

Finchley Methodist Church

Circuit Number 35/35

Registered Charity Number 1133907

TRUSTEES' REPORT AND ACCOUNTS

YEAR ENDING 31ST AUGUST 2025

REGISTERED CHURCH OFFICE

Finchley Methodist Church
227 Ballards Lane
Finchley
London
N3 1NB

TRUSTEES

Rev Ben Tsumasi (Chair)
Rev Martin Wellings
Christine Luvele
David French (Treasurer)
Dorothy Moir
Barbara Heatherington
Deborah Lynch-Shyllon
Lindi Lewis
Henry Forde
Hannah Lynch Shyllon
Annu Varghese
Mary Campbell
Dr Sarada Vijeratnam
Tony Gossett
Dr Latha Thangari
Dr Rajan Vijeratnam

The above individuals served as Trustees during the reporting period or at the date the accounts were approved.

INDEPENDENT EXAMINER

David Evans
38 Galley Lane,
Arkley,
Herts. ,
EN5 4AJ.

BANKERS

HSBC pic
333 Vauxhall Bridge Road
London
SW1V 1EJ

Central Finance Board of the Methodist Church
9 Bonhill Street
London
EC2A 4PE

TRUSTEES' REPORT

The Trustees present their report and the financial statements for the year ended 31 August 2025.

These have been prepared in accordance with the Charities Act 2011.

We're incredibly grateful to each person who contributes time, energy, prayer, or finances to the life of Finchley Methodist Church. These figures are more than numbers - they represent lives touched, worship made possible, and a community sustained.

As we look forward, we'll continue to steward these resources responsibly while seeking new opportunities to grow our impact and strengthen our mission.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Finchley Methodist Church is a constituent Society of the Barnet and Queensbury Methodist Circuit, based in the London Borough of Barnet.

The activities of the Church are governed by The Constitutional Practice and Discipline of the Methodist Church which incorporates the Methodist Church Act 1976. The governing body is the Church Council, whose members are the ministers (presbyters and deacons) appointed to the Circuit by the Methodist Conference, officers and representatives elected annually by the General Church Meeting, a Circuit Steward and co-opted members.

The Superintendent Minister chairs the Church Council.

The Church Council meets a minimum of twice a year and agrees on the broad strategy and areas of activity for the Church, including consideration of grant making investment, reserves and risk management policies and performance. The more detailed management of the Church is entrusted to the Church Stewards, elected annually by the General Church Meeting, and responsible with the Minister in pastoral charge for the day-to-day life and work of the Church.

OBJECTIVES AND ACTIVITIES

The principal objective of the Church is 'the advancement of the Christian faith in accordance with the doctrinal standards and discipline of the Methodist Church' (Section 4a Methodist Church Act 1976). This is done for as many people as possible within the geographical area the Church serves. In addition, the Methodist Church Act allows for the advancement of other charitable purposes 'for the time being' of any subsidiary unit of the Methodist Church. (Sections 4b —4d Methodist Church Act 1976)

Based on the above objectives, with due consideration of the Charities Commission guidance on public benefit and, in particular, the specific guidance on the charities for the advancement of religion, the Church has the following aims:

- The provision of Christian worship, spiritual development and pastoral care both to the members of the Church and to the wider community in which it is located.
- To raise funds so as to make grants to advance the Christian Faith, or for other charitable purposes as for the time being the Church Council deems appropriate, both locally, nationally and internationally.

- To support the advancement of the Christian Faith through ecumenical liaison with other Christian groups.

The majority of the aims fall within the charitable activity 'mission and ministry' (i.e. the overall advancement of the Christian Faith) with a small amount of grant funding being for other charitable purposes.

In support of these aims The Methodist Church owns property in the form of church premises, and manses for staff accommodation. The Custodian Trustees, who hold legal title to these properties are:

The Trustees for Methodist Church Purposes
Central Buildings
Oldham Street
Manchester
M1 1JQ.

The Managing Trustees for church premises are the Church Council members of the local society.

Reserves policy

The Church Council has established a reserves policy that ensures that Finchley Methodist Church can continue to support its commitments in the event of a downturn in the Church's income and can support its more immediate obligations in the event of a delay in the receipt of committed funding. The policy also addresses the Trustees' responsibility for the maintenance of extensive premises, most of which are more than one hundred years old.

The Trustees have set a policy that reserves must not fall below six months operating costs. At 31st August 2024 the Trustees had no concerns about this.

