

TRUST PROPERTY HELD IN CONNECTION WITH THE LONDON SPIRITUAL MISSION

England & Wales · Charity number 1152206

Details

Status Registered

Legal form Trust

Registered 2013-05-29

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

Contact

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Pembroke Place
London
W2 4XB

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Activities

Objects: RELIGIOUS PURPOSES IN CONNECTION WITH THE LONDON SPIRITUAL MISSION (WHICH IS A RELIGIOUS BODY HOLDING THE TENETS OF SPIRITUALISM)

Activities: Property owned by the Trust is let by the Trust to raise funds. The Trust maintains the land and buildings comprising the property. The Trust allows the occupation and use of parts of the Trust property by The London Spiritual Mission for the pursuit of its spiritualist purposes. The Trust provides income to The London Spiritual Mission for the pursuit of its spiritualist purposes.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Religious Activities
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Kensington And Chelsea

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£27,167	£27,550	-	-
2023-12-31	£23,901	£25,406	-	-
2022-12-31	£10,675	£9,431	-	-
2021-12-31	£12,000	£21,224	-	-
2020-12-31	£25,330	£151,570	-	-
2019-12-31	£68,928	£110,206	-	-
2018-12-31	£97,858	£106,148	-	-
2017-12-31	£71,864	£66,993	-	-

Trustees

Name	Role	Appointed
CORIN BENEDICT JOHNSON		2013-05-03
George Carter-Stephenson K.C.		2025-04-19
Robert Brown		2025-10-21
Sarah Robertson		2025-10-21

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name

Trust property held in connection with the London Spiritual

No (if any)

1152206

Receipts and payments accounts

CC16a

For the period
from

Period start date
1.1.2024

To

Period end date
31.12.2024

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Rental Paula Bader Rent	4,281	-	-	4,281	11,700
LSM Funding	7,294	-	-	7,294	12,046
Funding from LSM Ltd	15,435	-	-	15,435	-
Interest from COIF account	157	-	-	157	155
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	27,167	-	-	27,167	23,901
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	27,167	-	-	27,167	23,901
A3 Payments					
Energy suppliers	11,517	-	-	11,517	9,857
Water suppliers	921	-	-	921	958
Fire Safety	3,378	-	-	3,378	2,406
Council Tax	7,106	-	-	7,106	6,766
Insurances	4,453	-	-	4,453	3,198
repairs	175	-	-	175	2,221
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	27,550	-	-	27,550	25,406
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	27,550	-	-	27,550	25,406
Net of receipts/(payments)	- 383	-	-	- 383	- 1,505
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	1,226	-	-	1,226	2,731
Cash funds this year end	843	-	-	843	1,226

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Natwest account	343	-	-
	COIF	500	-	-
		-	-	-
	Total cash funds	843	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details			
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Church premises and an associated flat situated at 13 Pembridge Place London W2		-	-
	3 flats situated at 13A Pembridge Place W2		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the Receipts & Payment accounting system utilising the Charity Commission spreadsheets CC16A.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charitable trust was registered based upon a Trust Deed dated 26th February 1945 declared by Sydney Kingston Smith and Ernest William Beard with the following summarised objectives:

- To support the religious purposes of The London Spiritual Mission (an unincorporated association holding the tenets of spiritualism)
- The repair, rebuilding or improvement of the trust property

The trust does not have any employees and the trustees give their time voluntarily except as reported under Trustee's Benefits. The trustees operate as a single committee and devolve various aspects of running the trust to external contractors as appropriate. Examples of external contractors include professional advisors such as lawyers and surveyors plus service providers such as electricians and plumbers.

The London Spiritual Mission (LSM) comprises an unincorporated association (as mentioned above), which comprises a committee and the church membership as well as the Trust. The LSM is the sole beneficiary of the Trust. The LSM Association was purportedly dissolved in 2023 and its activities taken over by a limited company the London Spiritual Mission Limited. The current trustees have made it clear they do not accept the legitimacy of the company LSM Limited nor that it is the lawful successor of the LSM Association

PUBLIC BENEFIT.

The trustees have complied with their duty to have due regard to the guidance on public benefit published by the commission in exercising their powers and duties. The property repair program planned to continue over a rolling five- year period whilst still allowing the LSM to flourish as a leading independent spiritualist church was suspended due to a lack of sufficient funds.

