128
Other creditors	33	114
Other taxes and social security	28	39
Accruals	67	79
Deferred income	87	105
	<u>868</u>	<u>974</u>

17 General funds

	Capital reserve fund £'000	Income funds £'000	Total £'000
Balance at 1 September 2021	15,799	140	15,939
Net surplus/(deficit) for the year	111	(2,097)	(1,986)
Unrealised (losses) on investment assets	(558)	-	(558)
Revaluation of investment properties	(220)	-	(220)
Transfer between funds	(2,160)	2,160	-
Transfer to dilapidations reserve	-	(65)	(65)
	<u>12,972</u>	<u>138</u>	<u>13,110</u>

The transfer between funds was made to cover Covid-related losses and the costs associated with closing services in WLM Services and a shortfall in investment income.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

18 Designated funds

	Dilapidations fund £'000	Development fund £'000	Total £'000
Balance at 1 September 2021	522	18	540
Income	9	-	9
Expenditure	(36)	-	(36)
Transfer from general funds	65	-	65
	<u> </u>	<u> </u>	<u> </u>
Balance at 31 August 2022	560	18	578
	<u> </u>	<u> </u>	<u> </u>

The dilapidations fund represents amounts set aside in the WLM Services, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

The Development fund was established to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund.

19 Restricted funds

	WLM Services £'000	Chinese Work £'000	Total £'000
Balance at 1 September 2021	29	-	29
Restricted income in year	1,437	62	1,499
Restricted expenditure in year	(1,466)	(62)	(1,528)
	<u> </u>	<u> </u>	<u> </u>
Balance at 31 August 2022	-	-	-
	<u> </u>	<u> </u>	<u> </u>

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

20 Analysis of net assets

	General funds £'000	Designated funds £'000	Restricted funds £'000	2022 £'000	2021 £'000
Fixed assets	4,317	-	-	4,317	4,010
Investment properties	3,265	-	-	3,265	3,485
Investments	3,257	578	-	3,835	7,203
Cash	611	-	-	611	105
Cash on deposit	274	-	-	274	623
Capital Loans to WLMHA	1,189	-	-	1,189	1,113
Debtors	1,065	-	-	1,065	945
Current liabilities	(868)	-	-	(868)	(974)
	<u>13,110</u>	<u>578</u>	<u>-</u>	<u>13,688</u>	<u>16,509</u>
Unrealised gain included above					
On investment properties	2,792	-	-	2,792	3,012
On investments	2,735	-	-	2,735	3,293
	<u>5,527</u>	<u>-</u>	<u>-</u>	<u>5,527</u>	<u>6,305</u>
Reconciliation of movements in unrealised gains on investment assets					
Balance at 1 September 2021				6,305	4,901
Gain/(loss) arising on revaluations in the year				(778)	1,404
Balance at 31 August 2022				<u>5,527</u>	<u>6,305</u>

21 Contingent liabilities

There are no identified contingent liabilities.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

22 Related party transactions

West London Mission Housing Association (WLMHA) (including WLM Services controlled by WLMHA), King's Cross Methodist Church, Hinde Street Methodist Church and the Donald Soper Fund all have trustees in common with the Circuit Meeting and are therefore considered to be related parties. None of these organisations are considered to be under common control with the Circuit Fund as a minority of the Circuit Meeting members are trustees of any of these entities, and vice versa.

During the year, the Circuit undertook the following transactions with related parties:

Details	Value of transactions during year		Amount owed to/(by) WLM Circuit Fund	
	2022 £'000	2021 £'000	2022 £'000	2021 £'000
WLMHA				
Housing Loans	78	48	1,189	1,113
Interest on Housing Loans	42	39	-	-
Indexation on Housing Loans	111	41	-	-
Administration charges	72	-	-	-
Project deficit/(surplus) grant	562	939	-	-
Creditor (dilapidations balances)	-	(23)	(189)	(189)
Settlement accounts	(189)	-	161	350
King's Cross Methodist Church				
Assessment	78	74	1	2
Contributions to Dilapidations Fund	10	-	-	-
Hinde Street Methodist Church				
Assessment	126	122	31	23
Donald Soper Fund				
Grant to Circuit Fund	-	-	(2)	(2)

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2022

23 Comparative Statement of Financial Activities

	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2021 £'000	Total 2020 £'000
Income						
Donations and legacies	3	38	-	-	38	70
Income from investments						
Investment income	4	262	-	-	262	295
Rental income	5	143	(8)	-	135	77
Income from charitable activities						
WLM Services	6	405	-	1,572	1,977	2,031
Local ministry	6	146	-	70	216	125
King's Cross Chaplaincy House	6	111	-	-	111	118
Total income		1,105	(8)	1,642	2,739	2,716
Expenditure						
Expenditure on raising funds						
Investment management costs		19	-	-	19	22
WLM fundraising		247			247	229
Expenditure on charitable activities						
Local ministry	7	201	49	70	320	340
WLM Services	7	1,917	156	1,572	3,645	2,424
King's Cross Chaplaincy House	7	133	15	-	148	164
Other expenditure	7	98	22	-	120	174
Total Expenditure	7	2,615	242	1,642	4,499	3,353
	17,18					
Net income/(expenditure) before transfers	19	(1,510)	(250)	-	(1,760)	(637)
Transfers between funds		(92)	92	-	-	-
Net income for the year		(1,602)	(158)	-	(1,760)	(637)
Other recognised gains and losses						
Realised / unrealised (loss)/gain on investment assets	14	1,259	-	-	1,259	(880)
Revaluation of investment properties	11	145	-	-	145	(145)
Net movements in funds		(198)	(158)	-	(356)	(1,662)
	17,18					
Fund balances at 1 September 2020	19	16,137	698	29	16,864	18,526
	17,18					
Fund balances at 31 August 2021	19,20	15,939	540	29	16,508	16,864

Accounts

Report & Financial Statements

For the year ended 31 August 2021

**West London Mission Circuit
- Circuit Fund**

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West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

Officers and advisers

Trustees (members of the Circuit Meeting)

Peter Cornick (Chair)	Belinda Letby	Edna Wijeratna
Tessa Bennett	Emerson Rizzi	Gerry Wong
Pei Ling Chay	Margaret Rudland	Rayman Wong
Lai Kuin Cheong	Alethea Siow	William Wong
James Cruddas	Cathy Slater	Jongikaya Zihle
Mary Hicks	Gordon Slater	
Kong Ching Hii	Amy Tang	

Chief Executive Officer

Roger Clark

Central office

19 Thayer Street
London
W1U 2QJ

Auditors

Moore Kingston Smith LLP
9 Appold Street,
London,
EC2A 2AP

Bankers

HSBC plc
90 Baker Street
London
W1U 6AX

Charity number

1133739

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

Report of the Circuit Meeting

Chair's Introduction

May I welcome you to this annual report of the West London Mission Circuit. A Christian organisation, the West London Mission is rooted in the Methodist tradition and is part of the Methodist Church in Great Britain. Through its work, it aims to worship God, serve the community including challenging injustice, learn about Christian faith through meeting in small groups and care for one another through times of joy and sorrow. By sharing life in Christ in daily living, it is hoped that others will come to follow him.

We have two city centre churches, Hinde Street and King's Cross and a student hostel, Methodist Chaplaincy House. Together with the professionally run WLM Services, this forms the West London Mission.

During the year, COVID-19 restrictions have gradually lifted such that worship in our churches could start again and groups meeting in the buildings could re-commence. During the first three months of 2021, a further lockdown was enforced, but church buildings were able to remain open for worship and support groups such as '12 Step Groups.' Following the last lockdown which ended in April 2021, the recovery of worshippers, groups and rentals has increased, albeit slowly. During the pandemic, work and social patterns changed. So did worship. The increased use of online worship has been a benefit to many who cannot, or are still wary of, travel to the city centre. It has also sustained new worshipping communities. An unintended consequence is that there are fewer people in the church building to fulfil the necessary functions to open. Some congregations in the Mission are developing a greater online presence discovering it is a tool for mission, whilst others have found trying to offer a 'hybrid' experience of online and in-person worship too challenging.

At King's Cross, the Mandarin congregation has largely remained online. The Cantonese congregation has been augmented by the arrival of British Nationals Overseas (BNO) given leave to remain owing to the political conditions in Hong Kong. How this increase in numbers will affect King's Cross remains to be seen but is a new challenge to mission.

Both churches have begun a process of assessing growth plans to address financial and personnel resilience post pandemic and to engage with a vision for congregational growth. In the case of King's Cross, their vision impacts directly on the proposed re-development of the site.

The Deacon at King's Cross, Linda Gilson, moved at the end of this period, after successfully guiding the Methodist Chaplaincy House, International Service and outreach work. Her replacement is Deacon Tessa Bennett, a probationer minister. We are pleased that owing to the demanding nature of the Diaconal work at King's Cross, Probationer Deacon Tessa has a background in nursing and palliative care so brings experience and transferable skills.

The Rev Kong Ching Hii, the Presbyterian at King's Cross, was invited to extend his tenure for a further two years until August 2023.

The Superintendent, the Rev Peter Cornick, took his sabbatical from January to March 2021.

The year has been one of physical, spiritual and financial recovery, assessing a landscape which has undoubtedly changed. I commend this report to you, and ask that you would pray for all the work which is carried out across the West London Mission, as we seek to uphold the values of the Methodist Church which combines prayer and worship with social concern and action.

West London Mission Circuit - Circuit Fund Year ended 31 August 2021

Report of the Circuit Meeting (continued)

Objectives and Activities

The West London Mission Circuit ("the Circuit") is part of the Methodist Church. It has two city-centre churches, at Hinde Street in Marylebone and at King's Cross, and two areas of mission which are priorities for the churches and the Circuit. Each of the churches engages in worship, learning and caring, service and evangelism in ways that reflect Methodist tradition and their distinctive identity, history and context.

The activities of the churches are the responsibility of their respective Church Councils, which administer their own funds, which are not accounted for in these statements. However, the Circuit is responsible for providing accommodation and paying the stipends and associated costs of the ministers stationed in the Circuit, and employing the lay workers that work in these churches.

The Circuit runs a wide range of housing and community services under the "WLM Services" label, for people affected by homelessness, poverty and trauma, employing 65 professional staff jointly with West London Mission Housing Association Ltd (WLMHA), in six continuing services across London. The Circuit also works with students and young adults, at Methodist Chaplaincy House (a student community at King's Cross) and in both churches. All this work is an expression of our historic roots and our inclusive Christian ethos.

The WLM services are managed by the Circuit either directly or as agent for the West London Mission Housing Association Ltd (WLMHA). In the case of those services managed directly by the Circuit, these accounts include all their income, expenditure, assets and liabilities. In the case of services managed on behalf of WLMHA (which is a separate legal entity), the WLMHA accounts (which are available separately) include full details of their income, expenditure, assets and liabilities. By agreement with the Circuit, the net surplus or deficit of each service, and the expenses of running WLMHA itself, are passed to the Circuit and reflected in these Financial Statements as a net sum. Details of the ongoing services are as follows.

Services managed directly by the Circuit:

WLM Seymour Place

This is situated at 134 – 136 Seymour Place, London W1. Following refurbishment the building is being developed as a community hub focusing on assisting rough sleepers into employment. The upper floors have been converted to offices for the WLM Central Office.

WLM Katherine Price Hughes House

This is situated at 28 Highbury Grove, London N5, in premises leased by the Circuit from WLMHA. It is an "approved premise" under the Criminal Justice and Courts Service Act 2000 and provides housing and support services for men released from custody on licence.

WLM Highbury Counselling Centre

This was also based at 28 Highbury Grove and since early 2022 has been based at newly acquired premises at 12 Woodfall Road, London N4. It provides low cost counselling to the local community.

West London Mission Circuit - Circuit Fund Year ended 31 August 2021

Report of the Circuit Meeting (continued)

Services managed as agent for WLMHA:

WLM The Haven

This was located at 280 Holly Park, London N4. It provided specialist residential care for men with long term alcohol dependency. The service closed in September 2021.

WLM Burgess Park House (WLM Ex-Military Supported Housing)

This is situated at 56 Camberwell Road, London SE5. It provides supported housing for ex-service people who have experienced homelessness offering support in sustaining accommodation.

WLM Cherry Tree House (WLM Ex-Military Supported Housing)

This is situated at 343 Clapham Road, London SW9. It provides follow on accommodation for residents of Burgess Park House to move on to their own flat when ready for independent living.

WLM St Luke's Centre

This property is located at 25A Wincott Street, London, SE11 4NT. It is a service focussing on digital and financial inclusion for residents in Kennington as well as a 26 bedroom residential space developed in partnership with the Pret Foundation Trust for their 'Rising Stars' programme (which ceased in early 2022) and for key workers.

Achievements and Future Plans

WLM Services is the Housing and Community Services arm of the West London Mission Circuit. Its mission is to empower people affected by homelessness, poverty and trauma to make positive changes in their lives.