Investment Policy

In common with other Methodist Circuits and Churches, funds not required for immediate use are deposited with the Central Finance Board of the Methodist Church 'CFB'. This produces a minimal level of return while maintaining minimal risk and a high degree of liquidity.

This is reviewed annually.

RISK MANAGEMENT

The Church Council regularly reviews and assesses the risks that affect the wellbeing of the Church and its finances. Action is taken to mitigate risks where appropriate. The main financial risks identified are as follows:

- Loss of income from property lettings
- Unexpected property repairs to churches resulting in an inability to pay circuit Assessment

The Church Council considers that the current level of reserves is sufficient to meet any unplanned expenditure in the event of the above and when planning the budget for future years,

TRUSTEES

The members of the Church Council are appointed in accordance with the Standing Orders of the Methodist Church. The trustees on page 2 are those who served during the reporting year or were serving at the date the accounts were signed.

A range of guidance produced by Methodist Connexion to support the effective running of the Church, specifically the leaflet 'The Role of a Trustee in The Methodist Church' is given to all new Church Council members as induction to their role as trustees.

The Trustees are also committed to ensuring that the Connexional Safeguarding Policy is implemented in accordance with government legislation, to provide a safe environment for young people and vulnerable adults.

STATEMENT OF TRUSTEES' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

Charity law requires the trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of Finchley Methodist Church and of the results for that period. In preparing those financial statements, the trustees are 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 have been followed, subject to any material departures disclosed and explained in the financial statements;
- ~ prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Circuit will continue to function; and
- ~ comply with the Statement of Recommended Practice on accounting and reporting by charities issued in 2015.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Church. They are also responsible for safeguarding the assets of the Church and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees confirm that they have complied with the above requirements and responsibilities.

Independent Examiners Report 2023-2024

I report to the trustees on my examination of the accounts for the year ended 31st August 2024 that are set out below.

Responsibilities and basis of opinion

As the trustees of the Charity, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 – The Act).

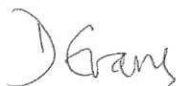
I report in respect of my examination of the Trustees accounts carried out under Section 14S of The Act and in carrying out my examination I have followed all the applicable directions given to me by the Charity Commission under section 145(3Mb) of The Act.

Independent Examiners Statement

I have completed my examination and confirm that no material matters have come to my attention in connection with the examination that give cause to believe that in any material respect of:

1. Accounting records were not kept in respect of the charity as required by Section 130 of The Act.
2. The accounts do not accord with those records.

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



David Evans

Date: 10th March 2026

Declarations and Scrutiny

I can confirm that these accruals based accounts for the year to 31st August 2025 have been prepared from the records of the church and that they include all funds under the control of the church trustees.



Signature of Treasurer.

10th March 2026

David French

Presentation to the Trustees

I confirm that the annual report and accounts for the year ended 31st August 2025 ^{will be} ~~were~~ presented to the meeting of the Trustees held on 14 June 2026



Signature of the Chair of Meeting

Date: 11/5/26

Reverend Ben Tsumasi

Overview: Financial Summary

At the end of the financial year, the Church held total funds of approximately £453k, compared with £468k in the previous year.

The reduction reflects a deficit for the year of approximately £15k, where expenditure exceeded income. While this represents a modest draw on reserves, the Church continues to maintain a strong financial position, with reserves equivalent to several years of operating expenditure.

The Trustees recognise that the Church estate is old and that these reserves may be required over time for refurbishment, repair, or modernisation of the buildings. The Trustees also recognise that the Church holds a relatively high level of reserves. However, this reflects the responsibility of maintaining an older and substantial church estate, where significant repair or refurbishment works may arise at relatively short notice.

Holding adequate reserves allows the Church to plan responsibly for future building maintenance, modernisation and unforeseen repairs, without placing sudden pressure on congregational giving or operational income. In this context, the Trustees consider the current level of reserves to be prudent and appropriate. The financial resources of the Church exist to support its mission and ministry within the local community. The Trustees therefore seek to balance careful stewardship of the Church's assets with ensuring that resources remain available to sustain worship, community engagement and the upkeep of the Church's buildings.

Income & Expenditure

The following Income and Expenditure Account summarises the Church's financial activity for the year ended 31st August 2025.