TRUSTEE'S BENEFITS.

As set out in the trustees 2022 and 2023 reports Trustees Christopher Norris and Doreen Quinell occupied the church house at 13 Pembridge Place from November 2017 until October 2022 under license from the Trust. Whilst this was unanimously agreed by the other trustees in 2017, the trustees were influenced in their decision by the 13 members of the Committee of the LSM, which included Christopher Norris, Doreen Quinell and Gordon Smith who were all prominent members of the Committee and simultaneously trustees. The intended purpose of Mr Norris and Ms Quinell occupying the church house was to better facilitate the management of the property and also to further spiritual development at the LSM. All 5 trustees, as part of their ongoing obligations to the Trust, were required to regularly review this arrangement. In 2021 and 2022 it was clear to two of the trustees, Corin Johnson and Sandra Manning, that due to Christopher Norris's mismanagement and misconduct in his role as trustee, the Trust's finances had been significantly depleted, and a significant proportion of its rental income had been terminated by Mr. Norris. Those trustees was unable to continue to support the arrangement of Mr .Norris and Ms .Quinnell occupying the church house. Mr. Norris and Ms. Quinell would not vacate the church house and would not contribute towards its outgoings when asked to do so by Mr. Johnson and Ms. Manning. Mr. Johnson and Ms. Manning were unable to pay for legal advice to require Mr .Norris and Ms. Quinell to vacate the church house and they were completely overpowered by Mr. Norris, Ms .Quinnell and Gordon Smith in their dual roles as both trustees and prominent Committee members. The Charity Commission and the trustees were provided with regulatory advice and guidance as part of a regulatory compliance case on the 22nd December 2021.

On the 27th September 2022 the Commission opened a further Regulatory Compliance case in respect of concerns expressed by Corin Johnson and Sandra Manning in respect of the above matters and them not being provided with financial information concerning the charity expenditure and therefore not being able to agree the submission of the financial returns/accounts for 31st December 2020, 31st December 2021 and 31st December 2022 by the statutory deadlines. As a result of the above matters the Charity Commission opened an enquiry on the 7th December 2023 in relation to the following matters.

- The trustee's compliance with their legal duties in respect of the administration, governance and management of the charity with particular regard to the management of the charity's finances and their compliance with accounting and reporting responsibilities.
- Whether the trustees have appropriately identified and managed conflicts of interests.
- Whether there has been any misconduct and/or mismanagement in the administration of the Charity by the trustees.

Though the enquiry involved all trustees conduct its principal focus was on the activities of Mr. Norris as reported to the Charity commission by Mr. Johnson and Ms. Manning. The enquiry is still currently ongoing.

ACTIVITIES AND RESULTS FOR THE YEAR

In direct alignment with the trust deed the main aim for 2022 was to: -

- Enable the continued use of the church, the healing room and library by the LSM Association (and since the purported dissolution of the LSM Association) access by the LSM Limited has been permitted though the current trustees have made it clear they do not accept the legitimacy of the company LSM Limited nor that it is the lawful successor of the LSM Association. It is noted that Mr. C. Norris and Ms. D Quinnell who were trustees and directors of the LSM Limited resigned as directors of LSM Limited on the 31st October 2024.
- Complete the refurbishment works commenced by the Trust on flat 3, 13a Pembridge Place in 2020 and to make habitable flat 2, 13a Pembridge Place the interior of which was demolished by Mr Norris without the authority of his co-trustees in 2020. However, due to Christopher Norris's unauthorised overspend on the refurbishment works on Flat 3 in 2020, plus his unauthorised works on flat 2 also in 2020, the Trust was left with significantly depleted funds and only 1 of the 4 flats belonging to the Trust in a position to supply the Trust with a limited rental income. This flat (flat 1) however also needed to be refurbished due to damage caused by Mr. Norris's work on flats 2 & 3.

Aim one was achieved and the LSM has conducted a full program of events with the help of some funding from the LSM Association and LSM Limited.(with the caveat expressed above applying to LSM Limited's use the church and its facilities).

Due to the state of the Trust's finances, it has not been possible for the Trustees to complete the refurbishment of flats 2 and 3, 13a Pembridge Place during 2024 and the works continue to remain on hold. This also applies to flat 1 which is in need of refurbishment work in respect of damaged caused by Mr. Norris's activities in relations to flats 2 and 3.

