

TWYNHOLM BAPTIST CHURCH

England & Wales · Charity number 1146843

Details

Status Registered

Legal form Other

Registered 2012-04-11

Register [View on the Charity Commission register](#)

Contact

Address Twynholm Baptist Church
324-326 Lillie Road
London
SW6 7PP

Phone 02073868922

Email info@twynholm.org

Website www.twynholm.org

Activities

Objects: THE PRINCIPAL OBJECT OF THE CHARITY IS THE ADVANCEMENT OF THE CHRISTIAN FAITH IN ACCORDANCE WITH THE STATEMENT OF FAITH AS STATED IN SCHEDULE 1 AND THE CHURCH COVENANT AS STATED IN SCHEDULE 2. THE CHARITY MAY ALSO CARRY OUT OTHER CHARITABLE PURPOSES IN THE UNITED KINGDOM AND/OR OTHER PARTS OF THE WORLD, PROVIDED THEY ARE CONSISTENT WITH THE PRINCIPAL OBJECT.

Activities: The charity seeks to demonstrate the Christian faith in action by preaching the gospel and teaching the Bible in the area surrounding Twynholm Baptist Church.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training, Religious Activities
- **Who:** The General Public/mankind

Geography

- Hammersmith And Fulham

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£269,518	£301,003	-	-
2024-04-05	£265,196	£244,774	-	-
2023-04-05	£238,357	£282,829	-	-
2022-04-05	£228,600	£205,250	-	-
2021-04-05	£231,005	£189,262	-	-

Trustees

Name	Role	Appointed
MICHAEL PHILIP GILBART-SMITH BA	Chair	2012-04-06
David Steel Wilson		2022-08-20
JEFFERY JOEL SHEPHERD		2020-03-11
Kabila Armel Mpasi		2020-07-15

Accounts

This text does not form part of the report and financial statements. It is here to provide a statement to the trustees.

Joseph, will you sign this document, please, to indicate that you have reviewed it and to confirm that the trustees may sign it.

Signature: Joseph Boadi
Joseph Boadi (Feb 5, 2026 16:45:48 GMT)

Email: joseph.k.boadi@gmail.com

Feb 5, 2026

Twynholm Baptist Church

324-326 Lillie Road
Fulham
London SW6 7PP

Reports and Accounts

year ended 5 April 2025

Registered charity number: 1146843

Stuart Moffatt
Chartered Accountant
ie@seftonhall.org.uk

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Legal and administrative details

Address for correspondence

324-326 Lillie Road
Fulham
London SW6 7PP

Governing document

Constitution dated 28 March 2012
as amended September 2013 and February 2016

Charity registration number

1146843

Trustees

M Gilbert-Smith
S Newman
J Shepherd
A Mpasi (resigned 1 October 2025)

Custodian trustees

London Baptist Property Board

Bankers

National Westminster Bank plc
CAF Bank Ltd

Independent examiner

Stuart Moffatt
53 Crestway
London SW15 5DB

Report of the Trustees

The Trustees have pleasure in submitting the Report and Accounts for the year ended 5th April 2025.

Objects of the charity

The Trust seeks to demonstrate the Christian faith in action by preaching the gospel and teaching the Bible in the area surrounding Twynholm Baptist Church.

Government

The policy and operating decisions of the charity rest with the Trustees who meet regularly to monitor the activities of the Trust.

New Trustees are appointed by the existing Trustees, having been appointed by the members of Twynholm as elders or, in exceptional circumstances, as additional Trustees.

Our trustees for 2024-2025 remained the same throughout the year, though since the end of the financial year on 1st October 2025 Armel Mpasi has resigned to take up the position of Pastor of Bush Hill Park Community Church.

Review of Activities

Throughout the 2024-25 financial year, the church premises and resources were used predominantly for the proclamation of the gospel of Jesus Christ. This occurred primarily through two services on Sundays and other events for adults, youth and children regularly held at Twynholm. Sermons from our morning services remain available on our website.

In addition to our church services being open to the public, we organise weekly youth and children's activities and activities for the elderly and other adults that are open to the community free of charge. The number of people attending these groups has grown steadily through the year.

Within the church building are five flats of varying sizes. These are rented mainly to members of the church with priority given to those in a training role or capacity (i.e., those in theological college or employed by the church). Preference is also given to tenants from outside the congregation's members who are working for mission organisations and would be greatly blessed and encouraged with more affordable accommodation in London. After meeting running and maintenance costs, all income generated by the renting of the flats was expressly used for the same purpose as the offerings given by the church membership - for the proclamation of the gospel of Jesus Christ.

We undertook major repairs to the roof in the front section of the building, as well as refurbishing the plasterwork in "Flat One" on the second floor, refurbishing bathrooms in "Flat 2" and "Flat 3" and began repairing and repointing brickwork on the front elevation of the building.

During the year there has been a demonstration of the Christian faith in action by serving the community in which it operates in the ways as noted above.

In planning the activities, the Trustees have applied the guidance on public benefit issued by the Charity Commission.

Financial Review

For the financial year 2024/25, the church received £269,518 (2023/24: £262,217) and paid out £301,003 (2023/24: £242,531). As a result, cash on hand at the year-end decreased by £31,485 to £98,188. Due to high reserves and the need for substantial building renovations, we had budgeted a deficit of £20,584 but exceeded that due to additional building renovation costs.

Income is slightly higher than the previous year, roughly in line with inflation, and also slightly higher than the budgeted income of £260,756.

Reserves Policy

The Trustees have established a policy whereby the unrestricted cash held by the charity should be maintained at approximately £60,000, which represents about 2.5 months of unrestricted on-going expenditure. This level of reserves would help ensure that the church could continue to operate should income and/or expenditure vary unexpectedly. At the year end the church's unrestricted cash was above this at £98,188.

Since the reserves are comfortably above the minimum desired figure we have proposed another deficit of approximately £30,000 in the 2025/26 budget year entailing a further reduction in reserves as we continue refurbishment of the building. In addition, we expect lower expenditure than budgeted in 2025/26 due to one staff member going on maternity leave and returning only part-time, and another who left at the end of September 2025 some months before we were able to find his replacement (starting in March 2026). We also expect some additional rental income due to renting out accommodation not used by staff during some of that time.

Safeguarding policy

Since 2016, the trustees have had in place a safeguarding policy for children which replaced our old child protection policy. This was reviewed and updated in 2023.

Trustees' Responsibilities

Charity law requires us as Trustees to prepare financial statements for each accounting year which record the receipts and payments of the charity for the year.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable us to ensure that the financial statements comply with the Charities Act 2011.

We also have a responsibility to safeguard the assets of the charity and to take reasonable steps to prevent fraud or any other irregularities.

Approval

This report was approved by the trustees on 13 January 2026 and signed on their behalf by:

Signature: M. Gilbert-Smith
M. Gilbert-Smith (Feb 6, 2026 11:36:38 GMT)

Email: mike@twynholm.org

Feb 6, 2026

Michael Gilbert-Smith

5 February 2026

Independent examiner's report to the trustees of Twynholm Baptist Church

I report to the trustees on my examination of the accounts of Twynholm Baptist Church ('the charity') for the year ended 5 April 2025 on pages 5 to 9 following.

Responsibilities and basis of report

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 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with the accounting records.

