

## **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](mailto:ie@seftonhall.org.uk)

<b>CONTENTS</b>	<b>PAGE</b>
Legal and administrative details	1
Report of the Trustees	2
Independent examiner's report	4
Receipts and payments account	5
Statement of assets and liabilities	6
Notes to the accounts	7

## **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.

Armél 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		Restricted funds	2021	2020
		General funds	Designated funds			
<b>Income receipts</b>						
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
		217,081	0	13,924	231,005	209,527
<b>Capital and similar receipts</b>						
Loan received		0	0	0	0	0
		0	0	0	0	0
<b>Total receipts</b>		217,081	0	13,924	231,005	209,527
<b>Payments</b>						
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
		153,284	0	27,978	181,262	182,863
Loans repaid		8,000	0	0	8,000	4,333
		8,000	0	0	8,000	4,333
<b>Total payments</b>		161,284	0	27,978	189,262	187,196
Net of receipts/ (Payments) before transfers		55,797	0	(14,054)	41,743	22,331
Transfers between funds		0	0	0	0	
<b>Net movement in funds</b>		55,797	0	(14,054)	41,743	22,331
Cash funds as at last year end		47,381		41,249	88,630	66,299
<b>Cash funds at this year end</b>		103,178	0	27,195	130,373	88,630

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			
<b>Cash funds</b>					
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>
<b>Other monetary assets</b>					
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>
<b>Liabilities</b>					
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
	<b>130,239</b>	<b>0</b>	<b>27,978</b>	<b>158,217</b>	<b>157,868</b>

## 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
	<b>23,045</b>	<b>0</b>	<b>0</b>	<b>23,045</b>	<b>24,996</b>

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
	<b>16,045</b>	<b>18,200</b>

### 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
	£	£	£	£	£
<b>Restricted funds</b>					
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
<b>Total Restricted</b>	<b>41,249</b>	<b>13,924</b>	<b>(27,978)</b>	<b>0</b>	<b>27,195</b>
<b>Unrestricted Funds</b>					
Designated funds	0	0	0	0	0
General Funds	47,381	217,081	(161,284)	0	103,178
<b>Total unrestricted</b>	<b>47,381</b>	<b>217,081</b>	<b>(161,284)</b>	<b>0</b>	<b>103,178</b>
<b>Total funds</b>	<b>88,630</b>	<b>231,005</b>	<b>(189,262)</b>	<b>0</b>	<b>130,373</b>

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.