INVESTMENT POLICY

As set out previously in the 2022 and 2023 reports the trustees' ability to invest in an approved Charitable Investment Fund has been severely curtailed by the mismanagement of the refurbishment works of flats 2 and 3, 13a Pembridge Place by Mr Norris as mentioned above. The Trust has not had any funds to invest during 2024 and has therefore not needed the services of an investment manager or Broker. The Investment intent in the long term is to produce income by completing the refurbishment of flats 2, 3 and also flat 1, 13a Pembridge Place and short-term fluctuations in market value do not affect this policy. All income from the Trust fund is currently used towards funding the expenses of keeping the church open. This value of the Trust estate may go down as well as up.

RISK MANAGEMENT

The disagreement that arose in relation to the occupation of the Church flat by Mr. Norris and Ms. Quinnell, the

unauthorized overspend and unauthorized works on flat 2 by Mr. Norris and the inability of the trustees to agree on the submission of the financial returns/accounts for 31st December 2020, 31st December 2021 and 31st December 2022 by the statutory deadlines is a matter currently under investigation by the Charity Commission. Mr. Johnson and Ms. Manning concerns about the risk management arising from those issues still persist and the proposed attempted to a Conflicts of Interest Policy they sought to introduce has still not been brought into effect. Both Mr. Johnson and Ms. Manning remain concerned that the other trustees have not properly assessed the major risks to which the charity was exposed including those related to the operations of the charity, and are still not satisfied that measures are in place to mitigate exposure to the major risks. These concerns, as indicated above, were brought to the attention of the Charity Commission and are currently being investigated.

STRUCTURE, GOVERNANCE AND MANAGEMENT RESERVES

As far as possible the trustees endeavour to utilise all incoming funds in the furtherance of the charitable objectives. The trust property comprises 4 flats. Due to the unauthorised works to flat 2 and over spend on flat 3, 13a Pembridge Place by Christopher Norris, the trustees have been unable have therefore been unable to build up cash reserves having been left with minimal rental income. Once the trust is able to source funds to complete the refurbishment works on flats 2 and 3, 13a Pembridge Place it will be able to build up cash reserves to deal with property maintenance over a rolling five-year period whilst ensuring that the LSM too can continue its own growth.

As described above and in the report for 2020, 2021, 2022 and 2023 there were not sufficient reserves to progress the refurbishment of 13a Pembridge Place.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1152206

Principal address

Church House
13
Pembridg
e Place
London
W2 4XB

Trustees in 2024

C. B. Johnson.
D. Quinnell
S. Manning
C. Norris.
G Smith (retired on the 24th June 2024)

Trustees at the time of submission of the Accounts.

C. Johnson

G. A. Carter-Stephenson

S. Robertson

R. Brown.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

REPORT OF THE TRUSTEES FOR THE YEAR ENDING 2024

Approved by order of the board of trustees on and signed on its behalf by

Independent Examiner

TRUST PROPERTY HELD IN CONNECTION WITH THE LONDON SPIRITUAL MISSION

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF TRUST PROPERTY HELD IN CONNECTION WITH THE LONDON SPIRITUAL MISSION

I report to the trustees on my examination of the financial statements of the trust property held in connection with the London Spiritual Mission for the year ended 31 December 2024.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no 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 respect of the charity as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

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



DSA Prospect Limited

Mrs Ashleigh Wood CTA FCCA
First Floor
1 Des Roches Square
Witan Way
Witney
OX28 4BE
14 May 2026

TRUST PROPERTY HELD IN CONNECTION WITH THE LONDON SPIRITUAL MISSION

England & Wales - Charity number 1152206

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

Barrow LLP
Chartered Accountants
Jackson House
Station Road
Chingford
London
E4 7BU

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charitable trust was registered based upon a Trust Deed dated 26th February 1945 declared by Sydney Kingston Smith and Ernest William Beard with the following summarised objectives:

- To support the religious purposes of The London Spiritual Mission (an unincorporated association holding the tenets of spiritualism)
- The repair, rebuilding or improvement of the trust property

TRUSTEES OF THE CHARITY

The trustees are appointed by the existing trustees and serve as long as they are willing to assist the charity's objectives. All current and previous trustees have been appointed by continuous deeds of appointment tracing back to the original 1945 deed.