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

Signature: Stuart Moffatt
Stuart Moffatt (Feb 6, 2026 13:02:57 GMT)

Email: stuart.moffatt@virgin.net

Feb 6, 2026

Stuart Moffatt FCA
5 February 2026

Receipts and payments account

	Notes	Unrestricted funds		Restricted funds	2025	2024
		General funds	Designated funds			
Income receipts						
Donations, legacies and grants		93,951		26,696	120,647	105,236
Gift aid receipts		14,724			14,724	12,090
Church events		2,881			2,881	2,647
Rental income		128,690		1,320	130,010	142,237
Other		811		445	1,256	2,987
		241,057	0	28,461	269,518	265,196
Capital and similar receipts						
Loan received					0	0
		0	0	0	0	0
Total receipts		241,057	0	28,461	269,518	265,196
Payments						
Payments in relation to charitable activities undertaken directly	2	248,833		27,595	276,428	220,703
Grants paid in relation to charitable activities undertaken by others	4	24,505		70	24,575	24,071
		273,338	0	27,665	301,003	244,774
Loans repaid						
		0	0	0	0	0
Total payments		273,338	0	27,665	301,003	244,774
Net of receipts/ (payments) before transfers						
		(32,281)	0	796	(31,485)	20,422
Transfers between funds		0	0	0	0	0
Net movement in funds		(32,281)	0	796	(31,485)	20,422
Cash funds as at last year end		117,845	0	11,828	129,673	109,251
Cash funds at this year end		85,564	0	12,624	98,188	129,673

The notes on pages 7-9 form part of these accounts.

Statement of assets and liabilities

	Unrestricted funds		Restricted funds	2025	2024
	General funds	Designated funds			
Cash funds					
Cash at bank with immediate access	85,564		12,624	98,188	129,673
	85,564	0	12,624	98,188	129,673
Other monetary assets					
Gift Aid due	18,573			18,573	14,724
Rent debtors	1,600			1,600	1,600
				0	
	20,173	0	0	20,173	16,324
Liabilities					
Independent Examination fees	0			0	0
Staff expenses	3,620			3,620	5,931
Pension contributions	1,481			1,481	1,081
				0	
	5,101	0	0	5,101	7,013
Assets retained for charity's own use				Value	
Manse				417,280	
Equipment & contents				343,694	
				760,974	

The Trustees have used insurance values as the trustees are unable to reliably estimate current values; insurance values may differ materially from current values.

The market value of the manse is estimated to be between £1 million and £1.4 million; this property is occupied by the church's senior leader (see note 4 in the notes to the accounts). In addition, the church occupies rent-free premises legally owned by the London Baptist Property Board. This property includes the church building and five flats with an insurance value of £4,390,400. A room in one of these flats was occupied by the assistant pastor during the 24/25 financial year (see note 4 in the notes to the accounts); the remaining flats are rented principally to other individuals or organisations involved in Christian ministry or mission.

The accounts were approved on 5 February 2026 by the Trustees and signed on their behalf by

Signature: M. Gilbert-Smith
M. Gilbert-Smith (Feb 6, 2026 11:36:38 GMT)

Email: mike@twynholm.org

Michael Gilbert-Smith Feb 6, 2026

The notes on pages 7-9 form part of these accounts.

Notes to the accounts

1 Accounting policies

The accounts have been prepared on a receipts and payments basis and comprise a statement that shows the charity's receipts and payments, a statement that summarises the charity's assets and liabilities and related notes. The accountancy profession have determined that only accounts prepared in accordance with applicable accounting standards present a 'true and fair' view and, as these receipts and payments accounts have not (and cannot) be prepared in accordance with accounting standards, these accounts do not present (and are not intended to present) a 'true and fair' view of the charity's financial activities and state of affairs.

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

2 Payments in relation to charitable activities undertaken directly

	Unrestricted funds		Restricted funds	2025	2024
	General funds	Designated funds			
Ministry	99,181		25,329	124,510	116,531
Property	136,636		1,995	138,631	87,902
Building project costs				0	0
Benevolence	5,600		271	5,871	6,726
Other costs	7,416			7,416	9,546
	248,833	0	27,595	276,428	220,704

Notes to the accounts (cont.)

3 Grants paid in relation to charitable activities undertaken by others

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2025	2024
Grants for:					
Individuals	9,180		70	9,250	5,369
Institutions	15,325			15,325	18,702
	24,505	0	70	24,575	24,071

The grants to institutions amounting to more than £1,000 in the year were

	2025	2024
Caring for Life	650	1,300
Latin America Missions Trust	8,750	8,250
Hope Church Aviemore	5,000	4,750
Fellowship of Independent Evangelical Churches	0	4,152
	14,400	18,452

4 Employees

The charity had 3 (2024: 4) full-time equivalent employees to whom the employment costs above refer.

5 Transactions with related parties

Mr Gilbert-Smith was paid a salary of £36,450 (2023: £34k) and the church paid pension contributions of £5,467 (2023: £5k) for him for serving as a church leader, not as a trustee. In addition he occupies a manse rent-free.

Mr A Mpasi was paid a salary of £24,117 (2023: £20k) and the church paid pension contributions of £2,894 (2023: £2k) for him for serving as the assistant church leader, not as a trustee. In addition Mr Mpasi occupied a room in one of the church flats rent-free.

The payments to Mr Gilbert-Smith and Mr Mpasi are permitted by the church's governing document.

Except for the reimbursement of expenses, no other amounts were paid to any trustee or to any person connected to them.

Notes to the accounts (cont.)

6 Movement on funds

	Opening Balance	Receipts	Payments	Transfers	Closing Balance
	£	£	£	£	£
Restricted funds					
Benevolence Fund	2,262	1,138	(271)	0	3,130
Lift Fund	4,500	550		0	5,050
Roof Fund				0	
New Building Project	1,264	312		0	1,576
Staff Training		25,008	(25,008)	0	
Rent deposits	3,480	1,320	(1,995)	0	2,805
Other restricted funds	321	133	(391)	0	63
Total Restricted	11,828	28,461	(27,665)	0	12,624
Unrestricted Funds					
Designated funds				0	
General Funds	117,845	241,057	(273,338)	0	85,564
Total unrestricted	117,845	241,057	(273,338)	0	85,564
Total funds	129,673	269,518	(301,003)	0	98,188

Restricted income has been received for the following purposes:

Benevolence Fund: represents monies received to support various church members or those in the community who are in need.

Lift Fund: represents monies received for the installation of a disabled lift in the church basement.

Roof Fund: represents monies received to renovate the church roof.

New Building Project: represents monies received to fund major works to church property.

Staff Training: represents monies received from the FIEC and Fulham & South Kensington YMCA for staff training costs.

Other restricted funds represents monies received for other purposes which are not expected to recur or not long term.

Accounts

This text does not form part of the report and financial statements. It is here to provide a statement to the trustees.

Joseph, will you sign this document, please, to indicate that you have reviewed it and to confirm that the trustees may sign it.

Signature: Joseph Boadi
Joseph Boadi (Jan 29, 2025 10:50 GMT)

Email: joseph.k.boadi@gmail.com

Jan 29, 2025

Twynholm Baptist Church

324-326 Lillie Road
Fulham
London SW6 7PP

Reports and Accounts

year ended 5 April 2024

Registered charity number: 1146843

Stuart Moffatt
Chartered Accountant
ie@seftonhall.org.uk

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Governing document

Constitution dated 28 March 2012
as amended September 2013 and February 2016

Charity registration number

1146843

Trustees

M Gilbert-Smith
S Newman
J Shepherd
A Mpasi

Custodian trustees

London Baptist Property Board

Bankers

National Westminster Bank plc
CAF Bank Ltd

Independent examiner

Stuart Moffatt
53 Crestway
London SW15 5DB

Report of the Trustees

The Trustees have pleasure in submitting the Report and Accounts for the year ended 5th April 2024.

Objects of the charity

The Trust seeks to demonstrate the Christian faith in action by preaching the gospel and teaching the Bible in the area surrounding Twynholm Baptist Church.

Government

The policy and operating decisions of the charity rest with the Trustees who meet regularly to monitor the activities of the Trust.

New trustees are appointed by the existing Trustees, having been appointed by the members of Twynholm as elders or additional Trustees.

Our trustees for 2023-2024 remained the same throughout the year.

Review of Activities

Throughout the 2023-24 financial year, the church premises and resources were used predominantly for the proclamation of the gospel of Jesus Christ. This occurred primarily through two services on Sundays and other events for adults, youth and children regularly held at Twynholm. Sermons from our morning services remain available on our website. We also commissioned a video for the website to give visitors to the website a clearer feel for the ethos and culture of the church before visiting. The video may be found on YouTube [here](#).