The financial year 2020-21 saw the continuing impact of the global coronavirus pandemic, with further lockdowns occurring throughout the period meaning that WLM Services had to quickly adjust to the ever changing external environment. In particular focus was the management of communal settings and the challenges of ensuring that people using the services and people working for the organisation were able to get the opportunity to take up vaccinations. The organisation had to keep evaluating how to approach the changing restrictions and waves of COVID19 variants in the safest way possible.

During September 2020 to August 2021 our work with the partner organisations in the Westminster Homeless Partnership continued as part of the national response to reducing the numbers of people on the street during the pandemic. As part of this our Winter Spaces Coaching programme supported people living in temporary accommodation whilst they were working. Our Community Hubs at Seymour Place and St Luke's have been developing mixed strands of hosted and directly delivered services both online and face to face activities when able to in line with the restrictions such as our successful money matters programme.

Highbury Counselling Centre (HCC) delivered its low cost psychotherapy online throughout 2021 having found a new permanent home in Finsbury Park where refurbishment has taken place for a January 2022 opening. The service finished the year with over 120 different people receiving high quality counselling sessions. Katherine Price Hughes (KPH) House worked closely with the Probation Service to ensure provision continued throughout the pandemic despite the levels of transmission. With the move of HCC to their new home KPH has developed the space on its ground floor in order to expand from 20 to 23 bedrooms for residents.

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

We continued our residential provision at St Luke's focusing on our partnership with the Pret Foundation and our key worker accommodation provision. During the year we have been continuing with a comprehensive programme of improvement works to the buildings portfolio with 'Asset Level Plans' created for each site to identify risks and compliance requirements and our aim is to create excellent environments for the people who use our services.

We decided to close our registered care home, The Haven, following working closely with the Care Quality Commission. This was a very difficult decision for the organisation but an important one in terms of focusing our resources and expertise. Looking forward a new three Year Strategy and Budget has been developed for the period 2022-25 which will see WLM Services focus on its Community, Counselling and Criminal Justice services and link this to a new Vision, Mission and Values for the organisation. The team are focusing on the continuation of the pandemic response as required and on the nature of its services in line with our commitment to be 'Asset' based where we focus on supporting individuals' strengths not their deficits.

Fundraising Report

Fundraised income supports both new and existing projects that transform people's lives. Our fundraising is carried out by a team of three fundraisers who seek grant funding from charitable trusts and foundations, encourage donations from the Methodist community, corporate partners, community groups, and raise funds through events and from individuals. The team work with the highest level of integrity and value every donation received.

Our donors and the people who use our services are at the heart of everything we do. We ensure that our supporters are treated with the care and attention they deserve, and that every donation or grant is spent on the project it was given for and in accordance with any restrictions placed upon it.

As the regulatory environment has continued to change, we have adapted and challenged the way we work to ensure we operate to a high standard. The General Data Protection Regulation (GDPR) came into effect in May 2018. To comply with GDPR, we reviewed all fundraising materials, consent options, and updated our consent and privacy statements.

The year has been challenging and whilst the team has managed to raise significant income, we have struggled to meet the targets we had hoped to exceed in events, corporate and charitable trusts grant income. This has largely been due to challenges relating to Covid where mass participation events have been cancelled, companies were largely working from home and money being earmarked for emergency Covid specific funding. We have also had less activity running at WLM which impacted on our grant income.

Every donation we receive is greatly appreciated and the support we have seen during this past difficult year has been truly exceptional. Supporters old and new have galvanised around WLM in response to the pandemic. We wish to say thank you to all of our supporters who made donations of their time and energy or gave financial support to WLM during 2020-21, including those who left us a special gift in their Will. We cannot mention every supporter by name, but a special mention must be given to 98-year-old Diana O'Flynn, the great granddaughter of our founder Katherine Price Hughes, who cycled in her living room for 80 days and raised an incredible £4,610. We also want to mention the Marylebone Music Festival team, who are at the heart of our community, for running our first post-Covid fundraising event.

Without the help of the following amazing organisations WLM would not have been able to continue its work in 2020-21.

- 29th May 1961 Charity

West London Mission Circuit - Circuit Fund Year ended 31 August 2021

- Advanced Accelerator Applications
- All Souls Langham Place
- Alma Jean Henry Charitable Trust
- BNP Paribas
- CareTech plc
- City Bridge Trust
- City of Westminster Charitable Trust
- David Lloyd Hampton Golf Club
- Derwent London
- Garfield Weston Foundation
- Hinde Street Methodist Church
- Homeless Link
- Housing Justice
- Hyde Park Place Estate Charity
- Inner London Magistrates Court Poor Box Charity & Feeder Charity
- Lane Clark & Peacock LLP
- Lewis Golden LLP
- Marylebone Music Festival
- National Lottery Awards for All
- Nationwide Foundation
- Ropes & Gray LLP
- St James's Piccadilly Charity
- St Marylebone Rotary Club
- St Matthew's, Bayswater
- The Albert Hunt Trust
- The Argyll Club
- The Arnold Clark Community Fund
- The Health Foundation
- The Paddington Partnership
- The Red Arrows Trust
- The Rose Foundation
- The Sisters of the Holy Cross Charitable Trust
- The South East Bayswater Residents' Association: SEBRA
- The Story of Christmas
- The Sydney Black Charitable Trust
- The Wyndham Charitable Trust
- Veterans' Foundation
- VMLY&R Commerce (formerly Geometry)
- Westminster Council – Hidden Network
- Wetherby Senior School
- Worshipful Company of Bowyers
- Zendesk

WLM is incredibly grateful for all the support received.

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

Other Circuit activities

Methodist Chaplaincy House (MCH) continued to deliver a thriving student community but as with all areas the Circuit faced the challenge of the pandemic from March 2020 and formed a single household to manage the impact of lockdown. Both Hinde Street Methodist Church and Kings Cross Church successfully moved to online worship during the pandemic and have gradually reopened since May 2021 both for worship and community activities.

Financial Review

The financial statements for the year ended 31 August 2021 show a deficit of £1,510,000 on general funds before transferring £92,000 to the designated funds. The balance on the general income reserve at 31 August 2021 was £140,000 (after transferring £1,700,000 from the capital reserve, as agreed by the Circuit Meeting, to cover the impact of the pandemic on WLM services and a shortfall in investment income).

The WLM services are funded largely by accommodation charges, grants from statutory and other bodies, and fundraising for specific projects. The Circuit made a specific contribution of £100,000 to this work from its investment income.

Ministerial and other costs relating to the local churches are funded by an assessment on the local congregations. The Circuit received grants from the Sarawak Chinese Annual Conference in respect of our Chinese presbyter and lay workers. We also receive assistance from the Methodist Church in Hong Kong for our work with the Chinese congregation. The running costs of Methodist Chaplaincy House are met from accommodation charges.

Structure, Governance and Management

The following financial statements are those of the Circuit Fund of the Circuit. They are made by the Circuit Meeting which is, by the Standing Orders of the Methodist Church, “the principal meeting responsible for the affairs of the Circuit”, and the members of which are also, so far as of full age, the managing trustees of all the Model Trust property of the Circuit. Throughout the year under review all members of the meeting were of full age.

A Circuit is the unit of one or more local churches (in this case two) within the Methodist Church of Great Britain in which one or more ministers and probationers are stationed. Its operations are governed by the Methodist Church Act of 1976 (including the Model Trusts forming a schedule to it), the Deed of Union referred to in that Act and the Standing Orders of the Methodist Church (“Standing Orders”). The objects of any such Circuit are to further the purposes of the Methodist Church, and as part of the Methodist Church it is a charity. Under the Charities Act 2006, the Circuit, which like other Methodist trust bodies had been exempt from registration, was required to register with the Charity Commission, and was registered with effect from 25 January 2010.

The capital money and other capital assets of the Circuit Fund, described in these financial statements, form a trust fund held in accordance with the Model Trusts of the Methodist Church (“the Model Trusts”). The assets, such as property and investments, are therefore held by the Trustees for Methodist Church Purposes (“TMCP”) as custodian trustee. The members of the Circuit Meeting, as managing trustees, exercise all the other powers of trustees, but subject to the terms of the Model Trusts and Standing Orders, which require the consent of district and connexional bodies for certain categories of transaction. The income of the fund, in addition to that arising from the capital assets, includes assessments on the local churches and grants from other Methodist bodies. The first charge on this income is the payment of ministerial stipends and the upkeep of manses.

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

The Circuit Meeting has appointed committees with delegated functions, including the WLM Services Committee, the Property & Finance Committee, the Human Resources Committee and the Methodist Chaplaincy House Committee. All of these bodies report regularly to the Circuit Meeting.

Managing trustees and their appointment

The Circuit Treasurers and Treasurers of the Fund under Standing Orders are the Circuit Stewards who during the period from 1 September 2020 to the date of this report were as stated below:-

William Wong
Rayman Wong
Alethea Siow
Amy Tang
Nick Novak (to 28 February 2022)

The managing trustees of the Fund are all those members of the Circuit Meeting who are of full age. The membership of the Circuit Meeting comprises presbyters and deacons in the Circuit, representatives of the two local churches, and other persons appointed by the Meeting, all of whom must be members of the Methodist Church of Great Britain or another Methodist church. New trustees receive an induction when they join the board; trustee training is arranged for all trustees as and when required.

A full list of members of the Circuit Meeting can be obtained from the Circuit offices at 19 Thayer Street, London W1U 2QJ.

In addition to the trustees listed on page 1, the following also served as trustees for all or part of the year under review:

Sallie Choate, Roger Cotterrell, Linda Gilson, John Hicks, Andrew Hoban, Nick Novak, Christine Robson, Martin Single, Rebecca Warren, Danny Wong, Sherene Wong.

Key management personnel and basis of remuneration

Key management personnel comprises the Superintendent Minister, Chief Executive Officer and Deputy CEO. The stipend of the Superintendent Minister is fixed annually by the Methodist Conference; in addition, the Circuit pays a local allowance, contributes to the Methodist Ministers' Pension Fund and provides a manse. Other staff salaries are fixed by reference to the NJC local government scale for comparable posts, and benchmarked from time to time against market comparables. The Circuit also contributes to a group personal pension scheme and provides life assurance cover.

Risk management

The trustees have identified the following as the most significant risks and uncertainties facing the Circuit as a whole (not including Covid-19 which is referred to below):

1 Personnel

The Circuit relies heavily on the knowledge and expertise of lay volunteers, particularly in the areas of finance, property and the governance of the WLM services. This risk has been managed by appointing qualified professionals to assume more of the responsibilities of management, enabling the lay members to exercise a governance role. The membership of the WLM Services Committee has been broadened to include new members from outside the Circuit, to the extent permitted by Methodist Church regulations. The trustees will continue to look carefully at succession planning, and the use of professional staff.

2 Finance

The Circuit depends on its investments and rental income to sustain its work. This risk is managed by an

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

investment sub-committee which receives guidance from the officers of the Central Finance Board, and which sets policy and monitors investment performance. Investments are readily marketable, and a minimum of £400,000 is held in cash to meet short term cash flow requirements.

The Circuit also depends critically on fundraising income to sustain the WLM services. This risk has been managed by strengthening the capacity of the successful fundraising team.

3 Reputation

The WLM Services Committee identified adverse publicity as a reputational risk which could arise through the failure of a project, and observed that any related legal action could be damaging to the Circuit as well as costly. This risk is managed through regular reporting by senior management, and a clear framework of accountability including regular supervisions. External consultants are used where appropriate for legal, human resource and strategic advice. Safeguarding policies and practices are embedded across the Circuit, and health and safety compliance processes are in place.

The Circuit Meeting has resolved that all committees will review their risks and their management annually and report to the Circuit Stewards, by the end of September each year, for consideration at the next Circuit Meeting.

Reserves policy

The policy of the Circuit is that there should be neither a surplus nor a deficit on the Circuit Fund's income reserve, taking one year with another. Its current practice is to place any income remaining after the payment of ministerial expenses, manses, the student work and other specific projects, at the disposal of the WLM services.

The Donald Soper Fund is an independent fund whose sole objective is to support the WLM services. Any unbudgeted deficits on the services are funded by grants from the Donald Soper Fund, which are expected to be made good in later years. In the same way, any savings against budget are passed on to the Donald Soper Fund. The balance on the Circuit's income reserve (£140,000 at the balance sheet date) is maintained at the minimum level (£100,000 to £150,000) consistent with retaining the ability to absorb temporary deficits. The capital reserves of £15,800,000 represent properties in use for the purposes of the Circuit, and investments (including investment properties let for market rent) generating income upon which the Circuit depends to sustain its core activities.

Investment policy and performance against policy

The investments of the Circuit Fund are managed with the objective of maximising real, sustainable income over the long term. The funds are currently invested in a mixture of direct property investments, and equity, property and fixed income pooled funds which are all managed by the Central Finance Board of the Methodist Church, and regular guidance is received from the Board's Investment Manager. In pursuance of the above objective, part of the income of the Fund, other than from property-based and equity investments, is set aside and capitalised each year in an inflation reserve in order to preserve the real earning power of the Fund. The trustees monitor investment performance on an ongoing basis and are satisfied with the performance of the investment portfolio during 2020-21.