Finchley Methodist Church Income & Expenditure Account Year Ending 31st August 2025		
	Year Ending 31st August 2025	Year Ending 31st August 2024
	£	£
Donations	21,696	23,278
Interest Receivable	18,501	21,224
Lettings	33,028	36,856
Rents	54,303	55,980
Total Income	127,528	137,338
Salaries	18,097	14,891
Circuit Charge	45,000	47,120
Independent Examination	950	950
Bank Charges	868	459
Bookkeeping Fees	9,000	8,772
Repairs and Maintenance	13,254	7,048
Cleaning	7,591	6,696
Estate Agents Fees	8,514	7,711
Insurance	7,472	7,281
Business Rates	1,779	0
IT Support & Telephone	6,781	4,356
Other Expenses	5,148	4,483
Payroll Fees	150	300
Utilities	17,976	13,596
Total Expenditure	142,580	123,664
Net Income	(15,052)	13,675

Total income for the year was £128k.

Income from rents and lettings continues to provide a significant financial base for the Church. However, there has been modest reduction in ad-hoc lettings income, with the majority of bookings coming from organisations who use the facilities on a more regular basis. The Trustees will continue to monitor the viability of the current lettings model and consider whether further development of these income streams is appropriate.

Donations were slightly lower than the previous year. As in previous years, giving tends to fluctuate depending on congregation patterns and one-off contributions.

Interest receivable remains a helpful source of income following the increase in interest rates in recent years, although this will naturally vary depending on wider economic conditions.

Total expenditure during the year was £143k.

The Circuit Assessment of £45k remains the largest single item of expenditure and represents the Church's contribution to the wider work of the Barnet and Queensbury Methodist Circuit, including ministry, mission and shared activities across the Circuit.

Repairs and maintenance costs fluctuate from year to year depending on the works required to maintain the buildings. Given the age of the Church estate, Trustees recognise that expenditure in this area may vary over time.

Overall, expenditure exceeded income during the year resulting in a deficit of approximately £15k, which has been met from reserves.

Some expenditure recorded during the year relates to a wider programme to address the Church heating system. Further works were planned after the year end, including replacement of boilers serving both the Church and Essex Hall and flushing of the pipework to improve system performance. As with other building-related works, these costs are treated as maintenance expenditure when incurred rather than capitalised, which reflects the Church's established accounting approach to property maintenance.

Property Accounting

The Church does not apply depreciation to its buildings in the accounts.

This reflects common practice among many churches and charitable organisations that hold property primarily for worship, ministry and community use, rather than as depreciating commercial assets.

Instead of applying an annual depreciation charge, the Church recognises the actual cost of repairs and maintenance when works are undertaken. This approach ensures that the accounts reflect the real costs of premises upkeep.

Balance Sheet

Finchley Methodist Church		
Balance Sheet for Year Ending 31st August 2025		
	<u>Year Ending 31st</u>	<u>Year Ending 31st</u>
	<u>August 2025</u>	<u>August 2024</u>
	£	£
Current Assets		
Current Accounts	51,488	51,488
Deposit Accounts	411,094	432,792
Total Bank & Cash	462,581	484,279
Debtors	0	0
Total Current Assets	462,581	484,279
Total Assets	462,581	484,279
Current Liabilities		
Accruals	9,354	16,000
Total Liabilities	9,354	16,000
Total Net Assets	453,227	468,279
Funds Analysis		
Unrestricted Funds	451,749	465,801
Restricted - Benevolence Fund	1,478	2,478
Total Funds	453,227	468,279
Movement	(15,052)	

The Church continues to maintain strong reserves, largely held on deposit with the Central Finance Board of the Methodist Church and in bank accounts.

These funds provide financial resilience and allow the Church to meet unexpected costs, particularly those associated with the maintenance of an older estate.

Fund Breakdown

Unrestricted Funds: £451k

Restricted Benevolence Fund: £1k

The majority of funds remain unrestricted and therefore available for general Church purposes, including maintaining the premises and supporting the work of the Church and Circuit.

A small amount of funds is held in the Benevolence Fund, which is restricted for charitable support and giving.

Year-End Movement

The year resulted in a net reduction in funds of approximately £15k.

While this represents a deficit for the year, the Church remains in a financially stable position, with reserves available to support future maintenance of the buildings and to manage any fluctuations in income.

The Trustees continue to review the Church's financial position regularly through reports presented to the Church Council, ensuring that income, expenditure and reserves are monitored throughout the year.

Financial Outlook

The Trustees will continue to monitor income, expenditure and the condition of the Church estate carefully over the coming year. Particular attention will be given to maintaining sustainable levels of income from property lettings while ensuring that the Church's buildings remain properly maintained.

While income streams such as donations and ad-hoc lettings can fluctuate from year to year, the Trustees believe the Church remains in a financially stable position, supported by prudent reserves and careful financial management.

The Trustees remain satisfied that the Church continues to operate on a sound financial footing.