In addition to our church services being open to the public, we organise weekly youth and children's activities and activities for the elderly and other adults that are open to the community free of charge.

Within the church building are five flats of varying sizes. These are rented mainly to members of the church with priority given to those in a training role or capacity (i.e., those in theological college or employed by the church). Preference is also given to tenants from outside the congregation's members who are working for mission organisations and would be greatly blessed and encouraged with more affordable accommodation in London. After meeting running and maintenance costs, all income generated by the renting of the flats was expressly used for the same purpose as the offerings given by the church membership - for the proclamation of the gospel of Jesus Christ.

We have found a contractor to install secondary glazing in the four flats at the front of the church building this year. We are hoping that these will be installed as soon as possible and completed within the 2024-2025 budget year. We also plan to undertake major repairs to the roof in the front section of the building, as well as refurbishing the plasterwork in "Flat One" on the second floor, refurbishing bathrooms in "Flat 2" and "Flat 3" and repairing and repointing brickwork on the front elevation of the building.

During the year there has been a demonstration of the Christian faith in action by serving the community in which it operates in the ways as noted above.

In planning the activities, the Trustees have applied the guidance on public benefit issued by the Charity Commission.

Financial Review

For the financial year 2023/24, the church received £262,217 (2022/23: £238,357) and paid out £242,531 (2022/23: £282,829). As a result, cash on hand at the year-end increased by £19,685 to £136,091. Due to high reserves and the need for substantial renovations, we had budgeted a deficit of £20,584, so are well ahead of this budget. The trustees consider this is a strong basis upon which to pursue the church's objectives.

Income is higher than the previous year, roughly in line with inflation, and also higher than the budgeted figure of £224,171.

Reserves Policy

The Trustees have established a policy whereby the unrestricted cash held by the charity should be maintained at approximately £40,000, which represents about 2.5 months of unrestricted on-going expenditure. This level of reserves would help ensure that the church could continue to operate should income and/or expenditure vary unexpectedly. At the year end the church's unrestricted cash was above this at £136,091.

Since the reserves are comfortably above the minimum desired figure have proposed another deficit in the 2024/2025 budget year and reduce reserves. We were concerned about proposing another substantial budget deficit, so did not immediately replace a staff member who left in the summer of 2023. However, since our proposed budget deficit was actually turned around into a surplus, we proposed to take on a part time building manager commencing part way through the 2024-2025 budget year and have proposed another budget deficit for the 2024-2025 year of £36,790. This would still leave our unrestricted reserves of over £100,000 as some of the expenditure on the building would come out of restricted funds.

Safeguarding policy

Since 2016, the trustees have had in place a safeguarding policy for children. This was reviewed and updated in 2023.

Trustees' Responsibilities

Charity law requires us as Trustees to prepare financial statements for each accounting year which record the receipts and payments of the charity for the year.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable us to ensure that the financial statements comply with the Charities Act 2011.

We also have a responsibility to safeguard the assets of the charity and to take reasonable steps to prevent fraud or any other irregularities.

Approval

This report was approved by the trustees on xx January 2025 and signed on their behalf by:

Signature: 
Michael Philip Gilbert-Smith (Jan 30, 2025 08:44 GMT)

Email: mike@twynholm.org

Jan 30, 2025

Michael Gilbert-Smith
Michael Gilbert-Smith

xx January 2025

Independent examiner's report to the trustees of Twynholm Baptist Church

I report to the trustees on my examination of the accounts of Twynholm Baptist Church ('the charity') for the year ended 5 April 2024 on pages 5 to 9 following.

Responsibilities and basis of report

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 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with the accounting records.

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

Signature: Stuart Moffatt
Stuart Moffatt (Jan 30, 2025 10:26 GMT)

Email: stuart.moffatt@virgin.net

Stuart Moffatt FCA
xx January 2025

Jan 30, 2025

Receipts and payments account

	Notes	Unrestricted funds		Restricted funds	2024	2023
		General funds	Designated funds			
Income receipts						
Donations, legacies and grants		81,240		23,996	105,236	98,379
Gift aid receipts		12,090			12,090	17,027
Church events		2,647			2,647	620
Rental income		139,005		3,232	142,237	122,082
Other		347		2,640	2,987	249
		235,328	0	29,868	265,196	238,357
Capital and similar receipts						
Loan received					0	0
		0	0	0	0	0
Total receipts		235,328	0	29,868	265,196	238,357
Payments						
Payments in relation to charitable activities undertaken directly	2	193,506		27,197	220,703	260,898
Grants paid in relation to charitable activities undertaken by others	4	21,752		2,319	24,071	21,931
		215,258	0	29,516	244,774	282,829
Loans repaid						
		0	0	0	0	0
Total payments		215,258	0	29,516	244,774	282,829
Net of receipts/ (payments) before transfers						
		20,070	0	352	20,422	(44,472)
Transfers between funds		0	0		0	0
Net movement in funds		20,070	0	352	20,422	(44,472)
Cash funds as at last year end		97,775	0	11,476	109,251	153,723
Cash funds at this year end		117,845	0	11,828	129,673	109,251

The notes on pages 7-9 form part of these accounts.

Statement of assets and liabilities

	Unrestricted funds		Restricted funds	2024	2023
	General funds	Designated funds			
Cash funds					
Cash at bank with immediate access	117,845		11,828	129,673	153,723
	117,845	0	11,828	129,673	153,723
Other monetary assets					
Gift Aid due	14,724			14,724	12,248
Rent debtors	1,600			1,600	1,600
				0	
	16,324	0	0	16,324	13,848
Liabilities					
Independent Examination fees	0			0	100
Staff expenses	5,931			5,931	
Pension contributions	1,081			1,081	
				0	
	7,013	0	0	7,013	100
Assets retained for charity's own use				Value	
Manse				417,280	
Equipment & contents				343,694	
				760,974	

The Trustees have used insurance values as the trustees are unable to reliably estimate current values; insurance values may differ materially from current values.

The market value of the manse is estimated to be between £1 million and £1.3 million; this property is occupied by the church's senior leader (see note 4 in the notes to the accounts). In addition, the church occupies rent-free premises legally owned by the London Baptist Property Board. This property includes the church building and five flats with an insurance value of £4,390,400. A room in one of these flats was occupied by the assistant pastor during the 23/24 financial year (see note 4 in the notes to the accounts); the remaining flats are rented principally to other individuals or organisations involved in Christian ministry or mission.

The accounts were approved on xx January 2025 by the Trustees and signed on their behalf by

Signature: 
Michael Philip Gilbert-Smith (Jan 30, 2025 08:44 GMT)

Email: mike@twynholm.org

Michael Gilbert-Smith

Michael Gilbert-Smith

Jan 30, 2025

The notes on pages 7-9 form part of these accounts.

Notes to the accounts

1 Accounting policies

The accounts have been prepared on a receipts and payments basis and comprise a statement that shows the charity's receipts and payments, a statement that summarises the charity's assets and liabilities and related notes. The accountancy profession have determined that only accounts prepared in accordance with applicable accounting standards present a 'true and fair' view and, as these receipts and payments accounts have not (and cannot) be prepared in accordance with accounting standards, these accounts do not present (and are not intended to present) a 'true and fair' view of the charity's financial activities and state of affairs.

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

2 Payments in relation to charitable activities undertaken directly

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2024	2023
Employment costs (Note 4)	77,199		22,506	99,705	99,141
Property costs	83,670		4,232	87,902	65,474
Building project costs				0	58,905
Ministry Expenses	7,398			7,398	6,872
Church Events	6,654			6,654	2,594
Bank charges	306			306	316
Licenses, Subscriptions, etc	1,175			1,175	942
Phone, postage, stationery etc	3,943			3,943	4,730
Training, Conferences, First Aid, etc	5,685			5,685	12,337
Refreshments/Church hospitality/Food supplies	3,354			3,354	3,022
Church Assets - PA equipment /computer etc	1,657			1,657	3,001
Benevolence			459	459	979
Legal costs	1,442			1,442	389
Sundry Expenses	1,024			1,024	2,196
	193,506	0	27,197	220,703	260,898

Notes to the accounts (cont.)