The trust does not have any employees and the trustees give their time voluntarily except as reported under Trustee's Benefits. The trustees operate as a single committee and devolve various aspects of running the trust to external contractors as appropriate. Examples of external contractors include professional advisors such as lawyers and surveyors plus service providers such as electricians and plumbers.

The sole beneficiary of the Trust, the London Spiritual Mission (LSM) is itself run by a separate committee appointed by the LSM's membership and governed by its own rule book. The LSM may or may not have trustees of the Trust as members of its own committee. The LSM is an unincorporated association.

TRUSTEE'S BENEFITS

Trustees Christopher Norris and Doreen Quinnell occupied the house at 13 Pembridge Place from October 2017 under license from the Trust. This was unanimously agreed by the other trustees and also, although not required, by the full committee of the LSM. The purpose is to better facilitate the management of the property and also to further spiritual development at The LSM.

During the year, as outlined further below, substantial building work was carried out at the property. Some of this work was carried out by the brother-in-law of Christopher Norris and the husband of a niece of Christopher Norris. This work was done on a commercial and arms-length basis and all work done and payments made are recorded in invoices and bank statements that are incorporated within the accounts for this year.

DELIVERY OF THE PUBLIC BENEFIT AIMS

The trustees have complied with their duty to have due regard to the guidance on public benefit published by the commission in exercising their powers and duties. The property continues to benefit from a repair program planned to continue over a rolling five-year period whilst still allowing the LSM to flourish as a leading independent spiritualist church.

ACTIVITIES AND RESULTS FOR THE YEAR

In direct alignment with the trust deed, and as in previous years, the main aims for 2020 were to: -

- Enable the continued use of the church and its outbuildings by the LSM subject to the extreme constraints of Covid.
- Make substantial inroads to the refurbishment required for the three flats owned by the Trust at 13a Pembridge Place.

Aim one was achieved and the LSM has conducted a full program of events including a setup of Zoom based online services and meditations to enable continued spiritual development whilst meeting in person was precluded.

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020**

Aim two this year involved significant refurbishment of the building known as 13a Pembridge Place. This excluded Flat 1 which continued to be occupied by a tenant. Flats 2 and 3, the roof, the common parts and exterior of the building were all worked upon.

This work was commenced at the start of Covid lock down with the various restrictions that involved and also the resulting lack of building personnel and supplies.

Unfortunately as the work progressed major and unforeseen issues were discovered about the state of the building. This meant engaging structural engineers and building control to ensure that the building was brought to a modern standard of compliance with building regulations. This in turn meant far more work was needed than was initially envisaged at commencement.

The accounts are attached which show that a considerable expenditure was required for aim two. This did result in a far more significant negative cash flow than predicted and eventually work was suspended to ensure sufficient funds for the ongoing running of the Trust and the LSM. Suspension of the work also means that rental of Flats 2 and 3 is not possible until sufficient funds are in place to complete their refurbishment.

INVESTMENT POLICY

The trustees invest in an approved Charitable Investment Fund and do not use the services of an investment manager or Broker. The Investment intent is long term to produce income and short term fluctuations in market value do not affect this policy. All income from the fund is currently used to fund the Trust property maintenance and the LSM. This value may go down as well as up. Most of the fund was withdrawn this year to enable the work described in aim 2 above.

RISK MANAGEMENT

The trustees have assessed the major risks to which the charity is exposed including those related to the operations of the charity, and are satisfied that measures are in place to mitigate exposure to the major risks.

RESERVES

As far as possible the trustees endeavour to utilise all incoming funds in the furtherance of the charitable objectives. Due to the nature of the property a particular aim of the trust was to build sufficient cash reserves which, together with anticipated rental income, prove sufficient to deal with property maintenance over a rolling five-year period whilst ensuring that the LSM too can continue its own growth.