Grant making policy

The Circuit does not normally make grants to non-Methodist bodies.

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

Public Benefit

The charity's trustees have complied with the duty in the Charities Act 2011 to have due regard to Public Benefit guidance published by the Charities Commission. All trustees give their time voluntarily and receive no benefit from the charity.

Going Concern

The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements and have considered the lasting impact of the Covid-19 pandemic and the current cost of living crisis. In particular the Trustees have taken account of pressures on donations and investment income and the possible impact on investment values and expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

West London Mission Circuit - Circuit Fund Year ended 31 August 2021

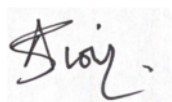
The Circuit Meeting's responsibilities

The Circuit Meeting is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Circuit as at the balance sheet date and of its income and expenditure, for the financial year. In preparing those financial statements, the Circuit Meeting is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and Statements of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Circuit will continue in operation.

The Circuit Meeting is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Circuit. It is also responsible for safeguarding the assets of the Circuit and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Circuit Meeting on 13 June 2022 and signed on its behalf by

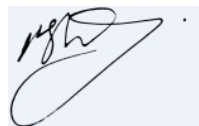


Alethea Siow

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) Members of the Circuit Meeting



Peter Cornick

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

Independent auditor's report to the members of West London Mission Circuit Fund

Opinion

We have audited the financial statements of West London Mission Circuit Fund for the year ended 31 August 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 August 2021, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

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

Independent auditor's report to the members of

West London Mission Circuit Fund (continued)

other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Report of the Circuit Meeting is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement set out on page 11, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charity.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

West London Mission Circuit - Circuit Fund

Year ended 31 August 2021

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.



Moore Kingston Smith LLP
Statutory auditor

Date: 13 June 2022

9 Appold Street,
London,
EC2A 2AP

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

West London Mission Circuit – Circuit Fund
Statement of financial activities
For the year ended 31 August 2021

	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2021 £'000	Total 2020 £'000 (Note 23)
Income						
Donations and legacies	3	38	-	-	38	70
Income from investments						
Investment income	4	262	-	-	262	295
Rental income	5	143	(8)	-	135	77
Income from charitable activities						
WLM services	6	405	-	1,572	1,977	2,031
Local ministry	6	146	-	70	216	125
King's Cross Chaplaincy House	6	111	-	-	111	118
Total income		1,105	(8)	1,642	2,739	2,716
Expenditure						
Expenditure on raising funds						
Investment management costs		19	-	-	19	22
WLM fundraising		247			247	229
Expenditure on charitable activities						
Local ministry	7	201	49	70	320	340
WLM services	7	1,917	156	1,572	3,645	2,424
King's Cross Chaplaincy House	7	133	15	-	148	164
Other expenditure	7	98	22	-	120	174
		-	-	-	-	-
Total expenditure	7	2,615	242	1,642	4,499	3,353
Net income/(expenditure) before transfers	17,18 19	(1,510)	(250)	-	(1,760)	(637)
Transfers between funds		(92)	92	-	-	-
Net income for the year		(1,602)	(158)	-	(1,760)	(637)
Other recognised gains and losses						
Realised / unrealised (loss)/gain on investment assets	14	1,259	-	-	1,259	(880)
Revaluation of investment properties	11	145	-	-	145	(145)
Net movements in funds		(198)	(158)	-	(356)	(1,662)
Fund balances at 1 September 2020	17,18 19	16,137	698	29	16,864	18,526
Fund balances at 31 August 2021	17,18 19,20	15,939	540	29	16,508	16,864

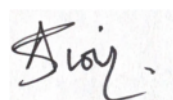
All the above amounts relate to continuing activities. There are no recognised gains or losses other than those included above.

West London Mission Circuit – Circuit Fund

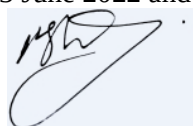
Balance sheet as at 31 August 2021

	Notes	2021 £'000	2020 £'000
Fixed assets			
Trust properties	10	3,928	2,371
Investment properties	11	3,485	3,340
Concessionary loans to West London Mission Housing Association Limited	12	1,113	1,065
Tangible fixed assets	13	64	82
Intangible fixed assets	13	18	26
Investments	14	7,203	9,244
		15,811	16,128
Current assets			
Debtors	15	945	827
Cash at bank and in hand		105	59
Cash on deposit		623	554
		1,673	1,440
Creditors: Amounts falling due within one year	16	(974)	(704)
		698	736
Net current assets			
Creditors: Amounts falling due after more than one year		-	-
		16,509	16,864
Funds			
General funds – capital	17	15,800	16,005
– income	17	140	132
		15,940	16,137
Designated funds	18	540	698
Restricted funds	19	29	29
		16,509	16,864

Approved by the Circuit Meeting on 13 June 2022 and signed on its behalf by



Alethea Siow
Members of the Circuit Meeting



Peter Cornick

West London Mission Circuit – Circuit Fund

Statement of Cash Flows for the year ended 31 August 2021

	2021 £'000	2021 £'000	2020 £'000	2020 £'000
Cash flows from operating activities				
Net (shortfall) / surplus	(356)		(1,662)	
Adjustments for:				
Depreciation	29		29	
Amortisation	8		8	
(Gain)/Loss on investments	(1,259)		880	
Revaluation of investment properties	(145)		145	
Investment income	(262)		(295)	
Trade and other debtors	(118)		159	
Trade and other creditors	270		(239)	
Rental income	(135)		(77)	
Cash flows used in operating activities		(1,968)		(1,052)
Purchase of property plant and equipment	(10)		(4)	
Purchase of freehold property	(1,557)		-	
Purchase of tangible and intangible fixed assets	-		(36)	
(Increase)/Repayment of concessionary loans	(48)		26	
Proceeds on disposal of investments	3,300		100	
Investment income	262		295	
Rental income	135		77	
Cash flows generated from investing activities		2,082		458
Net (decrease)/increase in cash		114		(594)
Cash balance at 1 September 2020		613		1,207
Cash balance at 31 August 2021		728		613

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), (Charities SORP (FRS 102)) and the Charities Act 2011.

West London Mission Circuit Fund meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

1.2 Basis of preparation

The financial statements include the income and expenditure of the West London Mission's housing and community services which include three continuing services, as set out in the Report of the Circuit Meeting on pages 3 and 4, for which the legal ownership rests with West London Mission Housing Association Limited (WLMHA). In respect of these services the Circuit acts as agent for WLMHA and assumes financial responsibility for any deficit incurred.

The Trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements and have considered the lasting impact of the Covid-19 pandemic and the current cost of living crisis. In particular the Trustees have taken account of pressures on donations and investment income and the possible impact on investment values and expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In respect of services directly under the Circuit's control the income, expenditure, assets and liabilities of these services have been incorporated in these financial statements on a gross basis.

In respect of services under the control of WLMHA, only the net cost of these services to the Circuit is included in these financial statements. These services are incorporated into the financial statements of WLMHA on a gross basis.

The Circuit is responsible for the management of King's Cross Methodist Chaplaincy House. This project is under the control of the Circuit and is incorporated into these financial statements.

1.3 Investment income

This comprises gross interest and distributions from CFB Funds receivable by the Trustees for Methodist Church Purposes, Manchester, who act as custodian trustees. Income tax deductions and credits are recoverable by those Trustees by virtue of the Fund's charitable status. It also includes bank deposit interest.

1.4 Expenditure

Costs of charitable activities comprises services supplied and activities undertaken which are identifiable as wholly or mainly in support of the Circuit's objectives.

Those costs shown as Governance costs relate to the management of the Circuit's assets, organisational administration

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

Accounting policies (continued)

and compliance with constitutional and statutory requirements.

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

1.5 Depreciation and amortisation

Individual items of office furniture and equipment (other than computer and telephone equipment – see below) costing less than £1,000 are charged to revenue. Depreciation/amortisation is provided on items costing more than £1,000 at rates calculated to write off their cost evenly over their expected useful lives.

The principal rates used are as follows:

Photocopiers	-	25% pa straight line
Computers & software	-	20% pa straight line
Telephones	-	25% pa reducing balance
Manse equipment	-	10-20% pa straight line

No depreciation is provided on freehold properties as the Circuit believes that both the depreciation charge for the year and the accumulated depreciation charge on these properties would be immaterial. The Circuit also ensures that the properties are kept in a good state of repair. Impairment reviews are undertaken on the properties and the Circuit believes that due to the high replacement cost and therefore value in use of the properties they should not be considered as impaired. Past experience shows that properties are disposed of at above book value.

Capital expenditure on leasehold properties is written off over the life of the lease.

1.6 Pension costs

Ordinary contributions payable are charged to the Statement of Financial Activities in the period to which they relate.

1.7 Profits/(losses) on sales of properties and investments

These are credited or charged to the capital reserve fund of the Circuit in the year in which they are realised.

1.8 Investments

Investments are included in the Balance Sheet at market value which gives rise to unrealised gains and losses which are included in the Statement of Financial Activities. Realised gains and losses arising on disposals of investments are separately identified in the Statement of Financial Activities.

1.9 Investment properties

Properties held for the purpose of generating income are considered to be investment properties; these are held at fair value. The value of the properties are regularly reviewed in order to identify any permanent impairment.

1.10 Concessionary loans

Loans made in pursuit of the Fund's charitable purposes are held within fixed assets and are stated at original cost and subsequently adjusted for any subsequent repayment or impairment.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

1 **Accounting policies** (continued)

1.11 **General funds – capital**

Capital reserve fund

This represents monies set aside for capital projects allowed by the Methodist Church Act of 1976.

Inflation reserve

The Inflation reserve was established to preserve the real earning power of the Circuit's investments.

The income allocated to this reserve represents that part of the yield from the Circuit's investments which in the light of the movement in the official Retail Prices Index during the year, it is considered necessary to set aside, in order, as nearly as may be, to make good the capital value (in real terms) otherwise lost by inflation. The reserve is to be treated for all purposes as capital within the meaning and rules of the Model Trusts of the Methodist Church and subject to the consent of the Methodist Council, but retaining separate identity in the financial statements.

With effect from 1 September 2017, distributable investment income is calculated as 3.75% of the average closing market value of investments over the preceding seven years. The difference between this figure and the nominal income (after adjusting for inflation in accordance with the preceding paragraph) is met by a transfer from the capital reserve fund.

1.12 **Designated funds**

Designated funds are amounts set aside by the Circuit out of unrestricted funds for a particular purpose or project.

The Circuit has created the following designated funds:-

Dilapidations fund

The dilapidations fund represents amounts set aside in the WLM services, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

Development fund

The Development fund was established by the Circuit to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund.

1.13 **Restricted funds**

Restricted funds are those subject to external specific conditions. Restricted funds in the year comprised:

Chinese Work

Contributions are received from the Chinese congregation at King's Cross and from other Methodist sources to support this ministry and are used to meet the costs of the presbyter and his manse and part of the costs of the Chinese-speaking lay workers.

WLM services

Grants and fees received for specific services or projects are treated as restricted income and used to cover all or part of the relevant costs.

2 **Constitution**

The terms on which the Circuit Fund assets are held are set out in the Report of the Circuit Meeting.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

The managing trusteeship of 19 Thayer Street, 16 Hinde Street and 39 Marylebone Lane London W1, is shared between the Circuit and Hinde Street Methodist Church, according to the respective parts of the building occupied by them, and the management of the property is also shared by agreement between the two bodies. The same applies to the King's Cross Methodist Chapel and Methodist Chaplaincy House, Birkenhead Street, London WC1, which is shared between the Circuit and King's Cross Methodist Church.