3 Grants paid in relation to charitable activities undertaken by others

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2024	2023
Grants for:					
Individuals	3,050		2,319	5,369	5,750
Institutions	18,702			18,702	16,181
	21,752	0	2,319	24,071	21,931

The grants to institutions amounting to more than £1,000 in the year were

	2024	2023
Caring for Life	1,300	
Latin America Missions Trust	8,250	7,750
Hope Church Aviemore	4,750	5,086
Fellowship of Independent Evangelical Churches	4,152	1,845
	18,452	14,681

4 Employees

The charity had 4 (2024: 4) full-time equivalent employees to whom the employment costs above refer.

5 Transactions with related parties

Mr Gilbert-Smith was paid a salary of £36,450 (2023: £34k) and the church paid pension contributions of £5,467 (2023: £5k) for him for serving as a church leader, not as a trustee. In addition he occupies a manse rent-free.

Mr A Mpasi was paid a salary of £24,117 (2023: £20k) and the church paid pension contributions of £2,894 (2023: £2k) for him for serving as the assistant church leader, not as a trustee. In addition Mr Mpasi occupied a room in one of the church flats rent-free.

The payments to Mr Gilbert-Smith and Mr Mpasi are permitted by the church's governing document.

Except for the reimbursement of expenses, no other amounts were paid to any trustee or to any person connected to them.

Notes to the accounts (cont.)

6 Movement on funds

	Opening Balance	Receipts	Payments	Transfers	Closing Balance
	£	£	£	£	£
Restricted funds					
Benevolence Fund	1,481	1,240	(459)	0	2,262
Lift Fund	4,500			0	4,500
Roof Fund				0	
New Building Project	1,015	250		0	1,264
Staff Training		22,506	(22,506)	0	
Rent deposits	4,480	3,232	(4,232)	0	3,480
Other restricted funds		2,640	(2,319)	0	321
Total Restricted	11,476	29,867	(29,516)	0	11,828
Unrestricted Funds					
Designated funds				0	
General Funds	97,775	235,329	(215,259)	0	117,846
Total unrestricted	97,775	235,329	(215,259)	0	117,846
Total funds	109,251	265,196	(244,774)	0	129,673

Restricted income has been received for the following purposes:

Benevolence Fund: represents monies received to support various church members or those in the community who are in need.

Lift Fund: represents monies received for the installation of a disabled lift in the church basement.

Roof Fund: represents monies received to renovate the church roof.

New Building Project: represents monies received to fund major works to church property.

Staff Training: represents monies received from the FIEC and Fulham & South Kensington YMCA for staff training costs.

Other restricted funds represents monies received for other purposes which are not expected to recur or not long term.

Accounts

Twynholm Baptist Church

324-326 Lillie Road
Fulham
London SW6 7PP

Reports and Accounts

year ended 5 April 2023

Registered charity number: 1146843

Stuart Moffatt
Chartered Accountant
ie@seftonhall.org.uk

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Legal and administrative details

Address for correspondence

324-326 Lillie Road
Fulham
London SW6 7PP

Governing document

Constitution dated 28 March 2012
as amended September 2013 and February 2016

Charity registration number

1146843

Trustees

M Gilbert-Smith
S Newman
J Shepherd
A Mpasi

Custodian trustees

London Baptist Property Board

Bankers

National Westminster Bank plc
CAF Bank Ltd

Independent examiner

Stuart Moffatt
53 Crestway
London SW15 5DB

Report of the Trustees

The Trustees have pleasure in submitting the Report and Accounts for the year ended 5th April 2023.

Objects of the charity

The Trust seeks to demonstrate the Christian faith in action by preaching the gospel and teaching the Bible in the area surrounding Twynholm Baptist Church.

Government

The policy and operating decisions of the charity rest with the Trustees who meet regularly to monitor the activities of the Trust.

New trustees are appointed by the existing Trustees, having been appointed by the members of Twynholm as elders or additional Trustees.

In November 2023 Steve Newman was elected as a trustee, and David Wilson stepped down as a trustee.

Review of Activities

Throughout the 2022-23 financial year, the church premises and resources were used predominantly for the proclamation of the gospel of Jesus Christ. This occurred primarily through two services on Sundays and other events for adults, youth and children regularly held at Twynholm. In the previous year, some provision was made for online access to church services. We have taken the decision this year to cease from online access in order to prioritise gathering in person, as we believe this is important for our church family life. We have however made sermons from our morning services available on the website.

Within the church building are five flats of varying sizes. These are rented mainly to members of the church with priority given to those in a training role or capacity (i.e., those in theological college or employed by the church). Preference is also given to tenants from outside the congregation's members who are working for mission organisations and would be greatly blessed and encouraged with more affordable accommodation in London. After meeting running and maintenance costs, all income generated by the renting of the flats was expressly used for the same purpose as the offerings given by the church membership - for the proclamation of the gospel of Jesus Christ.

Substantial repairs to the building have taken place this year, including replacement of the flat roof on the main worship hall. In the following year (2023-2024) we have budgeted for ongoing works including installation of secondary glazing in the four front flats.

During the year there has been a demonstration of the Christian faith in action by serving the community in which it operates in the ways as noted above.

In planning the activities, the Trustees have applied the guidance on public benefit issued by the Charity Commission.

Financial Review

For the financial year 2022/23, the church received £238,357 (2021/22: £228,600) and paid out £282,829 (2021/22: £205,250). As a result, cash on hand at the year-end decreased by £44,472 to £109,251. Due to high reserves and the need for substantial renovations, we had budgeted a deficit of £81,023, so are well ahead of this budget. The trustees consider this is a strong basis upon which to pursue the church's objectives.

Income is slightly higher than the previous year and also higher than the budgeted figure of £227,652.

Reserves Policy

The Trustees have established a policy whereby the unrestricted cash held by the charity should be maintained at approximately £40,000, which represents about 2.5 months of unrestricted on-going expenditure. This level of reserves would help ensure that the church could continue to operate should income and/or expenditure vary unexpectedly. At the year end the church's unrestricted cash was above this at £95,275.

Since the reserves are comfortably above the minimum desired figure we have proposed another deficit in the 2023/2024 budget year to further reduce reserves. However, we are aware that we cannot continue with budget deficits indefinitely and so have proposed a reduction in staffing from 4 to three, not planning to replace one of our pastoral assistants who is planning to leave in the summer of 2023 in order to assume a smaller budget proposal for 2024/2025.

Safeguarding policy

Since 2016, the trustees have had in place a safeguarding policy for children. This was reviewed and updated in 2023.

Trustees' Responsibilities

Charity law requires us as Trustees to prepare financial statements for each accounting year which record the receipts and payments of the charity for the year.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable us to ensure that the financial statements comply with the Charities Act 2011.

We also have a responsibility to safeguard the assets of the charity and to take reasonable steps to prevent fraud or any other irregularities.

Approval

This report was approved by the trustees on 21 January 2024 and signed on their behalf by:

Michael Gilbert-Smith
Michael Gilbert-Smith

21 January 2024

Independent examiner's report to the trustees of Twynholm Baptist Church

I report to the trustees on my examination of the accounts of Twynholm Baptist Church ('the charity') for the year ended 5 April 2023 on pages 5 to 9 following.

Responsibilities and basis of report

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 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with the accounting records.