As described above and shown in the accounts a major draw down of reserves was required for the building work at 13a Pembridge Place. Although significant expenditure was anticipated the unanticipated level of building work required resulted in an even larger than anticipated draw down of funds. It also means that the reserves cannot be easily replenished due to a lack of rental income.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
1152206

Principal address

Church House
13 Pembridge Place
London
W2 4XB

Trustees

C B Johnson
D Quinnell
G Smith
S A Manning
C J Norris

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Barrow LLP
Chartered Accountants
Jackson House
Station Road
Chingford
London
E4 7BU

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 23 February 2023 and signed on its behalf by:

C J Norris - Trustee



**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

Independent examiner's report to the trustees of Trust Property Held In Connection With The London Spiritual Mission

I report to the charity trustees on my examination of the accounts of Trust Property Held In Connection With The London Spiritual Mission (the Trust) for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the 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 respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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



T P Curtis
ICAEW
Barrow LLP
Chartered Accountants
Jackson House
Station Road
Chingford
London
E4 7BU

24 February 2023

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Notes	31.12.20 Unrestricted fund £	31.12.19 Total funds as restated £
INCOME AND ENDOWMENTS FROM			
Investment income	2	<u>25,330</u>	<u>45,027</u>
EXPENDITURE ON			
Charitable activities			
General admin expenses		<u>151,570</u>	<u>91,295</u>
Net gains on investments		<u>1,272</u>	<u>16,299</u>
NET INCOME/(EXPENDITURE)		(124,968)	(29,969)
RECONCILIATION OF FUNDS			
Total funds brought forward		<u>5,127,190</u>	<u>5,157,159</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>5,002,222</u></u>	<u><u>5,127,190</u></u>

The notes form part of these financial statements

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**BALANCE SHEET
31 DECEMBER 2020**

	Notes	31.12.20 Unrestricted fund £	31.12.19 Total funds as restated £
FIXED ASSETS			
Tangible assets	6	1,452	1,936
Investments			
Investments	7	5,182	98,910
Investment property	8	<u>5,000,000</u>	<u>5,000,000</u>
		5,006,634	5,100,846
CURRENT ASSETS			
Debtors	9	-	14,281
Cash at bank		<u>1,438</u>	<u>12,063</u>
		1,438	26,344
CREDITORS			
Amounts falling due within one year	10	(5,850)	-
		<u>(4,412)</u>	<u>26,344</u>
NET CURRENT ASSETS			
		5,002,222	5,127,190
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>5,002,222</u>	<u>5,127,190</u>
NET ASSETS			
		<u>5,002,222</u>	<u>5,127,190</u>
FUNDS	11		
Unrestricted funds		<u>5,002,222</u>	<u>5,127,190</u>
TOTAL FUNDS		<u>5,002,222</u>	<u>5,127,190</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 23 February 2023 and were signed on its behalf by:

C J Norris - Trustee



G Smith - Trustee



The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

Basis of preparing the financial statements

Income

Expenditure

Tangible fixed assets

Fixtures and fittings - 20% on cost

Investment property

Taxation

Fund accounting

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Management and administration expenditure

Expenditure on management and administration of the charity includes all expenditure not directly related to the charitable activity. This includes the day to day running of the charity, audit fees and administrative staff salaries.

Fixed assets investments

Investment of quoted stocks and shares are included in the balance sheet at market value, ex-dividend.

Realised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated on the difference between sale proceeds and opening market value (or date of purchase if later). Unrealised gains and losses on investments are calculated as the difference between market value at the year-end and opening market value (or date of purchase if later).

In accordance with the new SORP 2015 (FRS102), the net gains and losses are shown under the heading for expenditure.

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

1. ACCOUNTING POLICIES - continued

Management and administration expenditure

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Going concern

The trustees consider that there are no material uncertainties about the Society's ability to continue as a going concern. Therefore, the financial statements have been prepared on a going concern basis. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure are sufficient with the level of reserves for the charity to be able to continue as a going concern.

2. INVESTMENT INCOME

	31.12.20	31.12.19 as restated
	£	£
Rents received	22,867	42,096
Investment income received	<u>2,463</u>	<u>2,931</u>
	<u>25,330</u>	<u>45,027</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no Trustees' remuneration paid for the year ended 31 December 2019 and nor for the year ended 31 December 2020.

Trustees Christopher Norris and Doreen Quinnell occupied the house at 13 Pembridge Place from October 2017 under license from the Trust at £nil (2019 - £nil).