3 Donations and legacies

	Total 2021 £'000	Total 2020 £'000
General donations and covenants	4	7
Legacies	34	63
	38	70

4 Investment income

	Total 2021 £'000	Total 2020 £'000
This comprises dividends and interest received gross on:		
Cash on deposit	1	5
CFB UK Equity Fund units	131	178
CFB Property Fund units	30	39
CFB Corporate Bond Fund units	20	27
WLMHA Loan indexation	41	5
WLMHA Loan interest	39	41
	262	295
Allocated as follows:		
Capital reserve	41	5
Inflation reserve	17	13
Available for Circuit activities	204	277
	262	295

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

5 Investment property accounts

	2021	2020
	£'000	£'000
Rental income	143	111
Expenses	(8)	(34)
	<u>135</u>	<u>77</u>
Surplus for the year	<u>135</u>	<u>77</u>

6 Income from charitable activities

	Total 2021 £'000	Total 2020 £'000
WLM services		
Grant income of consolidated services	1,572	1,658
Charges to WLMHA for unconsolidated services	405	327
Grant from Donald Soper fund	-	47
	<u>1,977</u>	<u>2,031</u>
Local ministry		
Assessments on local churches	196	107
Chinese Presbyterian support	6	6
Student and young adult work	-	5
King's Cross Chinese-speaking lay workers grants	14	7
King's Cross Church contribution to dilapidations fund	-	-
	<u>216</u>	<u>125</u>
King's Cross Chaplaincy House	<u>111</u>	<u>118</u>
	<u>2,304</u>	<u>2,274</u>

The assessments on local churches were applied in meeting part of the cost of ministers and lay workers, part of the cost of the offices at Thayer Street, and the cost of the District assessment.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

7 Expenditure

	Hinde Street Church £'000	Kings Cross Church £'000	Community work £'000	Local Ministry Total £'000	WLM Services £'000	Chaplaincy House £'000	Governance Costs £'000	Other costs and income £'000	Total 2021 £'000	Total 2020 £'000
Ministers and manses	90	93	-	183	17	12	-	31	243	221
Kings Cross Chinese speaking lay workers	-	-	-	-	-	-	-	-	-	19
Kings Cross community interns	-	7	-	7	-	-	-	-	7	5
District assessment	24	19	-	43	-	-	-	-	43	39
Grant to London District for Covid support	-	-	-	-	-	-	-	-	-	25
Central office costs	76	-	-	76	157	25	-	78	336	293
Hinde Street community work	-	-	11	11	-	-	-	-	11	31
Chaplaincy House costs	-	-	-	-	-	111	-	-	111	122
WLM services	-	-	-	-	2,532	-	-	-	2,532	2,247
Audit and accountancy	-	-	-	-	-	-	11	-	11	18
Net deficit/(surplus) of WLMHA services	-	-	-	-	939	-	-	-	939	82
Total	190	119	11	320	3,645	148	11	109	4,233	3,102
Costs of raising funds				-	247	-	-	19	266	251
Total expenditure				(320)	(3,892)	(148)	(11)	(128)	(4,499)	(3,353)
Voluntary income				38	-	-	-		38	70
Investment income (see note 4)				59	155	37	11		262	295
Rental income (see note 5)				7	-	-	-	128	135	77
Income from charitable activities (see note 6)				216	1,977	111	-	-	2,304	2,274
Net surplus by activity				-	(1,760)	-	-	-	(1,760)	(637)

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

8 Net income/(costs) of WLM services

Services incorporated on a gross basis	Katherine Price Hughes House £'000	Highbury Counselling Centre £'000	Seymour Place £'000	Fund-raising £'000	Central costs £'000	Total £'000
Income - external	958	131	477	0	6	1,572
Expenditure - external	(937)	(140)	(250)	(247)	(1,205)	(2,779)
Net surplus/(deficit) of services controlled by Circuit	21	(9)	227	(247)	(1,199)	(1,207)

Services incorporated on a net basis

	2021 £'000	2020 £'000
St Luke's	(110)	(9)
The Haven	(821)	(146)
Ex-military Supported Housing	(48)	(45)
Housing Association central net income	40	118
Net (deficit)/surplus	(939)	(82)

9 Emoluments

9.1 Staff

	2021 £'000	2020 £'000
Staff costs (including agency costs)	1,165	1,366
National insurance	117	120
Pension contributions	111	119
	1,393	1,605

The above includes termination and redundancy payments of 2021: £48,545 (2020: £44,607).

Average number of permanent staff during the year	45	42
Full time equivalent number of permanent staff during the year	42	42

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

9 Emoluments (continued)

Details of staff working in services managed on behalf of WLMHA are disclosed separately in the financial statements of WLMHA.

One individual staff member earned more than £60,000 during this year and one earned more than £70,000.

Key management personnel comprises the Superintendent Minister, Chief Executive Officer, and the Deputy Chief Executive Officer. The total employee benefits of the key management personnel of the charity were £168,852 (2020: £156,962).

None of the Treasurers of the Fund or other trustees received any remuneration, nor reimbursement of expenses, directly from the Circuit during the year.

9a Pension costs

The Circuit makes payments to a group personal pension scheme for staff other than Presbyters and Deacons, of which the assets are held in an independently administered fund. Presbyters and Deacons are covered by the Methodist Ministers' Pension Scheme.

10 Freehold properties

	2021 £'000	2020 £'000
At 1 September 2020	2,371	2,367
Additions during the year	1,557	4
Revaluations	-	-
At 31 August 2021	3,928	2,371
Represented by (all amounts relate to charitable activities):		
	2021 £'000	2020 £'000
Circuit offices	394	394
Manses	1,452	1,452
WLM Services property	2,040	483
King's Cross	42	42
	3,928	2,371

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

11 Investment property

	Total 2021 £'000
At 1 September 2020	3,340
Revaluation	145
At 31 August 2021	3,485

The valuation of investment properties was reviewed as at 31 August 2021 by a church member who is RICS qualified.

12 Concessionary loans

£899,251 (2020: £852,076) represents the balance outstanding under a loan to West London Mission Housing Association Limited for the purchase of The Haven in 2001. The loan is repayable in instalments commencing at £20,000 per annum, both principal and repayments being index linked. Interest is payable at 4.5%. £0 (2020: £0) of this loan is included within debtors as falling due for repayment within 12 months.

£213,906 (2020: £212,842) represents an advance to West London Mission Housing Association Limited for the shortfall in funding of Burgess Park House in 2004. The Circuit has agreed not to demand repayment except to the extent of WLMHA's available cash. Interest is payable at the prevailing HSBC Bank rate.

13 Tangible & intangible fixed assets

	Fixtures and fittings £'000	Manse contents £'000	Total tangible fixed assets £'000	Intangible fixed assets £'000
Cost				
At 1 September 2020	232	50	282	62
Additions	10	-	10	-
At 31 August 2021	242	50	292	62
Depreciation/amortisation				
At 1 September 2020	149	50	199	36
Charge for the year	29	-	29	8
At 31 August 2021	178	50	228	44
Net book values				
31 August 2021	64	-	64	18
31 August 2020	83	-	83	26

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

14 Investments

	2021 £'000	2020 £'000
Market value		
At 1 September 2020	9,244	10,224
Additions	-	-
Disposals	(3,300)	(100)
Realised and unrealised losses	1,259	(880)
At 31 August 2021	7,203	9,244
The above total comprises:		
Units in CFB UK Equity Fund	5,085	6,222
Units in CFB Corporate Bond Fund	1,502	2,189
Units in CFB Property Fund	616	832
Units in CFB Mixed Managed Fund	-	1
Market value at 31 August 2021	7,203	9,244
Cost at 31 August 2020	3,993	6,393

15 Debtors

	2021 £'000	2020 £'000
Balances due from associated bodies (see note below)	647	432
Trade debtors	210	246
Other debtors	2	29
Prepayments	45	42
Accrued income	41	78
	945	827

“Associated bodies” are Hinde Street Methodist Church, King’s Cross Methodist Church, West London Mission Housing Association Limited, Donald Soper Fund and WLM services controlled by WLMHA. See note 22 for more details of related party transactions.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

16 Creditors: Amounts falling due within one year

	2021 £'000	2020 £'000
Balances due to associated bodies (see note 15 above)	509	185
Trade creditors	128	101
Other creditors	114	174
Other taxes and social security	39	46
Accruals	79	46
Deferred income	105	152
	<u>974</u>	<u>704</u>

17 General funds

	Capital reserve fund £'000	Inflation reserve £'000	Income funds £'000	Total £'000
Balance at 1 September 2020	15,011	994	132	16,137
Net surplus for the year	74	17	(1,600)	(1,510)
Unrealised gains on investment assets	1,259	-	-	1,259
Revaluation of investment properties	145	-	-	145
Transfer between funds	(1,700)	-	1,700	-
Transfer to dilapidations reserve	-	-	(92)	(92)
	<u>14,789</u>	<u>1,011</u>	<u>140</u>	<u>15,940</u>

The transfer between funds was made to cover Covid-related losses in WLM services and a shortfall in investment income

18 Designated funds

	Dilapidations fund £'000	Development fund £'000	Total £'000
Balance at 1 September 2020	658	40	698
Income	-	-	-
Expenditure	(228)	(22)	(250)
Transfer from general funds	92	-	92
	<u>522</u>	<u>18</u>	<u>540</u>

The dilapidations fund represents amounts set aside in the WLM services, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

The Development fund was established to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund. £6,000 has been committed for preliminary work on a new scheme for King's Cross; other uses of the Fund will depend on suitable opportunities but it is expected to be used within 5 years.

19 Restricted funds

	WLM services £'000	Chinese Work £'000	Total £'000
Balance at 1 September 2020	29	-	29
Restricted income in year	1,572	70	1,642
Restricted expenditure in year	(1,572)	(70)	(1,642)
Balance at 31 August 2021	29	-	29

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

20 Analysis of net assets

	General funds £'000	Designated funds £'000	Restricted funds £'000	2021 £'000	2020 £'000
Fixed assets	4,010	-	-	4,010	2,479
Investment properties	3,485	-	-	3,485	3,340
Investments	6,634	540	29	7,203	9,244
Cash	105	-	-	105	59
Cash on deposit	623	-	-	623	554
Capital Loans to WLMHA	1,113	-	-	1,113	1,065
Debtors	945	-	-	945	827
Current liabilities	(974)	-	-	(974)	(704)
	<u>15,941</u>	<u>540</u>	<u>29</u>	<u>16,509</u>	<u>16,864</u>
Unrealised gain included above					
On investment properties	3,012	-	-	3,012	2,867
On investments	3,293	-	-	3,293	2,034
	<u>6,305</u>	<u>-</u>	<u>-</u>	<u>6,305</u>	<u>4,901</u>
Reconciliation of movements in unrealised gains on investment assets					
Balance at 1 September 2020				4,901	5,926
Gain/(loss) arising on revaluations in the year				1,404	(1,025)
Balance at 31 August 2021				<u>6,305</u>	<u>4,901</u>

21 Contingent liabilities

There are no identified contingent liabilities.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

22 Related party transactions

West London Mission Housing Association (WLMHA) (including WLM services controlled by WLMHA), King's Cross Methodist Church, Hinde Street Methodist Church and the Donald Soper Fund all have trustees in common with the Circuit Meeting and are therefore considered to be related parties. None of these organisations are considered to be under common control with the Circuit Fund as a minority of the Circuit Meeting members are trustees of any of these entities, and vice versa.

During the year, the Circuit undertook the following transactions with related parties:

Details	Value of transactions during year		Amount owed to/(by) WLM Circuit Fund	
	2021 £'000	2020 £'000	2021 £'000	2020 £'000
WLMHA				
Housing Loans	48	26	1,113	1,065
Interest on Housing Loans	39	40	-	-
Indexation on Housing Loans	41	5	-	-
Administration charges	-	-	-	-
Project deficit/(surplus) grant	939	82	-	-
Creditor (dilapidations balances)	(23)	(9)	(189)	(166)
Settlement accounts	-	(44)	350	399
King's Cross Methodist Church				
Assessment	74	42	2	2
Contributions to Dilapidations Fund	-	-	-	-
Hinde Street Methodist Church				
Assessment	122	65	23	14
Donald Soper Fund				
Grant to Circuit Fund	-	47	(2)	(2)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2021

23 Comparative Statement of Financial Activities

	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2020 £'000
Income					
Donations and legacies	3	50	20	-	70
Income from investments					
Investment income	4	295	-	-	295
Rental income	5	81	(4)	-	77
Income from charitable activities					
Housing and community services	6	374	-	1,657	2,031
Local ministry	6	69	-	56	125
King's Cross Chaplaincy House	6	118	-	-	118
Total income		<u>987</u>	<u>16</u>	<u>1,713</u>	<u>2,716</u>
Expenditure					
Expenditure on raising funds					
Investment management costs		22	-	-	22
WLM fundraising		229	-	-	229
Expenditure on charitable activities					
Local ministry		249	35	56	340
Housing and community services		728	59	1,637	2,424
King's Cross Chaplaincy House		155	9	-	164
Other expenditure		174	-	-	174
Kings Cross Redevelopment Write off		-	-	-	-
Total expenditure	7	<u>1,557</u>	<u>103</u>	<u>1,693</u>	<u>3,353</u>
Net income/(expenditure) before transfers	17,1819	(570)	(87)	20	(637)
Transfers between funds		(78)	78	-	-
Net income for the year		<u>(648)</u>	<u>(9)</u>	<u>20</u>	<u>(637)</u>
Other recognised gains and losses					
Realised / unrealised (loss)/gain on investment assets	14	(880)	-	-	(880)
Revaluation of investment properties	11	(145)	-	-	(145)
Reduction in pension liability	9a	-	-	-	-
Net movements in funds		<u>(1,673)</u>	<u>(9)</u>	<u>20</u>	<u>(1,662)</u>
Fund balances at 1 September 2019	17,18 19	<u>17,810</u>	<u>707</u>	<u>9</u>	<u>18,526</u>
Fund balances at 31 August 2020	17,1819,20	<u>16,137</u>	<u>698</u>	<u>29</u>	<u>16,864</u>

Accounts

Report & Financial Statements

For the year ended 31 August 2020

West London Mission Circuit - Circuit Fund

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West London Mission Circuit - Circuit Fund

Year ended 31 August 2020

Officers and advisers

Trustees (members of the Circuit Meeting)

Peter Cornick (Chair)	Andrew Hoban	Amy Tang
Pei Ling Chay	Belinda Letby	Rebecca Warren
Lai Kuin Cheong	Nick Novak	Edna Wijeratna
Sallie Choate	Emerson Rizzi	Danny Wong
Roger Cotterrell	Christine Robson	Gerry Wong
James Cruddas	Margaret Rudland	Rayman Wong
Linda Gilson	Martin Single	Sherene Wong
John Hicks	Alethea Siow	William Wong
Mary Hicks	Cathy Slater	Jongikaya Zihle
Kong Ching Hii	Gordon Slater	

Chief Executive Officer

Roger Clark

Central office

19 Thayer Street
London
W1U 2QJ

Auditors

Moore Kingston Smith LLP
Devonshire House
60 Goswell Road
London
EC1M 7AD

Bankers

HSBC plc
90 Baker Street
London
W1U 6AX

Charity number

1133739

West London Mission Circuit - Circuit Fund

Year ended 31 August 2020

Report of the Circuit Meeting

Chair's Introduction

I am delighted to welcome you to this annual report of the West London Mission Circuit.