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

Stuart Moffatt FCA
21 January 2024

Receipts and payments account

	Notes	Unrestricted funds		Restricted funds	2023	2022
		General funds	Designated funds			
Income receipts						
Donations, legacies and grants		75,798		22,581	98,379	99,449
Gift aid receipts		17,027			17,027	14,640
Church events		620			620	0
Rental income		119,352		2,730	122,082	112,143
Other		249			249	2,368
		213,046	0	25,311	238,357	228,600
Capital and similar receipts						
Loan received					0	0
		0	0	0	0	0
Total receipts		213,046	0	25,311	238,357	228,600
Payments						
Payments in relation to charitable activities undertaken directly	2	220,588		40,310	260,898	172,088
Grants paid in relation to charitable activities undertaken by others	4	21,681		250	21,931	20,495
		242,269	0	40,560	282,829	192,583
Loans repaid						
					0	12,667
		0	0	0	0	12,667
Total payments		242,269	0	40,560	282,829	205,250
Net of receipts/ (payments) before transfers						
		(29,223)	0	(15,249)	(44,472)	23,350
Transfers between funds		0	0		0	0
Net movement in funds		(29,223)	0	(15,249)	(44,472)	23,350
Cash funds as at last year end		126,998	0	26,725	153,723	130,373
Cash funds at this year end		97,775	0	11,476	109,251	153,723

The notes on pages 7-9 form part of these accounts.

Statement of assets and liabilities

	Unrestricted funds		Restricted funds	2023	2022
	General funds	Designated funds			
Cash funds					
Cash at bank with immediate access	97,775		11,476	109,251	153,723
	<u>97,775</u>	<u>0</u>	<u>11,476</u>	<u>109,251</u>	<u>153,723</u>
Other monetary assets					
Gift Aid due to charity	12,248			12,248	17,027
Rent debtors	1,600			1,600	1,600
Other debtors including deposits				0	3,287
	<u>13,848</u>	<u>0</u>	<u>0</u>	<u>13,848</u>	<u>21,914</u>
Liabilities					
Independent Examination fees	100			100	100
Staff expenses				0	1,287
Pension contributions				0	0
Other creditors				0	2,072
	<u>100</u>	<u>0</u>	<u>0</u>	<u>100</u>	<u>3,459</u>
Assets retained for charity's own use				Value	
Manse				417,280	
Equipment & contents				343,694	
				<u>760,974</u>	

The Trustees have used insurance values as the trustees are unable to reliably estimate current values; insurance values may differ materially from current values.

The market value of the manse is estimated to be between £1 million and £1.3 million; this property is occupied by the church's senior leader (see note 4 in the notes to the accounts). In addition, the church occupies rent-free premises legally owned by the London Baptist Property Board. This property includes the church building and five flats with an insurance value of £4,390,400. A room in one of these flats was occupied by the assistant pastor during the 22/23 financial year (see note 4 in the notes to the accounts); the remaining flats are rented principally to other individuals or organisations involved in Christian ministry or mission.

The accounts were approved on 21 January 2024 by the Trustees and signed on their behalf by

Michael Gilbert-Smith
Michael Gilbert-Smith

The notes on pages 7-9 form part of these accounts.

Notes to the accounts

1 Accounting policies

The accounts have been prepared on a receipts and payments basis and comprise a statement that shows the charity's receipts and payments, a statement that summarises the charity's assets and liabilities and related notes. The accountancy profession have determined that only accounts prepared in accordance with applicable accounting standards present a 'true and fair' view and, as these receipts and payments accounts have not (and cannot) be prepared in accordance with accounting standards, these accounts do not present (and are not intended to present) a 'true and fair' view of the charity's financial activities and state of affairs.

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

2 Payments in relation to charitable activities undertaken directly

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2023	2022
Employment costs (Note 4)	79,137		20,004	99,141	80,765
Property costs	61,574		3,900	65,474	64,694
Building project costs	43,478		15,427	58,905	
Ministry Expenses	6,872			6,872	7,865
Church Events	2,594			2,594	707
Bank charges	316			316	199
Licenses, Subscriptions, etc	942			942	1,193
Phone, postage, stationery etc	4,730			4,730	3,313
Training, Conferences, First Aid, etc	12,337			12,337	5,309
Refreshments/Church hospitality/Food supplies	3,022			3,022	2,263
Church Assets - PA equipment /computer etc	3,001			3,001	2,643
Benevolence			979	979	
Legal costs	389			389	2,217
Sundry Expenses	2,196			2,196	920
	220,588	0	40,310	260,898	172,088

Notes to the accounts (cont.)

3 Grants paid in relation to charitable activities undertaken by others

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2023	2022
Grants for:					
Individuals	5,500		250	5,750	5,750
Institutions	16,181			16,181	14,745
	21,681	0	250	21,931	20,495

The grants to institutions amounting to more than £1,000 in the year were

	2023	2022
Latin America Missions Trust	7,750	7,000
Hope Church Aviemore	5,086	4,500
Fellowship of Independent Evangelical Churches	1,845	1,845
	14,681	13,345

4 Employees

The charity had 4 (2022: 3) full-time equivalent employees to whom the employment costs above refer.

5 Transactions with related parties

Mr Gilbert-Smith was paid a salary of £34,387 (2022: £32k) and the church paid pension contributions of £5,158 (2022: £5k) for him for serving as a church leader, not as a trustee. In addition he occupies a manse rent-free.

Mr A Mpasi was paid a salary of £20,255 (2023: £19k) and the church paid pension contributions of £2,431 (2023: £2k) for him for serving as the assistant church leader, not as a trustee. In addition Mr Mpasi occupied a room in one of the church flats rent-free.

The payments to Mr Gilbert-Smith and Mr Mpasi are permitted by the church's governing document.

Except for the reimbursement of expenses, no other amounts were paid to any trustee or to any person connected to them.

Notes to the accounts (cont.)

6 Movement on funds

	Opening Balance	Receipts	Payments	Transfers	Closing Balance
	£	£	£	£	£
Restricted funds					
Benevolence Fund	0	2,460	(979)	0	1,481
Lift Fund	4,500			0	4,500
Roof Fund	15,427		(15,427)	0	
New Building Project	898	117		0	1,015
Staff Training	0	20,004	(20,004)	0	
Rent deposits	5,650	2,730	(3,900)	0	4,480
Other restricted funds	250		(250)	0	
Total Restricted	26,725	25,311	(40,560)	0	11,476
Unrestricted Funds					
Designated funds				0	
General Funds	126,998	213,046	(242,269)	0	97,775
Total unrestricted	126,998	213,046	(242,269)	0	97,775
Total funds	153,723	238,357	(282,829)	0	109,251

Restricted income has been received for the following purposes:

- Benevolence Fund: represents monies received to support various church members or those in the community who are in need.
- Lift Fund: represents monies received for the installation of a disabled lift in the church basement.
- Roof Fund: represents monies received to renovate the church roof.
- New Building Project: represents monies received to fund major works to church property.
- Staff Training: represents monies received from the FIEC and Fulham & South Kensington YMCA for staff training costs.

Accounts

Twynholm Baptist Church

324-326 Lillie Road

Fulham

London SW6 7PP

Reports and Accounts

year ended 5 April 2022

Registered charity number: 1146843

Stuart Moffatt
Chartered Accountant
ie@seftonhall.org.uk

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Legal and administrative details

Address for correspondence

324-326 Lillie Road
Fulham
London SW6 7PP

Governing document

Constitution dated 28 March 2012
as amended September 2013 and February 2016

Charity registration number

1146843

Trustees

M Gilbert-Smith
S Newman
P Mills
J Shepherd
A Mpasi

Custodian trustees

London Baptist Property Board

Bankers

National Westminster Bank plc
CAF Bank Ltd

Independent examiner

Stuart Moffatt
53 Crestway
London SW15 5DB

Report of the Trustees

The Trustees have pleasure in submitting the Report and Accounts for the year ended 5th April 2022.

Objects of the charity

The Trust seeks to demonstrate the Christian faith in action by preaching the gospel and teaching the Bible in the area surrounding Twynholm Baptist Church.

Government

The policy and operating decisions of the charity rest with the Trustees who meet regularly to monitor the activities of the Trust.

New trustees are appointed by the existing Trustees, having been appointed by the members of Twynholm as elders or additional Trustees.

Review of Activities

Throughout the 2021-22 financial year, the church premises and resources were used predominantly for the proclamation of the gospel of Jesus Christ. This occurred primarily through two services on Sundays and other events for adults, youth and children regularly held at Twynholm or remotely.