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund as restated £
INCOME AND ENDOWMENTS FROM	
Investment income	<u>45,027</u>
EXPENDITURE ON Charitable activities	
General admin expenses	<u>91,295</u>
Net gains on investments	<u>16,299</u>
NET INCOME/(EXPENDITURE)	(29,969)

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

Unrestricted
fund
as restated
£

RECONCILIATION OF FUNDS

Total funds brought forward

5,157,159

TOTAL FUNDS CARRIED FORWARD

5,127,190

5. PRIOR YEAR ADJUSTMENT

The 2019 year has been restated to exclude church activities that did not relate to the charity and to reflect the financial position on accruals basis.

6. TANGIBLE FIXED ASSETS

Fixtures
and
fittings
£

COST

At 1 January 2020 and 31 December 2020

2,420

DEPRECIATION

At 1 January 2020

484

Charge for year

484

At 31 December 2020

968

NET BOOK VALUE

At 31 December 2020

1,452

At 31 December 2019

1,936

7. FIXED ASSET INVESTMENTS

Listed
investments
£

MARKET VALUE

At 1 January 2020

98,910

Disposals

(95,000)

Revaluations

1,272

At 31 December 2020

5,182

NET BOOK VALUE

At 31 December 2020

5,182

At 31 December 2019

98,910

There were no investment assets outside the UK.

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

8. INVESTMENT PROPERTY

FAIR VALUE

At 1 January 2020
and 31 December 2020

£

5,000,000

NET BOOK VALUE

At 31 December 2020

5,000,000

At 31 December 2019

5,000,000

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20	31.12.19 as restated
	£	£
Other debtors	<u>-</u>	<u>14,281</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20	31.12.19 as restated
	£	£
Other creditors	<u>5,850</u>	<u>-</u>

11. MOVEMENT IN FUNDS

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	5,127,190	(124,968)	5,002,222
	<u>5,127,190</u>	<u>(124,968)</u>	<u>5,002,222</u>
TOTAL FUNDS			
	<u>5,127,190</u>	<u>(124,968)</u>	<u>5,002,222</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	25,330	(151,570)	1,272	(124,968)
	<u>25,330</u>	<u>(151,570)</u>	<u>1,272</u>	<u>(124,968)</u>
TOTAL FUNDS				
	<u>25,330</u>	<u>(151,570)</u>	<u>1,272</u>	<u>(124,968)</u>

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	At 31.12.19 £
Unrestricted funds			
General fund	5,157,159	(29,969)	5,127,190
TOTAL FUNDS	<u><u>5,157,159</u></u>	<u><u>(29,969)</u></u>	<u><u>5,127,190</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	45,027	(91,295)	16,299	(29,969)
TOTAL FUNDS	<u><u>45,027</u></u>	<u><u>(91,295)</u></u>	<u><u>16,299</u></u>	<u><u>(29,969)</u></u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	5,157,159	(154,937)	5,002,222
TOTAL FUNDS	<u><u>5,157,159</u></u>	<u><u>(154,937)</u></u>	<u><u>5,002,222</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	70,357	(242,865)	17,571	(154,937)
TOTAL FUNDS	<u><u>70,357</u></u>	<u><u>(242,865)</u></u>	<u><u>17,571</u></u>	<u><u>(154,937)</u></u>

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

12. RELATED PARTY DISCLOSURES

During the year, property refurbishments were carried out by two family members of the trustees totalling £20,202. These services were performed on a commercial basis and at arm's length.

**TRUST PROPERTY HELD IN CONNECTION WITH
THE LONDON SPIRITUAL MISSION**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020**

	31.12.20	31.12.19 as restated
	£	£
INCOME AND ENDOWMENTS		
Investment income		
Rents received	22,867	42,096
Investment income received	<u>2,463</u>	<u>2,931</u>
	<u>25,330</u>	<u>45,027</u>
Total incoming resources	25,330	45,027
EXPENDITURE		
Support costs		
Management		
Rates and water	4,982	2,446
Insurance	3,313	4,016
Light and heat	5,865	3,856
Property repairs and maintenance	5,690	4,576
Property refurbishment	126,566	75,365
Sundries	75	60
Security costs	3,050	474
Fixtures and fittings	<u>484</u>	<u>484</u>
	150,025	91,277
Governance costs		
Legal and professional fees	<u>1,545</u>	<u>18</u>
Total resources expended	<u>151,570</u>	<u>91,295</u>
Net expenditure	<u>(126,240)</u>	<u>(46,268)</u>