A Christian organisation, the West London Mission is rooted in the Methodist tradition and is part of the Methodist Church in Great Britain. It has been transforming lives, both in spiritual terms and in meeting social need, for over 130 years.

With two city centre churches, Hinde Street and King's Cross, and a student hostel, Methodist Chaplaincy House, the West London Mission worships God and invites its members to live as disciples of Jesus, guided by the Holy Spirit. This year, the COVID-19 pandemic has radically altered the way both churches worship and serve their community.

In March, both churches were in the midst of offering night shelter and day care provision for people sleeping rough. The churches, guided by the Superintendent Minister and the CEO, were swift to curtail these activities, before the wider lock-down, realising that congregant settings would accelerate the virus, particularly among vulnerable client groups. Worship immediately migrated online, and both churches have successfully grown their Sunday attendance and continued with midweek prayer and class meetings. Groups such as 'anonymous' meetings had to close, which we are aware has adversely affected many regular users. The churches have now begun to open up for groups supporting homeless people and 'anonymous' meetings, having put in place COVID-19 secure measures following thorough risk assessments. Hinde Street briefly opened for worship in the summer before the Tier 2 restrictions of the autumn, but King's Cross has not re-opened yet since March. The return of support groups is slow, and re-opening for worship is being kept constantly under review. The impact of COVID-19 on each church financially has been profound and the Circuit has subsidised much of the losses. The staff and students of Methodist Chaplaincy House have been highly motivated to maintain a safe environment, forming their own 'bubble'. To date, there have been no COVID cases in the hostel which, given the risk of such an establishment, reflects the rigorous restrictions imposed.

Through the WLM organisation, we offer professional services which empower positive change amongst people who present to our seven diverse services. Our client group is varied, with services catering for people who are homeless, suffering from addictions, who have recently been in prison, and supported accommodation for ex-military personnel. A community hub provides key worker accommodation as well as financial and digital resilience, and an affordable counselling service addresses a multitude of needs including poor mental health.

COVID-19 has profoundly affected the way each service works, with an initial emphasis on protecting the spaces from the virus by restricting access. This has developed into safely managing the inevitability of COVID cases in the services. There has been a heightened awareness of wellbeing amongst the staff and user groups as a result of the pandemic, and smarter ways of working have been developed which will remain. The Circuit has made substantial amounts of money available to WLM Services, to cover the costs associated with COVID. This might well be viewed as an unforeseen draw on resources, but in reality, it represents a significant investment in the wellbeing of both staff and service users.

In what has been an extraordinary year, I commend this report to you, and ask that you would pray for all the work which is carried out across the West London Mission, as we seek to uphold the values of the Methodist Church which combines prayer and worship with social concern and action.

West London Mission Circuit - Circuit Fund Year ended 31 August 2020

Report of the Circuit Meeting (continued)

Objectives and Activities

The West London Mission Circuit ("the Circuit") is part of the Methodist Church. It has two city-centre churches, at Hinde Street in Marylebone and at King's Cross, and two areas of mission which are priorities for the churches and the Circuit. Each of the churches engages in worship, learning and caring, service and evangelism in ways that reflect Methodist tradition and their distinctive identity, history and context.

The activities of the churches are the responsibility of their respective Church Councils, which administer their own funds, which are not accounted for in these statements. However, the Circuit is responsible for providing accommodation and paying the stipends and associated costs of the ministers stationed in the Circuit, and employing the lay workers that work in these churches.

The Circuit runs a wide range of housing and community services under the "WLM Services" label, for people affected by homelessness, poverty and trauma, employing 70 professional staff jointly with WLMHA, in seven different services across London. The Circuit also works with students and young adults, at Methodist Chaplaincy House (a student community at King's Cross) and in both churches. All this work is an expression of our historic roots and our inclusive Christian ethos.

The WLM services are managed by the Circuit either directly or as agent for the West London Mission Housing Association Ltd (WLMHA). In the case of those services managed directly by the Circuit, these accounts include all their income, expenditure, assets and liabilities. In the case of services managed on behalf of WLMHA (which is a separate legal entity), the WLMHA accounts (which are available separately) include full details of their income, expenditure, assets and liabilities. By agreement with the Circuit, the net surplus or deficit of each service, and the expenses of running WLMHA itself, are passed to the Circuit and reflected in these Financial Statements as a net sum. Details of the ongoing services are as follows.

Services managed directly by the Circuit:

WLM Seymour Place

This is situated at 134 – 136 Seymour Place, London W1. Following refurbishment the building is being developed as a community hub focusing on assisting rough sleepers into employment. The upper floors have been converted to offices for the WLM senior team.

WLM Katherine Price Hughes House

This is situated at 28 Highbury Grove, London N5, in premises leased by the Circuit from WLMHA. It is an "approved premise" under the Criminal Justice and Courts Service Act 2000 and provides housing and support services for men released from custody on licence.

WLM Highbury Counselling Centre

This was also based at 28 Highbury Grove and is in the process of relocating to newly acquired premises at 12 Woodfall Road, London N4. It provides low cost counselling to the local community.

Services managed as agent for WLMHA:

WLM The Haven

This is located at 280 Holly Park, London N4. It provides specialist residential care for men with long term alcohol dependency.

West London Mission Circuit - Circuit Fund Year ended 31 August 2020

Report of the Circuit Meeting (continued)

WLM Burgess Park House (WLM Ex-Military Supported Housing)

This is situated at 56 Camberwell Road, London SE5. It provides supported housing for ex-service people who have experienced homelessness offering support in sustaining accommodation.

WLM Cherry Tree House (WLM Ex-Military Supported Housing)

This is situated at 343 Clapham Road, London SW9. It provides follow on accommodation for residents of Burgess Park House to move on to their own flat when ready for independent living.

WLM St Luke's Centre

This property is located at 25A Wincott Street, London, SE11 4NT. It is a service focussing on digital and financial inclusion for residents in Kennington as well as a 26 bedroom residential space developed in partnership with the Pret Foundation Trust for their 'Rising Stars' programme and for key workers.

Achievements and Future Plans

The mission of the Circuit's housing and community services (operating under the WLM Services label) is to empower people affected by homelessness, poverty and trauma to make positive changes in their lives.

The financial year 2019-20 has been two contrasting periods for the Circuit and WLM Services with the time from September 2019 until March 2020 focused on the new annual plan and continued improvement, development and quality of our services, and the time from March to August 2020 responding to the global pandemic.

Prior to March 2020 we had completed the partial refurbishment of the WLM Seymour Place building and were delivering services to people sleeping rough in Westminster. We had developed a comprehensive action plan for our registered care home, WLM the Haven following a Care Quality Commission inspection in August 2019. We had begun the process of searching for a new home for WLM Highbury Counselling Centre (HCC) and had firmly established Pret House at WLM St Luke's. We had undertaken improvements to the physical environments at both WLM Burgess Park House (BPH) and WLM Cherry Tree House (CTH). WLM Katherine Price Hughes (KPH) was operating at full capacity and planning its expansion with the impending move of HCC.

Since March 2020 our focus has been to keep our spaces, people who use our services and staff safe from COVID19. This required an incredible effort by everyone in WLM. A Business Continuity Plan (BCP) was written in the first weeks of March and launched on 16th of the month. The focus was limiting access to our spaces, ensuring staff could travel safely to work and an intensive cleaning regime throughout our sites. As part of the BCP a daily communication approach was developed to ensure that the WLM Services response to the pandemic was clear and centrally led on behalf of the Circuit. Online meetings were established swiftly and management and all staff updates were given daily.

West London Mission Circuit - Circuit Fund Year ended 31 August 2020

Report of the Circuit Meeting (continued)

The challenge to manage the impact of COVID19 at WLM has been a collective effort with comprehensive support from the Circuit for the services and the churches, however we are also very grateful for the support of funders during the pandemic including:

Barnett & Sylvia Shine Charitable Trust
City Bridge Trust
Crisis
Derwent London
Edward Harvist Trust
French Huguenot Church of London Charitable Trust
Greater London Authority
Homeless Link
Howard De Walden Estate
Hyde Park Place Estates Charity
LCP Group
Ministry of Housing, Communities and Local Government
Paddington Partnership
Portman Foundation
Rayne Foundation
Ropes & Grey
Rotary Club of St. Marylebone
Royal Lancaster Hotel
Tesco Bags of Life
Vistex
Westminster City Council
Zendesk

Without their support we would not have been able to protect our spaces, people who use our services and staff. To the end of August we were able to ensure that no outbreaks of COVID19 occurred within our sites.

Despite all the challenges through the financial year 2019-20 WLM has continued to deliver support through our residential and community settings. In order to ensure momentum has not been lost due to the pandemic we have rolled out new systems including Inform, a cloud based information management system for the front line services, and iCompleat, an invoice management system. Below, we outline the different services and what they achieved in 2019-20.

WLM Services Review

WLM Highbury Counselling Centre (HCC)

HCC worked with an average of 105 people a week in 2019-20. The service moved online in March 2020 with the impact of the pandemic and the volunteer counsellors adapted brilliantly to the new way of working using Zoom to retain patients when face to face meeting no longer became possible. During 2019-20 the focus has also been on finding a new home for the service as it had outgrown the sharing arrangement with KPH. A new building in Finsbury Park was found in the summer of 2020 and a purchase was completed in autumn 2020 with the service looking to open in spring 2021 following the pandemic vaccination programme.

West London Mission Circuit - Circuit Fund Year ended 31 August 2020

Report of the Circuit Meeting (continued)

WLM Seymour Place (SP)

Following the refurbishment of WLM Seymour Place from September to December 2019, we launched a 15 bed Night Centre from the building in January 2020. The impact of COVID19 meant that communal settings presented too significant a risk. WLM took the decision in March to place those people using the Night Centre into local hotels so that they could have en-suite facilities. Through our membership of the Westminster Homeless Partnership and funding from Westminster City Council, WLM joined the 'Everyone In' initiative to support over 300 people in hotel settings. This initiative ran through the summer providing vital safe spaces for people sleeping rough in Westminster.

WLM Asset Coaches

In early 2020 we launched our partnership with May Day Trust to move the organisation towards an 'asset based' approach towards the people who use our services. Two new 'Asset Coaches' were recruited in March 2020 but due to the impact of COVID19 were not able to start with the organisation until September 2020. This new strengths-based philosophy will be the cornerstone of the WLM approach to service users, including a review of organisational structure and communication over the coming year and embedding the 'Asset Coach' offer for our residents and partners. We secured funding from MHCLG to deliver an Asset Based Winter Night Service operating from hotels until March 2021.

WLM St Luke's

WLM St Luke's continued in the first half of 2019-20 to offer a range of support in the local area for individuals needing help with financial inclusion and digital access in Lambeth. Training was delivered to 209 different individuals through a range of workshops, one-to-one and group sessions on such themes as Energy Saving, IT for Beginners, Confidence Building, Universal Credit and Budgeting. The Digibuddies programme had 468 attendees in total. A new contract with Lambeth Adult Learning was also secured to deliver online support. Key worker accommodation in St Luke's has been at almost full occupancy throughout the year and Pret House has retained 6 spaces following the impact of the pandemic on Pret a Manger and the Pret Foundation. We continue to be grateful for their partnership approach.

WLM Ex-Military Supported Housing

Our Ex-Military Supported Housing Projects at WLM Burgess Park House (BPH) in Camberwell and WLM Cherry Tree House (CTH) in Clapham had a busy year supporting people who had left the armed forces. The service offered support through its 11 spaces at BPH and 6 at CTH. The team continue to work closely in partnership with the Royal British Legion, SSAFA and STOLL to provide a package of support to ensure the transition into civilian life can be as successful as possible for those we support.