Since restrictions on in-person gatherings have largely been lifted, the provision for online gathering has been scaled back during the year to encourage in person meeting where possible.

Within the church building are five flats of varying sizes. These are rented mainly to members of the church with priority given to those in a training role or capacity (i.e., those in theological college or employed by the church). Preference is also given to tenants from outside the congregation's members who are working for mission organisations and would be greatly blessed and encouraged with more affordable accommodation in London. After meeting running and maintenance costs, all income generated by the renting of the flats was expressly used for the same purpose as the offerings given by the church membership - for the proclamation of the gospel of Jesus Christ.

Despite on-going repairs, the building will soon need more substantial work to the roof, brickwork, and other areas in the coming years. Provision for a replacement roof has been made for the 2022/2023 budget.

Paul Mills' term as a trustee and elder concluded on 5th April 2022, and he is not intending to seek renomination as an elder or trustee in the near future. Since then, Steven Newman's term of office as a trustee and elder ended on 20th July 2022, and he has not yet sought re-election. On 20th July 2022 David Wilson was elected as a non-elder trustee. Our constitution does not allow the number of trustees in the employ of the church to exceed those not employed by the church. David will remain a trustee until either he resigns, or until the number of elders who are not in the employ of the church equals the number of elders in the employ of the church.

During the year there has been a demonstration of the Christian faith in action by serving the community in which it operates in the ways as noted above.

In planning the activities, the Trustees have applied the guidance on public benefit issued by the Charity Commission.

Financial Review

For the financial year 2021/22, the church received £228,600 (2020/21: £231,005) and paid out £205,250 (2019/20: £189,262). As a result, cash on hand at the year-end increased by £23,350 to £153,723. The trustees consider this is a strong basis upon which to pursue the church's objectives.

Income is slightly lower than the previous year, because in the previous year there was a significant bequest, but is significantly higher than the income figure we had budgeted of 183,921.

Reserves Policy

The Trustees have established a policy whereby the unrestricted cash held by the charity should be maintained at approximately £40,000, which represents about 2.5 months of unrestricted on-going expenditure. This level of reserves would help ensure that the church could continue to operate should income and/or expenditure vary unexpectedly. At the year end the church's unrestricted cash was above this at £122,665.

Since the reserves are comfortably above the minimum desired figure, the trustees have increased proposed spending, particularly on the church building, including a new roof. It is anticipated that there shall be a deficit in the 2022/2023 budget year thus reducing the reserve.

Safeguarding policy

Since 2016, the trustees have had in place a safeguarding policy for children. This was reviewed and updated in 2020 to encompass the safeguarding of vulnerable adults also.

Trustees' Responsibilities

Charity law requires us as Trustees to prepare financial statements for each accounting year which record the receipts and payments of the charity for the year.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable us to ensure that the financial statements comply with the Charities Act 2011.

We also have a responsibility to safeguard the assets of the charity and to take reasonable steps to prevent fraud or any other irregularities.

Approval

This report was approved by the trustees on 2 February 2023 and signed on their behalf by:

Michael Gilbert-Smith
Michael Gilbert-Smith

2 February 2023

Independent examiner's report to the trustees of Twynholm Baptist Church

I report to the trustees on my examination of the accounts of Twynholm Baptist Church ('the charity') for the year ended 5 April 2022 on pages 5 to 9 following.

Responsibilities and basis of report

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 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with the accounting records.

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

Stuart Moffatt FCA
2 February 2023

Receipts and payments account

	Notes	Unrestricted funds General funds	Designated funds	Restricted funds	2022	2021
Income receipts						
Donations, legacies and grants		81,440	0	18,009	99,449	113,984
Gift aid receipts		14,640	0		14,640	13,808
Church events			0		0	120
Rental income		109,543	0	2,600	112,143	101,523
Other		948	0	1,420	2,368	1,570
		206,571	0	22,029	228,600	231,005
Capital and similar receipts						
Loan received		0	0		0	0
		0	0	0	0	0
Total receipts		206,571	0	22,029	228,600	231,005
Payments						
Payments in relation to charitable activities undertaken directly	2	149,460	0	22,628	172,088	158,217
Grants paid in relation to charitable activities undertaken by others	4	20,495	0		20,495	23,045
		169,955	0	22,628	192,583	181,262
Loans repaid		12,667	0		12,667	8,000
		12,667	0	0	12,667	8,000
Total payments		182,622	0	22,628	205,250	189,262
Net of receipts/ (Payments) before transfers		23,949	0	(599)	23,350	41,743
Transfers between funds		(129)	0	129	0	
Net movement in funds		23,820	0	(470)	23,350	41,743
Cash funds as at last year end		103,178	0	27,195	130,373	88,630
Cash funds at this year end		126,998	0	26,725	153,723	130,373

The notes on pages 7-9 form part of these accounts.

Statement of assets and liabilities

	Unrestricted funds		Restricted funds	2022	2021
	General funds	Designated funds			
Cash funds					
Cash at bank with immediate access	126,998		26,725	153,723	130,373
	126,998	0	26,725	153,723	130,373
Other monetary assets					
Gift Aid due to charity	17,027			17,027	14,639
Rent debtors	1,600			1,600	1,600
Other debtors including deposits			3,287	3,287	4,708
	18,627	0	3,287	21,914	20,947
Liabilities					
Loans	0			0	12,667
Independent Examination fees	100			100	100
Staff expenses	1,287			1,287	1,287
Pension contributions	0			0	0
Other creditors	2,072			2,072	2,072
	3,459	0	0	3,459	16,126

The above loan was made by P Mills, a trustee and related party of the charity. It is unsecured, repayable in annual instalments and is repayable in full by 5 April 2022. All other liabilities fall due for settlement within one year.

Assets retained for charity's own use

	Value
Manse	417,280
Equipment & contents	343,694
	<u>760,974</u>

The Trustees have used insurance values as the trustees are unable to reliably estimate current values; insurance values may differ materially from current values.

The market value of the manse is estimated to be between £1 million and £1.3 million; this property is occupied by the church's senior leader (see note 4 in the notes to the accounts). In addition, the church occupies rent-free premises legally owned by the London Baptist Property Board. This property includes the church building and five flats with an insurance value of £4,390,400. A room in one of these flats was occupied by the assistant pastor during the 20/21 financial year (see note 4 in the notes to the accounts); the remaining flats are rented principally to other individuals or organisations involved in Christian ministry or mission.

The accounts were approved on 2 February 2023 by the Trustees and signed on their behalf by

Michael Gilbert-Smith

Michael Gilbert-Smith

The notes on pages 7-9 form part of these accounts.

Notes to the accounts

1 Accounting policies

The accounts have been prepared on a receipts and payments basis and comprise a statement that shows the charity's receipts and payments, a statement that summarises the charity's assets and liabilities and related notes. The accountancy profession have determined that only accounts prepared in accordance with applicable accounting standards present a 'true and fair' view and, as these receipts and payments accounts have not (and cannot) be prepared in accordance with accounting standards, these accounts do not present (and are not intended to present) a 'true and fair' view of the charity's financial activities and state of affairs.

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

2 Payments in relation to charitable activities undertaken directly

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2022	2021
Employment costs (Note 4)	64,363		16,402	80,765	77,042
Property costs (Note 3)	62,894		1,800	64,694	55,424
Ministry Expenses	3,439		4,426	7,865	13,123
Church Events	707			707	0
Bank charges	199			199	166
Licenses, Subscriptions, etc	1,193			1,193	928
Phone, postage, stationery etc	3,313			3,313	2,291
Training, Conferences, First Aid, etc	5,309			5,309	0
Refreshments/Church hospitality/Food supplies	2,263			2,263	712
Church Assets - PA equipment /computer etc	2,643			2,643	2,182
Legal costs	2,217			2,217	4,830
Sundry Expenses	920			920	1,519
	149,460	0	22,628	172,088	158,217

Notes to the accounts (cont.)

