



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 Quinnell 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 Quinnell and Gordon Smith who were all prominent members of the Committee and simultaneously trustees. The intended purpose of Mr Norris and Ms Quinnell 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. Quinnell 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. Quinnell 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

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14 May 2026