WLM Katherine Price Hughes House (KPH)

KPH at Highbury delivers an Approved Premises service for the Ministry of Justice in partnership with the National Probation Service. With 20 bedrooms for individuals coming out of prison the service recorded over 90% occupancy until March 2020. The service worked closely with the National Probation Service and the Ministry of Justice to ensure that the space was safe and free from COVID19. Very sadly our much loved life skills sessional worker, Joyce Meggie, succumbed to the virus and will be very much missed by the service and a suitable memorial will be established in 2021. With the move of HCC out of the shared building, plans are now in place to expand KPH occupancy to the ground floor and dialogue is continuing with NPS for work to be undertaken in 2021.

WLM The Haven

WLM The Haven continues to offer accommodation as a specialist care home for men with alcohol dependency. A comprehensive review of the service was undertaken in 2019-20 following the CQC visit in August 2019, with new management and new protocols in place. The impact of the pandemic meant that in order to protect the space occupancy was reduced to 20 residents and a comprehensive system of control was

West London Mission Circuit - Circuit Fund

Year ended 31 August 2020

Report of the Circuit Meeting (continued)

introduced to align with the initial lockdown in March-June 2020 as part of the BCP. Changes were also made to the physical environment with a separate medication room refurbished and individual offices created on the upper floor to enable COVID safe working within the space.

WLM Fundraising

The management of WLM Fundraising was outsourced to The Fundraising Studio in 2019-20 and a new Fundraising Administrator and Fundraising Community & Events Coordinator were recruited. The corporate fundraising engagement has also been delivered by an external consultant. The team delivered on the fundraising target for the year of over £600,000 and have recruited a new Trust & Foundations Manager for the new financial year.

WLM Communications

In order to raise the profile of WLM and reach a wider audience, a collaboration with the advertising agency AMVBBDO was developed which included the development of WLM's first strategic brand awareness campaign '**Not Who They Are**' which highlights that people affected by homelessness remain individuals - homeless is what they are, not who they are. The campaign was launched on 25th November 2019 and finished on 31st January 2020. The online and local press promotion was combined with a poster campaign targeting the Marylebone area within the Marylebone Underground Station, where it was visible to approximately 400,000 passengers. Social media and website use has increased significantly in the period with more than 1,300 website visits and around 900,000 social media views in total on all three main WLM social media accounts (Facebook, Twitter, Instagram). Following the impact of the pandemic, WLM has expanded its communication strategy to the Methodist press (Methodist Recorder newspaper and the Methodist Church's newsletters and website) and podcast to continue to raise the profile of WLM's work with people who use our services.

WLM Faith and Spirituality

The WLM Faith and Spirituality provision continued to focus during the first half of 2019-20 on offering appropriate chaplaincy and pastoral support through a regular programme of visiting and engagement with the frontline services by the Chaplain and chaplaincy volunteers. With the onset of the pandemic, this was adapted and moved online. In addition, a programme of wellbeing support for staff was initiated and delivered in partnership with the Human Resources department. This well-being approach has been invaluable to help with the psychological impact of COVID19.

Other Circuit activities

Methodist Chaplaincy House (MCH) continued to deliver a thriving student community during 2019-20 but as with all areas of the Circuit faced the challenge of the pandemic from March 2020 and formed a single household to manage the impact of lockdown.

Both Hinde Street Methodist Church and Kings Cross Church successfully moved to online worship during the pandemic and have been able to deliver limited COVID19 community focused programmes for local groups and through their food provision for people who are homeless.

Financial Review

The financial statements for the year ended 31 August 2020 show a deficit of £570,000 on general funds before transferring £78,000 to the designated funds. The balance on the general income reserve at 31 August 2020 was £132,000 (after transferring £723,000 from the capital reserve, as agreed by the Circuit Meeting, to cover Covid-related losses in WLM services, the local churches and a shortfall in investment income) which the Circuit considers to be satisfactory and in line with its reserves policy.

West London Mission Circuit - Circuit Fund

Year ended 31 August 2020

Report of the Circuit Meeting (continued)

The WLM services are funded largely by accommodation charges, grants from statutory and other bodies, and fundraising for specific projects. Details can be found within the WLM Services accounts which are available separately. The Circuit made a specific contribution of £134,000 to this work from its investment income.

Ministerial and other costs relating to the local churches are funded by an assessment on the local congregations; these were partially waived in 2020 to support the churches in view of the loss of income caused by closure during the pandemic. The Circuit received grants from the Sarawak Chinese Annual Conference and the Pret Foundation Trust in respect of our Chinese presbyter, lay workers and the Hinde Street community worker. We also receive assistance from the Methodist Church in Hong Kong for our work with the Chinese congregation. The running costs of Methodist Chaplaincy House are met fully from accommodation charges.

Structure, Governance and Management

The following financial statements are those of the Circuit Fund of the Circuit. They are made by the Circuit Meeting which is, by the Standing Orders of the Methodist Church, “the principal meeting responsible for the affairs of the Circuit”, and the members of which are also, so far as of full age, the managing trustees of all the Model Trust property of the Circuit. Throughout the year under review all members of the meeting were of full age.

A Circuit is the unit of one or more local churches (in this case two) within the Methodist Church of Great Britain in which one or more ministers and probationers are stationed. Its operations are governed by the Methodist Church Act of 1976 (including the Model Trusts forming a schedule to it), the Deed of Union referred to in that Act and the Standing Orders of the Methodist Church (“Standing Orders”). The objects of any such Circuit are to further the purposes of the Methodist Church, and as part of the Methodist Church it is a charity. Under the Charities Act 2006, the Circuit, which like other Methodist trust bodies had been exempt from registration, was required to register with the Charity Commission, and was registered with effect from 25 January 2010.

The capital money and other capital assets of the Circuit Fund, described in these financial statements, form a trust fund held in accordance with the Model Trusts of the Methodist Church (“the Model Trusts”). The assets, such as property and investments, are therefore held by the Trustees for Methodist Church Purposes (“TMCP”) as custodian trustee. The members of the Circuit Meeting, as managing trustees, exercise all the other powers of trustees, but subject to the terms of the Model Trusts and Standing Orders, which require the consent of district and connexional bodies for certain categories of transaction. The income of the fund, in addition to that arising from the capital assets, includes assessments on the local churches and grants from other Methodist bodies. The first charge on this income is the payment of ministerial stipends and the upkeep of manses.

The Circuit Meeting has appointed committees with delegated functions, including the WLM Services Committee, the Property & Finance Committee, the Human Resources Committee and the Methodist Chaplaincy House Committee. All of these bodies report regularly to the Circuit Meeting.

Managing trustees and their appointment

The Circuit Treasurers and Treasurers of the Fund under Standing Orders are the Circuit Stewards who during the period from 1 September 2019 to the date of this report were as stated below:-

William Wong
Rayman Wong
Alethea Siow
Amy Tang
Nick Novak

West London Mission Circuit - Circuit Fund

Year ended 31 August 2020

Report of the Circuit Meeting (continued)

The managing trustees of the Fund are all those members of the Circuit Meeting who are of full age. The membership of the Circuit Meeting comprises presbyters and deacons in the Circuit, representatives of the two local churches, and other persons appointed by the Meeting, all of whom must be members of the Methodist Church of Great Britain or another Methodist church. New trustees receive an induction when they join the board; trustee training is arranged for all trustees as and when required.

A full list of members of the Circuit Meeting can be obtained from the Circuit offices at 19 Thayer Street, London W1U 2QJ.

Key management personnel and basis of remuneration

Key management personnel comprises the Superintendent Minister, Chief Executive Officer, Deputy CEO, Head of Central Services and Head of Finance. The stipend of the Superintendent Minister is fixed annually by the Methodist Conference; in addition, the Circuit pays a local allowance, contributes to the Methodist Ministers' Pension Fund and provides a manse. Other staff salaries are fixed by reference to the NJC local government scale for comparable posts, and benchmarked from time to time against market comparables. The Circuit also contributes to a group personal pension scheme and provides life assurance cover.

Risk management

The trustees have identified the following as the most significant risks and uncertainties facing the Circuit as a whole (not including Covid-19 which is referred to below):

1 Personnel

The Circuit relies heavily on the knowledge and expertise of lay volunteers, particularly in the areas of finance, property and the governance of the WLM services. This risk has been managed by appointing qualified professionals to assume more of the responsibilities of management, enabling the lay members to exercise a governance role. The membership of the WLM Services Committee has been broadened to include new members from outside the Circuit, to the extent permitted by Methodist Church regulations. The trustees will continue to look carefully at succession planning, and the use of professional staff.

2 Finance

The Circuit depends on its investments and rental income to sustain its work. This risk is managed by an investment sub-committee which receives guidance from the officers of the Central Finance Board, and which sets policy and monitors investment performance. Investments are readily marketable, and a minimum of £400,000 is held in cash to meet short term cash flow requirements.

The Circuit also depends critically on fundraising income to sustain the WLM services. This risk has been managed by strengthening the capacity of the successful fundraising team.

3 Reputation

The WLM Services Committee identified adverse publicity as a reputational risk which could arise through the failure of a project, and observed that any related legal action could be damaging to the Circuit as well as costly. This risk is managed through regular reporting by senior management, and a clear framework of accountability including regular supervisions. External consultants are used where appropriate for legal, human resource and strategic advice. Safeguarding policies and practices are embedded across the Circuit, and health and safety compliance processes are in place.

The Circuit Meeting has resolved that all committees will review their risks and their management annually and report to the Circuit Stewards, by September 30 each year, for consideration at the next Circuit Meeting.

Reserves policy

The policy of the Circuit is that there should be neither a surplus nor a deficit on the Circuit Fund's income reserve, taking one year with another. Its current practice is to place all income remaining after the payment

West London Mission Circuit - Circuit Fund

Year ended 31 August 2020

Report of the Circuit Meeting (continued)

of ministerial expenses, manses, the student work and other specific projects, at the disposal of the WLM services.

The Donald Soper Fund is an independent fund whose sole objective is to support the WLM services. Any unbudgeted deficits on the services are funded by grants from the Donald Soper Fund, which are expected to be made good in later years. In the same way, any savings against budget are passed on to the Donald Soper Fund. The balance on the Circuit's income reserve (£132,000 at the balance sheet date) is maintained at the minimum level (£100,000 to £150,000) consistent with retaining the ability to absorb temporary deficits. The capital reserves of £16,005,000 represent properties in use for the purposes of the Circuit, and investments (including investment properties let for market rent) generating income upon which the Circuit depends to sustain its core activities.

Investment policy and performance against policy

The investments of the Circuit Fund are managed with the objective of maximising real, sustainable income over the long term. The funds are currently invested in a mixture of direct property investments, and equity, property and fixed income pooled funds which are all managed by the Central Finance Board of the Methodist Church, and regular guidance is received from the Board's Investment Manager. In pursuance of the above objective, part of the income of the Fund, other than from property-based and equity investments, is set aside and capitalised each year in an inflation reserve in order to preserve the real earning power of the Fund. The trustees monitor investment performance on an ongoing basis and although both income and capital values have been adversely affected by the pandemic, they are satisfied with the performance of the investment portfolio during 2020.

Grant making policy

The Circuit does not normally make grants to non-Methodist bodies.

Public Benefit

The charity's trustees have complied with the duty in the Charities Act 2011 to have due regard to Public Benefit guidance published by the Charities Commission. All trustees give their time voluntarily and receive no benefit from the charity.

Brexit

The trustees believe that the Circuit will not be affected by the UK's departure from the European Union, because all of its activities are within the UK, and any staff who are EU citizens will be able to continue working in the UK.

Coronavirus (COVID-19)

The trustees have considered the impact on the Circuit of the COVID-19 coronavirus pandemic. A Business Continuity Plan was put into effect on 16 March 2020, with the objectives of focusing resources on the most vulnerable users of WLM services, and ensuring safe working for staff. As the situation continues to develop it is not possible to quantify the ongoing financial impact, but the trustees believe the Circuit's cash and investments reserves will be sufficient to absorb the impact for at least twelve months from the date of the approval of these financial statements.

West London Mission Circuit - Circuit Fund Year ended 31 August 2020

Report of the Circuit Meeting (continued)

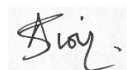
The Circuit Meeting's responsibilities

The Circuit Meeting is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Circuit as at the balance sheet date and of its income and expenditure, for the financial year. In preparing those financial statements, the Circuit Meeting is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
state whether applicable accounting standards and Statements of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Circuit will continue in operation.

The Circuit Meeting is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Circuit. It is also responsible for safeguarding the assets of the Circuit and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Circuit Meeting on 23 February 2021 and signed on its behalf by



.....)
Alethea Siow)



.....)
Gordon Slater) Members of the Circuit Meeting
.....)
Gordon Slater

West London Mission Circuit - Circuit Fund

Year ended 31 August 2020

Independent auditor's report to the members of West London Mission Circuit Fund

Opinion

We have audited the financial statements of West London Mission Circuit Fund for the year ended 31 August 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 August 2020, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs(UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based

West London Mission Circuit - Circuit Fund

Year ended 31 August 2020

on the work we have performed, we conclude that there is a material misstatement of this other information,

Independent auditor's report to the members of West London Mission Circuit Fund (continued)

we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Report of the Circuit Meeting is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

Responsibilities of trustees

As explained more fully in the Circuit Meeting's responsibilities statement set out on page 11], the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charity's internal control.