3 Grants paid in relation to charitable activities undertaken by others

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2022	2021
Grants for:					
Individuals	5,750			5,750	5,000
Institutions	14,745			14,745	18,045
	20,495	0	0	20,495	23,045

The grants to institutions amounting to more than £1,000 in the year were

	2022	2021
Christians Against Poverty		3,200
Latin America Missions Trust	7,000	7,000
Hope Church Aviemore	4,500	4,000
Fellowship of Independent Evangelical Churches	1,845	1,845
	13,345	16,045

4 Transactions with related parties

The charity had 3 (2021: 3) full-time equivalent employees to whom the employment costs above refer.

Mr Gilbert-Smith was paid a salary of £32k (2021: £31,847) and the church paid pension contributions of £5k (2021: £4,793) for him for serving as a church leader, not as a trustee. In addition he occupies a manse rent-free.

Mr A Mpasi was paid a salary of £19k (2021: £18,583) and the church paid pension contributions of £2k (2021: £2,230) for him for serving as the assistant church leader, not as a trustee. In addition Mr Mpasi occupied a room in one of the church flats rent-free.

The payments to Mr Gilbert-Smith and Mr Mpasi are permitted by the church's governing document.

Except for the reimbursement of expenses, no other amounts were paid to any trustee or to any person connected to them.

Notes to the accounts (cont.)

5 Movement on funds

	Opening Balance	Receipts	Payments	Transfers	Closing Balance
	£	£	£	£	£
Restricted funds					
Benevolence Fund	1,627	2,670	(4,426)	129	0
Lift Fund	4,500			0	4,500
Roof Fund	15,421	6		0	15,427
New Building Project	797	101		0	898
Staff Training	0	16,402	(16,402)	0	0
Rent deposits	4,850	2,600	(1,800)	0	5,650
Other restricted funds		250		0	250
Total Restricted	27,195	22,029	(22,628)	129	26,725
Unrestricted Funds					
Designated funds	0	0	0	0	0
General Funds	103,178	206,571	(182,622)	(129)	126,999
Total unrestricted	103,178	206,571	(182,622)	(129)	126,998
Total funds	130,373	228,600	(205,250)	0	153,723

Restricted income has been received for the following purposes:

Benevolence Fund: represents monies received to support various church members or those in the community who are in need.

Lift Fund: represents monies received for the installation of a disabled lift in the church basement.

Roof Fund: represents monies received to renovate the church roof.

New Building Project: represents monies received to fund major works to church property.

Staff Training: represents monies received from the FIEC and Fulham & South Kensington YMCA for staff training costs.

Accounts

Twynholm Baptist Church

324-326 Lillie Road
Fulham
London SW6 7PP

Reports and Accounts

year ended 5 April 2021
Registered charity number: 1146843

Stuart Moffatt
Chartered Accountant
ie@seftonhall.org.uk

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Legal and administrative details

Address for correspondence

324-326 Lillie Road
Fulham
London SW6 7PP

Governing document

Constitution dated 28 March 2012
as amended September 2013 and February 2016

Charity registration number

1146843

Trustees

M Gilbert-Smith
S Newman
P Mills
J Shepherd
A Mpasi (appointed 15 July 2020)

Custodian trustees

London Baptist Property Board

Bankers

National Westminster Bank plc
CAF Bank Ltd

Independent examiner

Stuart Moffatt
53 Crestway
London SW15 5DB

Report of the Trustees

The Trustees have pleasure in submitting the Report and Accounts for the year ended 5th April 2021.

Objects of the charity

The Trust seeks to demonstrate the Christian faith in action by preaching the gospel and teaching the Bible in the area surrounding Twynholm Baptist Church.

Government

The policy and operating decisions of the charity rest with the Trustees who meet regularly to monitor the activities of the Trust.

New trustees are appointed by the existing Trustees, having been appointed as elders by the members of Twynholm.

Review of Activities

Throughout the 2020-21 financial year, the church premises and resources were used predominantly for the proclamation of the gospel of Jesus Christ. This occurred primarily through two services on Sundays and other events regularly held at Twynholm or remotely. Restrictions on in-person gatherings during some of the year meant that regular activities were curtailed but Sunday morning in-person services resumed as soon as were permitted. Some in-person youth activities also resumed towards the end of the year. Homegroups continued throughout the year, meeting remotely or outdoors when possible.

Within the church building are five flats of varying sizes. These are rented mainly to members of the church with priority given to those in a training role or capacity (i.e. those in theological college or employed by the church). Preference is also given to tenants from outside the congregation's members who are working for mission organisations, and would be greatly blessed and encouraged with more affordable accommodation in London. After meeting running and maintenance costs, all income generated by the renting of the flats was expressly used for the same purpose as the offerings given by the church membership - for the proclamation of the gospel of Jesus Christ.

Despite on-going repairs, the building will soon need more substantial work to the roof, brickwork and other areas in the coming years. Having previously appointed architects to draw up plans to explore options but concluded that none were currently viable, the trustees commenced activities in preparation for a possible redevelopment project. These included ensuring the correct registration of title on 116 Bayonne Road ("Fairhavens") at the rear of the church building (completed in February 2020) and exploring the changes required to the church's constitution to enable a conversion to Charitable Incorporated Organisation (CIO) status (ongoing). Negotiations to lease the basement of the church to a nursery during the week are continuing.

Armel Mpasi was appointed as an elder and trustee on 15th July 2020.

During the year there has been a demonstration of the Christian faith in action by serving the community in which it operates in the ways as noted above.

In planning the activities the Trustees have applied the guidance on public benefit issued by the Charity Commission.

Financial Review

For the financial year 2020/21, the church received £231,005 (2019/20: £209,527) and paid out £189,262 (2019/20: £187,196). As a result, cash on hand at the year-end increased by £41,743 to £130,373. The trustees consider this is a strong basis upon which to pursue the church's objectives.

At the end of March 2020, the Government imposed restrictions on in-person church gatherings as well as wider society as part of its strategy to reduce the spread of SARS-CoV-2. As a result, church services and other meetings moved on-line for several months and the income of the church was reduced through a decline in giving, room rental and other discretionary sources of support. The trustees undertook regular forward-looking projections of cashflow and reserves (with contingencies) to ensure that the church remained a going concern. A revised budget was adopted in July 2020 which envisaged both lower receipts and spending and a decline of around £10,000 in cash reserves. However, through a combination of increasing giving towards the end of the financial year, reduced expenditure and the proceeds from a significant bequest, cash reserves have increased by £41,743 for the 2020/21 financial year as a whole.

Reserves Policy

The Trustees have established a policy whereby the unrestricted cash held by the charity should be maintained at approximately £40,000, which represents about 2.5 months of unrestricted on-going expenditure. This level of reserves would help ensure that the church could continue to operate should income and/or expenditure vary unexpectedly. At the year end the church's unrestricted cash was above this at £103,178. This includes the result of accepting an interest-free loan of £25,000 from a member in 2018 to help smooth out the costs of fire prevention and asbestos removal. This loan was received in August 2018 and £8,000 was repaid during 2020/21, leaving £12,667 outstanding. The Trustees anticipate that reserves will fall by £22,000 to around £102,000 by 5 April 2022, offset by a £12,667 reduction in loans owed and a £3,000 loan asset.

Safeguarding policy

Since 2016, the trustees have had in place a safeguarding policy for children. This was reviewed and updated in 2020 to encompass the safeguarding of vulnerable adults also.

Trustees' Responsibilities

Charity law requires us as Trustees to prepare financial statements for each accounting year which record the receipts and payments of the charity for the year.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable us to ensure that the financial statements comply with the Charities Act 2011.

We also have a responsibility to safeguard the assets of the charity and to take reasonable steps to prevent fraud or any other irregularities.

Approval

This report was approved by the trustees on 17 November 2021 and signed on their behalf by:

P S Mills
Paul Mills

17 November 2021

Independent examiner's report to the trustees of Twynholm Baptist Church

I report to the trustees on my examination of the accounts of Twynholm Baptist Church ('the charity') for the year ended 5 April 2021 on pages 6 to 10 following.

Responsibilities and basis of report

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 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with the accounting records.

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

Stuart Moffatt FCA
17 November 2021

Receipts and payments account

	Notes	Unrestricted funds General funds	Designated funds	Restricted funds	2021	2020
Income receipts						
Donations, legacies and grants		104,040		9,944	113,984	98,094
Gift aid receipts		13,808			13,808	13,327
Church events		120			120	4,293
Rental income		98,423		3,100	101,523	93,513
Other		690		880	1,570	300
		<u>217,081</u>	<u>0</u>	<u>13,924</u>	<u>231,005</u>	<u>209,527</u>
Capital and similar receipts						
Loan received		0	0	0	0	0
		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total receipts		<u>217,081</u>	<u>0</u>	<u>13,924</u>	<u>231,005</u>	<u>209,527</u>
Payments						
Payments in relation to charitable activities undertaken directly	2	130,239	0	27,978	158,217	157,868
Grants paid in relation to charitable activities undertaken by others	4	23,045	0	0	23,045	24,996
		<u>153,284</u>	<u>0</u>	<u>27,978</u>	<u>181,262</u>	<u>182,863</u>
Loans repaid		8,000	0	0	8,000	4,333
		<u>8,000</u>	<u>0</u>	<u>0</u>	<u>8,000</u>	<u>4,333</u>
Total payments		<u>161,284</u>	<u>0</u>	<u>27,978</u>	<u>189,262</u>	<u>187,196</u>
Net of receipts/ (Payments) before transfers		55,797	0	(14,054)	41,743	22,331
Transfers between funds		0	0	0	0	
Net movement in funds		<u>55,797</u>	<u>0</u>	<u>(14,054)</u>	<u>41,743</u>	<u>22,331</u>
Cash funds as at last year end		47,381		41,249	88,630	66,299
Cash funds at this year end		<u>103,178</u>	<u>0</u>	<u>27,195</u>	<u>130,373</u>	<u>88,630</u>

The notes on pages 7-9 form part of these accounts.

Statement of assets and liabilities

	Unrestricted funds		Restricted funds	2021	2020
	General funds	Designated funds			
Cash funds					
Cash at bank with immediate access	103,178		27,195	130,373	88,630
	<u>103,178</u>	<u>0</u>	<u>27,195</u>	<u>130,373</u>	<u>88,630</u>
Other monetary assets					
Gift Aid due to charity	14,639			14,639	14,026
Rent debtors	1,600			1,600	1,600
Other debtors including deposits	0		4,708	4,708	0
	<u>16,239</u>	<u>0</u>	<u>4,708</u>	<u>20,947</u>	<u>15,626</u>
Liabilities					
Loans	12,667			12,667	20,667
Independent Examination fees	100			100	750
Staff expenses	1,287			1,287	195
Pension contributions	0			0	2,653
Other creditors	2,072			2,072	5,259
	<u>16,126</u>	<u>0</u>	<u>0</u>	<u>16,126</u>	<u>29,524</u>

The above loan was made by P Mills, a trustee and related party of the charity. It is unsecured, repayable in annual instalments and is repayable in full by 5 April 2022. All other liabilities fall due for settlement within one year.

Assets retained for charity's own use

	Value
Manse	417,280
Equipment & contents	343,694
	<u>760,974</u>

The Trustees have used insurance values as the trustees are unable to reliably estimate current values; insurance values may differ materially from current values.

The market value of the manse is estimated to be between £1 million and £1.3 million; this property is occupied by the church's senior leader (see note 4 in the notes to the accounts). In addition, the church occupies rent-free premises legally owned by the London Baptist Property Board. This property includes the church building and five flats with an insurance value of £4,390,400. A room in one of these flats was occupied by the assistant pastor during the 20/21 financial year (see note 4 in the notes to the accounts); the remaining flats are rented principally to other individuals or organisations involved in Christian ministry or mission.

The accounts were approved on 17 November 2021 by the Trustees and signed on their behalf by

P S Mills
Paul Mills

The notes on pages 7-9 form part of these accounts.

Notes to the accounts

1 Accounting policies

The accounts have been prepared on a receipts and payments basis and comprise a statement that shows the charity's receipts and payments, a statement that summarises the charity's assets and liabilities and related notes. The accountancy profession have determined that only accounts prepared in accordance with applicable accounting standards present a 'true and fair' view and, as these receipts and payments accounts have not (and cannot) be prepared in accordance with accounting standards, these accounts do not present (and are not intended to present) a 'true and fair' view of the charity's financial activities and state of affairs.

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

2 Payments in relation to charitable activities undertaken directly

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2021	2020
Employment costs (Note 4)	58,082		18,960	77,042	71,751
Property costs (Note 3)	53,609		1,815	55,424	48,370
Ministry Expenses	5,920		7,203	13,123	7,544
Church Events	0			0	4,062
Bank charges	166			166	138
Licenses, Subscriptions, etc	928			928	663
Phone, postage, stationery etc	2,291			2,291	6,477
Training, Conferences, First Aid, etc	0			0	354
Refreshments/Church hospitality/Food supplies	712			712	3,789
Church Assets - PA equipment /computer etc	2,182			2,182	1,861
Legal costs	4,830			4,830	10,298
Sundry Expenses	1,519			1,519	2,561
	130,239	0	27,978	158,217	157,868

Notes to the accounts (cont.)

3 Grants paid in relation to charitable activities undertaken by others

	Unrestricted funds		Restricted funds		
	General funds	Designated funds		2021	2020
Grants for:					
Individuals	5,000			5,000	5,000
Institutions	18,045			18,045	19,996
	23,045	0	0	23,045	24,996

The grants to institutions amounting to more than £1,000 in the year were

	2021	2020
Christians Against Poverty	3,200	7,200
Latin America Missions Trust	7,000	7,000
Hope Church Aviemore	4,000	4,000
Fellowship of Independent Evangelical Churches	1,845	0
	16,045	18,200

4 Transactions with related parties

The charity had 3 (2020: 3) full-time equivalent employees to whom the employment costs above refer.

Mr Gilbert-Smith was paid a salary of £31,847 (2020: £31,324) and the church paid pension contributions of £4,793 (2020: £4,562) for him for serving as a church leader, not as a trustee. In addition he occupies a manse rent-free.

Mr A Mpasi was paid a salary of £18,583 (2020: £10,500) and the church paid pension contributions of £2,230 (2020: £1,260) for him for serving as the assistant church leader, not as a trustee. In addition Mr Mpasi occupied a room in one of the church flats rent-free.

The payments to Mr Gilbert-Smith and Mr Mpasi are permitted by the church's governing document.

Except for the reimbursement of expenses, no other amounts were paid to any trustee or to any person connected to them.

Notes to the accounts (cont.)

5 Movement on funds

	Opening Balance	Receipts	Payments	Transfers	Closing Balance
	£	£	£	£	£
Restricted funds					
Benevolence Fund	7,100	1,730	(7,203)		1,627
Lift Fund	4,500				4,500
Roof Fund	15,394	27			15,421
New Building Project	690	107			797
Staff Training	10,000	8,960	(18,960)		0
Rent deposits	3,550	3,100	(1,800)		4,850
Other restricted funds	15		(15)		0
Total Restricted	41,249	13,924	(27,978)	0	27,195
Unrestricted Funds					
Designated funds	0	0	0	0	0
General Funds	47,381	217,081	(161,284)	0	103,178
Total unrestricted	47,381	217,081	(161,284)	0	103,178
Total funds	88,630	231,005	(189,262)	0	130,373

Restricted income has been received for the following purposes:

- Benevolence Fund: represents monies received to support various church members or those in the community who are in need.
- Lift Fund: represents monies received for the installation of a disabled lift in the church basement.
- Roof Fund: represents monies received to renovate the church roof.
- New Building Project: represents monies received to fund major works to church property.
- Staff Training: represents monies received from the FIEC and Fulham & South Kensington YMCA for staff training costs.