West London Mission Circuit - Circuit Fund Year ended 31 August 2020

Independent auditor's report to the members of West London Mission Circuit Fund (continued)

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.



Moore Kingston Smith LLP
Statutory auditor

Date: 9 April 2021
Devonshire House
60 Goswell Road
London
EC1M 7AD

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

West London Mission Circuit – Circuit Fund
Statement of financial activities
For the year ended 31 August 2020

	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2020 £'000	Total 2019 £'000 (Note 22)
Income						
Donations and legacies	3	50	20	-	70	24
Income from investments						
Investment income	4	295	-	-	295	411
Rental income	5	81	(4)	-	77	93
Income from charitable activities						
WLM services	6	374	-	1,657	2,031	1,792
Local ministry	6	69	-	56	125	224
King's Cross Chaplaincy House	6	118	-	-	118	129
Total income		<u>987</u>	<u>16</u>	<u>1,713</u>	<u>2,716</u>	<u>2,673</u>
Expenditure						
Expenditure on raising funds						
Investment management costs		22	-	-	22	23
WLM fundraising		229			229	211
Expenditure on charitable activities						
Local ministry		249	35	56	340	395
WLM services		728	59	1,637	2,424	1,808
King's Cross Chaplaincy House		155	9	-	164	140
Other expenditure		174	-	-	174	139
Kings Cross Redevelopment Write off		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>514</u>
Total expenditure	7	<u>1,557</u>	<u>103</u>	<u>1,693</u>	<u>3,353</u>	<u>3,230</u>
Net income/(expenditure) before transfers	17,18 19	(570)	(87)	20	(637)	(557)
Transfers between funds		(78)	78	-	-	-
Net income for the year		<u>(648)</u>	<u>(9)</u>	<u>20</u>	<u>(637)</u>	<u>(557)</u>
Other recognised gains and losses						
Realised / unrealised (loss)/gain on investment assets	14	(880)	-	-	(880)	(84)
Revaluation of investment properties	11	(145)	-	-	(145)	200
Net movements in funds		<u>(1,673)</u>	<u>(9)</u>	<u>20</u>	<u>(1,662)</u>	<u>(441)</u>
Fund balances at 1 September 2019	17,18 19	<u>17,810</u>	<u>707</u>	<u>9</u>	<u>18,526</u>	<u>18,967</u>
Fund balances at 31 August 2020	17,18 19,20	<u>16,137</u>	<u>698</u>	<u>29</u>	<u>16,864</u>	<u>18,526</u>

All the above amounts relate to continuing activities. There are no recognised gains or losses other than those included above.

West London Mission Circuit – Circuit Fund

Balance sheet as at 31 August 2020

	Notes	2020 £'000	2019 £'000
Fixed assets			
Trust properties	10	2,371	2,367
Investment properties	11	3,340	3,485
Concessionary loans to West London Mission Housing Association Limited	12	1,065	1,091
Tangible fixed assets	13	82	92
Intangible fixed assets	13	26	19
Investments	14	9,244	10,224
		16,128	17,278
Current assets			
Debtors	15	827	742
Cash at bank and in hand		59	389
Cash on deposit		554	818
		1,440	1,949
Creditors: Amounts falling due within one year	16	(704)	(701)
Net current assets		736	1,248
Creditors: Amounts falling due after more than one year		-	-
Net assets		16,864	18,526
Funds			
General funds – capital	17	16,005	17,717
– income	17	132	93
		16,137	17,810
Designated funds	18	698	707
Restricted funds	19	29	9
		16,864	18,526

Approved by the Circuit Meeting on 23 February 2021 and signed on its behalf by

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Alethea Siow

G Slater

Gordon Slater

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Members of the Circuit Meeting

West London Mission Circuit – Circuit Fund

Statement of Cash Flows for the year ended 31 August 2020

	2020 £'000	2020 £'000	2019 £'000	2019 £'000
Cash flows from operating activities				
Net (shortfall) / surplus	(1,662)		(441)	
Adjustments for:				
Depreciation	29		27	
Amortisation	8		5	
Loss on investments	880		84	
King's Cross write off	-		514	
Revaluation of investment properties	145		(200)	
Investment income	(295)		(411)	
Trade and other debtors	159		180	
Trade and other creditors	(239)		(163)	
Rental income	(77)		(93)	
Cash flows used in operating activities		(1,052)		(498)
Purchase of property plant and equipment	(4)		(62)	
Purchase of tangible and intangible fixed assets	(36)		(86)	
Repayment of concessionary loans	26		7	
Proceeds on disposal of investments	100		751	
Investment income	295		411	
Rental income	77		93	
Cash flows generated from investing activities		458		1,114
Net (decrease)/increase in cash		(594)		616
Cash balance at 1 September 2019		1,207		591
Cash balance at 31 August 2020		613		1,207

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)) and the Charities Act 2011.

West London Mission Circuit Fund meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

1.2 Basis of preparation

The financial statements include the income and expenditure of the West London Mission's housing and community services which include four continuing services, as set out in the Report of the Circuit Meeting on pages 2 and 3, for which the legal ownership rests with West London Mission Housing Association Limited (WLMHA). In respect of these services the Circuit acts as agent for WLMHA and assumes financial responsibility for any deficit incurred.

The Trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements and has considered the potential impact of the Covid-19 pandemic. In particular the Trustees have taken account of pressures on donations and investment income and the likely impact of the pandemic on investment values, as well as expenditure. The Circuit has significant investments that can be drawn on if necessary to support expenditure.. After making enquiries the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

In respect of services directly under the Circuit's control the income, expenditure, assets and liabilities of these services have been incorporated in these financial statements on a gross basis.

In respect of services under the control of WLMHA, only the net cost of these services to the Circuit is included in these financial statements. These services are incorporated into the financial statements of WLMHA on a gross basis.

In order to comply with the requirements of statutory and grant giving bodies all the WLM services, whether controlled by the Circuit or the Housing Association, draw up a non statutory operating financial statement to 31 August annually, which gives a detailed analysis of income and expenditure and which are available from the Circuit office.

The Circuit is responsible for the management of King's Cross Methodist Chaplaincy House. This project is under the control of the Circuit and is incorporated into these financial statements.

1.3 Investment income

This comprises gross interest and distributions from CFB Funds receivable by the Trustees for Methodist Church Purposes, Manchester, who act as custodian trustees. Income tax deductions and credits are recoverable by those Trustees by virtue of the Fund's charitable status. It also includes bank deposit interest.

1.4 Expenditure

Costs of charitable activities comprises services supplied and activities undertaken which are identifiable as wholly or mainly in support of the Circuit's objectives.

Those costs shown as Governance costs relate to the management of the Circuit's assets, organisational administration

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

Accounting policies (continued)

and compliance with constitutional and statutory requirements.

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

1.5 Depreciation and amortisation

Individual items of office furniture and equipment (other than computer and telephone equipment – see below) costing less than £1,000 are charged to revenue. Depreciation/amortisation is provided on items costing more than £1,000 at rates calculated to write off their cost evenly over their expected useful lives.

The principal rates used are as follows:

Photocopiers	-	25% pa straight line
Computers & software	-	20% pa straight line
Telephones	-	25% pa reducing balance
Manse equipment	-	10-20% pa straight line

No depreciation is provided on freehold properties as the Circuit believes that both the depreciation charge for the year and the accumulated depreciation charge on these properties would be immaterial. The Circuit also ensures that the properties are kept in a good state of repair. Impairment reviews are undertaken on the properties and the Circuit believes that due to the high replacement cost and therefore value in use of the properties they should not be considered as impaired. Past experience shows that properties are disposed of at above book value.

Capital expenditure on leasehold properties is written off over the life of the lease.

1.6 Pension costs

Ordinary contributions payable are charged to the Statement of Financial Activities in the period to which they relate.

1.7 Profits/(losses) on sales of properties and investments

These are credited or charged to the capital reserve fund of the Circuit in the year in which they are realised.

1.8 Investments

Investments are included in the Balance Sheet at market value which gives rise to unrealised gains and losses which are included in the Statement of Financial Activities. Realised gains and losses arising on disposals of investments are separately identified in the Statement of Financial Activities.

1.9 Investment properties

Properties held for the purpose of generating income are considered to be investment properties; these are held at fair value. The value of the properties are regularly reviewed in order to identify any permanent impairment.

1.10 Concessionary loans

Loans made in pursuit of the Fund's charitable purposes are held within fixed assets and are stated at original cost and subsequently adjusted for any subsequent repayment or impairment.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

1 Accounting policies (continued)

1.11 General funds – capital

Capital reserve fund

This represents monies set aside for capital projects allowed by the Methodist Church Act of 1976.

Inflation reserve

The Inflation reserve was established to preserve the real earning power of the Circuit's investments.

The income allocated to this reserve represents that part of the yield from the Circuit's investments which in the light of the movement in the official Retail Prices Index during the year, it is considered necessary to set aside, in order, as nearly as may be, to make good the capital value (in real terms) otherwise lost by inflation. The reserve is to be treated for all purposes as capital within the meaning and rules of the Model Trusts of the Methodist Church and subject to the consent of the Methodist Council, but retaining separate identity in the financial statements.

With effect from 1 September 2017, distributable investment income is calculated as 3.75% of the average closing market value of investments over the preceding seven years. The difference between this figure and the nominal income (after adjusting for inflation in accordance with the preceding paragraph) is met by a transfer from the capital reserve fund.

1.12 Designated funds

Designated funds are amounts set aside by the Circuit out of unrestricted funds for a particular purpose or project.

The Circuit has created the following designated funds:-

Dilapidations fund

The dilapidations fund represents amounts set aside in the WLM services, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

Development fund

The Development fund was established by the Circuit to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund.

1.13 Restricted funds

Restricted funds are those subject to external specific conditions. Restricted funds in the year comprised:

Chinese Work

Contributions are received from the Chinese congregation at King's Cross and from other Methodist sources to support this ministry, and are used to meet the costs of the presbyter and his manse and part of the costs of the Chinese-speaking lay workers.

Hinde Street community work

A grant of £5,000 was received and has been used to cover part of the cost of this post.

WLM services

Grants and fees received for specific services or projects are treated as restricted income and used to cover all or part of the relevant costs.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

2 Constitution

The terms on which the Circuit Fund assets are held are set out in the Report of the Circuit Meeting.

The managing trusteeship of 19 Thayer Street, 16 Hinde Street and 39 Marylebone Lane London W1, is shared between the Circuit and Hinde Street Methodist Church, according to the respective parts of the building occupied by them, and the management of the property is also shared by agreement between the two bodies. The same applies to the King's Cross Methodist Chapel and Methodist Chaplaincy House, Birkenhead Street, London WC1, which is shared between the Circuit and King's Cross Methodist Church.

3 Donations and legacies

	Total 2020 £'000	Total 2019 £'000
General donations and covenants	7	1
Legacies	63	23
	70	24

4 Investment income

	Total 2020 £'000	Total 2019 £'000
This comprises dividends and interest received gross on:		
Cash on deposit	5	2
CFB UK Equity Fund units	178	248
CFB Property Fund units	39	52
CFB Corporate Bond Fund units	27	44
WLMHA Loan indexation	5	23
WLMHA Loan interest	41	41
	295	411
Allocated as follows:		
Capital reserve	5	(22)
Inflation reserve	13	32
Available for Circuit activities	277	401
	295	411

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

5 Investment property accounts

	2020 £'000	2019 £'000
Rental income	111	120
Expenses	(34)	(27)
Surplus for the year	<u>77</u>	<u>93</u>

6 Income from charitable activities

	Total 2020 £'000	Total 2019 £'000
WLM services		
Grant income of consolidated services	1,658	1,626
Charges to WLMHA for unconsolidated services	327	166
Grant from Donald Soper fund	47	-
	<u>2,031</u>	<u>1,792</u>
Local ministry		
Assessments on local churches	107	204
Chinese Presbyter support	6	3
Student and young adult work	5	5
King's Cross Chinese-speaking lay workers grants	7	4
King's Cross Church contribution to dilapidations fund	-	8
	<u>125</u>	<u>223</u>
King's Cross Chaplaincy House	<u>118</u>	<u>129</u>
	<u>2,274</u>	<u>2,145</u>

The assessments on local churches were applied in meeting part of the cost of ministers and lay workers, part of the cost of the offices at Thayer Street, and the cost of the District assessment.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

7 Expenditure

	Hinde Street Church £'000	Kings Cross Church £'000	Community work £'000	Local Ministry Total £'000	WLM Services £'000	Chaplaincy House £'000	Governance Costs £'000	Other costs and income £'000	Total 2020 £'000	Total 2019 £'000
Ministers and manses	88	74	-	162	17	12	-	30	221	219
Kings Cross Chinese speaking lay workers	-	19	-	19	-	-	-	-	19	47
Kings Cross community interns	-	5	-	5	-	-	-	-	5	12
District assessment	24	15	-	39	-	-	-	-	39	34
Grant to London District for Covid support	-	-	-	-	-	-	-	25	25	-
Central office costs	84	-	-	84	78	30	-	101	293	296
Hinde Street community work	-	-	31	31	-	-	-	-	31	38
Chaplaincy House costs	-	-	-	-	-	122	-	-	122	111
WLM services	-	-	-	-	2,247	-	-	-	2,247	1,877
Audit and accountancy	-	-	-	-	-	-	18	-	18	17
Net deficit/(surplus) of WLMHA services	-	-	-	-	82	-	-	-	82	(169)
King's Cross redevelopment write off	-	-	-	-	-	-	-	-	-	514
Total	196	113	31	340	2,424	164	18	156	3,102	2,996
Costs of raising funds				-	229	-	-	22	251	234
Total expenditure				(340)	(2,653)	(164)	(18)	(178)	(3,353)	(3,230)
Voluntary income				-	-	-	-	70	70	24
Investment income (see note 4)				113	182	-	-	-	295	411
Rental income (see note 5)				-	-	-	-	77	77	93
Income from charitable activities (see note 6)				125	2,031	118	-	-	2,274	2,145
Net surplus by activity				(102)	(440)	(46)	(18)	(31)	(637)	(557)

Where possible costs have been allocated directly to activities. Where costs relate to more than one activity these costs have been allocated across activities based on use of resources by each activity.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

8 Net income/(costs) of WLM services

Services incorporated on a gross basis	Katherine Price Hughes House £'000	Highbury Counselling Centre £'000	Seymour Place £'000	Fund- raising £'000	Central costs £'000	Total £'000
Income - external	991	125	322	-	220	1,658
Expenditure - external	(828)	(120)	(277)	(229)	(1,022)	(2,476)
Net surplus/(deficit) of services controlled by Circuit	<u>163</u>	<u>5</u>	<u>45</u>	<u>(229)</u>	<u>(802)</u>	<u>(818)</u>

Services incorporated on a net basis

	2020 £'000	2019 £'000
St Luke's	(9)	(12)
The Haven	(146)	52
Ex-military Supported Housing	(45)	8
Housing Association central net income	118	121
Net (deficit)/surplus	<u>(82)</u>	<u>169</u>

9 Emoluments

9.1 Staff

	2020 £'000	2019 £'000
Staff costs (including agency costs)	1,366	1,413
National insurance	120	128
Pension contributions	119	134
	<u>1,605</u>	<u>1,675</u>

The above includes termination and redundancy payments of £44,607.

Average number of permanent staff during the year	<u>42</u>	<u>43</u>
Full time equivalent number of permanent staff during the year	<u>42</u>	<u>42</u>

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

9 Emoluments (continued)

Details of staff working in services managed on behalf of WLMHA are disclosed separately in the financial statements of WLMHA.

Two individual staff members earned more than £60,000 during this year.

Key management personnel comprises the Superintendent Minister, Chief Executive Officer, Deputy Chief Executive Officer, Head of Central Services and Head of Finance. The total employee benefits of the key management personnel of the charity were £291,687 (2019: £276,537).

None of the Treasurers of the Fund or other trustees received any remuneration, nor reimbursement of expenses, directly from the Circuit during the year.

9a Pension costs

The Circuit makes payments to a group personal pension scheme for staff other than Presbyters and Deacons, of which the assets are held in an independently administered fund. Presbyters and Deacons are covered by the Methodist Ministers' Pension Scheme.

10 Freehold properties

	2020 £'000	2019 £'000
At 1 September 2019	2,367	2,820
Additions during the year	4	61
Property write off (abortive planning application)	-	(514)
At 31 August 2020	2,371	2,367
Represented by (all amounts relate to charitable activities) :		
	2020 £'000	2019 £'000
Circuit offices	394	394
Manses	1,452	1,452
WLM Services property	483	481
King's Cross	42	40
	2,371	2,367

From 2012 to 2019 the Circuit appointed architects and other professionals to develop a scheme for the demolition and complete redevelopment of the King's Cross site. These costs amounting in total to £514,000 were capitalised as work in progress on the new building. Regrettably, planning consent for the scheme was refused in June 2019 by the London Borough of Camden, and the Circuit decided not to appeal against this decision. Consequently, these costs were written off in 2019 against the capital reserve fund.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

The Circuit is considering alternative proposals for the future of the site

11 Investment property

	Total 2020 £'000
At 1 September 2019	3,485
Revaluation	(145)
At 31 August 2020	3,340

The valuation of investment properties was reviewed as at 31 August 2020 by one of the trustees who is RICS qualified.

12 Concessionary loans

£852,076 (2019: £877,919) represents the balance outstanding under a loan to West London Mission Housing Association Limited for the purchase of The Haven in 2001. The loan is repayable in instalments commencing at £20,000 per annum, both principal and repayments being index linked. Interest is payable at 4.5%. £0 (2019: £0) of this loan is included within debtors as falling due for repayment within 12 months.

£212,842 (2019: £212,842) represents an advance to West London Mission Housing Association Limited for the shortfall in funding of Burgess Park House in 2004. The Circuit has agreed not to demand repayment except to the extent of WLMHA's available cash. Interest is payable at the prevailing HSBC Bank rate.

13 Tangible & intangible fixed assets

	Fixtures and fittings £'000	Manse contents £'000	Total tangible fixed assets £'000	Intangible fixed assets £'000
Cost				
At 1 September 2019	212	50	262	46
Additions	20	-	20	16
At 31 August 2020	232	50	282	62
Depreciation/amortisation				
At 1 September 2019	120	50	170	28
Charge for the year	29	-	29	8
At 31 August 2020	149	50	199	36

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

Net book values

31 August 2020	83	-	83	26
31 August 2019	92	-	92	19

14 Investments

	2020 £'000	2019 £'000
Market value		
At 1 September 2019	10,224	11,059
Additions	-	-
Disposals	(100)	(751)
Realised and unrealised losses	(880)	(84)
At 31 August 2020	9,244	10,224
The above total comprises:		
Units in CFB UK Equity Fund	6,222	7,182
Units in CFB Corporate Bond Fund	2,189	2163
Units in CFB Property Fund	832	878
Units in CFB Mixed Managed Fund	1	1
Market value at 31 August 2020	9,244	10,224
Cost at 31 August 2020	6,393	7,393

15 Debtors

	2020 £'000	2019 £'000
Balances due from associated bodies (see note below)	432	491
Trade debtors	246	38
Other debtors	29	25
Prepayments	42	33
Accrued income	78	155
	827	742

“Associated bodies” are Hinde Street Methodist Church, King’s Cross Methodist Church, West London Mission

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

Housing Association Limited, Donald Soper Fund and WLM services controlled by WLMHA. See note 22 for more details of related party transactions.

16 Creditors: Amounts falling due within one year

	2020 £'000	2019 £'000
Balances due to associated bodies (see note 15 above)	185	63
Trade creditors	101	90
Other creditors	220	277
Accruals	46	90
Deferred income	152	181
	<u>704</u>	<u>701</u>

17 General funds

	Capital reserve fund £'000	Inflation reserve £'000	Income funds £'000	Total £'000
Balance at 1 September 2019	16,736	981	93	17,810
Net surplus for the year	23	13	(606)	(570)
Unrealised gains on investment assets	(880)	-	-	(880)
Revaluation of investment properties	(145)	-	-	(145)
Transfer between funds	(723)	-	723	-
Transfer to dilapidations reserve	-	-	(78)	(78)
	<u>15,011</u>	<u>994</u>	<u>132</u>	<u>16,137</u>

The transfer between funds was made to cover Covid-related losses in WLM services, the local churches and a shortfall in investment income

18 Designated funds

	Dilapidations fund £'000	Development fund £'000	Total £'000
Balance at 1 September 2019	687	20	707
Income	(4)	20	16
Expenditure	(103)	-	(103)
Transfer from general funds	78	-	78
	<u>658</u>	<u>40</u>	<u>698</u>

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

The dilapidations fund represents amounts set aside in the WLM services, Methodist Chaplaincy House and the Ministers' account for the future repair of buildings.

The Development fund was established to allow for the future development of the work of the Circuit. The Circuit Meeting decided in January 2010 that legacies between £3,000 and £20,000, and the first £20,000 of larger legacies, would be credited to this fund. £10,000 has been committed for preliminary work on a new scheme for King's Cross; other uses of the Fund will depend on suitable opportunities but it is expected to be used within 5 years.

19 Restricted funds

	WLM services £'000	Chinese Work £'000	Hinde Street community work £'000	Total £'000
Balance at 1 September 2019	9	-	-	9
Restricted income in year	1,657	51	5	1,713
Restricted expenditure in year	(1,637)	(51)	(5)	(1,693)
Balance at 31 August 2020	29	-	-	29

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

20 Analysis of net assets

	General funds £'000	Designated funds £'000	Restricted funds £'000	2020 £'000	2019 £'000
Fixed assets	3,544	-	-	3,544	3,568
Investment properties	3,340	-	-	3,340	3,485
Investments	8,517	698	29	9,244	10,224
Cash	59	-	-	59	390
Cash on deposit	554	-	-	554	818
Debtors	1,065	-	-	1,065	742
Current liabilities	(942)	-	-	(942)	(701)
	<u>16,137</u>	<u>698</u>	<u>29</u>	<u>16,864</u>	<u>18,526</u>

Unrealised gain included above

On investment properties	2,867	-	-	2,867	3,012
On investments	2,034	-	-	2,034	2,830
	<u>4,901</u>	<u>-</u>	<u>-</u>	<u>4,901</u>	<u>5,842</u>

Reconciliation of movements in unrealised gains on investment assets

Balance at 1 September 2019	5,926	4,514
Gain/(loss) arising on revaluations in the year	(1,025)	1,412
Balance at 31 August 2020	<u>4,901</u>	<u>5,926</u>

21 Contingent liabilities

There are no identified contingent liabilities.

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

22 Related party transactions

West London Mission Housing Association (WLMHA) (including WLM services controlled by WLMHA), King's Cross Methodist Church, Hinde Street Methodist Church and the Donald Soper Fund all have trustees in common with the Circuit Meeting and are therefore considered to be related parties. None of these organisations are considered to be under common control with the Circuit Fund as a minority of the Circuit Meeting members are trustees of any of these entities, and vice versa.

During the year, the Circuit undertook the following transactions with related parties:

Details	Value of transactions during year		Amount owed to/(by) WLM Circuit Fund	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
WLMHA				
Housing Loans	(26)	(7)	1,065	1,091
Interest on Housing Loans	41	41	-	-
Indexation on Housing Loans	5	23	-	-
Administration charges	-	12	-	-
Project deficit/(surplus) grant	82	(169)	-	-
Creditor (dilapidations balances)	(9)	5	(166)	(157)
Settlement accounts	(€44)		399	443
King's Cross Methodist Church				
Assessment	42	76	2	5
Contributions to Dilapidations Fund	-	8	-	-
Hinde Street Methodist Church				
Assessment	65	128	14	36
Donald Soper Fund				
Grant to Circuit Fund	47	-	(2)	(10)
	<u>47</u>	<u>-</u>	<u>(2)</u>	<u>(10)</u>

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020

23 Comparative Statement of Financial Activities

	Notes	General funds £'000	Designated funds £'000	Restricted funds £'000	Total 2019 £'000
Income					
Donations and legacies	3	4	20	-	24
Income from investments					
Investment income	4	411	-	-	411
Rental income	5	93	-	-	93
Income from charitable activities					
Housing and community services	6	166	-	1,626	1,792
Local ministry	6	150	8	66	224
King's Cross Chaplaincy House	6	129	-	-	129
Total income		<u>953</u>	<u>28</u>	<u>1,692</u>	<u>2,673</u>
Expenditure					
Expenditure on raising funds					
Investment management costs		23	-	-	23
Expenditure on charitable activities					
Local ministry		296	33	66	395
Housing and community services		386	16	1,617	2,019
King's Cross Chaplaincy House		135	5	-	140
Other expenditure		139	-	-	139
Kings Cross Redevelopment Write off		514	-	-	514
Total expenditure	7	<u>1,493</u>	<u>54</u>	<u>1,683</u>	<u>3,230</u>
Net income/(expenditure) before transfers	17,18 19	(540)	(26)	9	(557)
Transfers between funds		(82)	82	-	-
Net income for the year		<u>(622)</u>	<u>56</u>	<u>9</u>	<u>(557)</u>
Other recognised gains and losses					
Realised / unrealised (loss)/gain on investment assets	14	(84)	-	-	(84)
Revaluation of investment properties	11	200	-	-	200
Reduction in pension liability	9a	-	-	-	-
Net movements in funds		<u>(506)</u>	<u>56</u>	<u>9</u>	<u>(441)</u>
Fund balances at 1 September 2018	17,18 19	<u>18,316</u>	<u>651</u>	<u>-</u>	<u>18,967</u>
Fund balances at 31 August 2019	17,18 19,20	<u>17,810</u>	<u>707</u>	<u>9</u>	<u>18,526</u>

West London Mission Circuit – Circuit Fund

Notes to the financial statements For the year ended 31 August 2020
