

WESTBURY AVENUE BAPTIST CHURCH

England & Wales · Charity number 1155892

Details

Other names WABC

Status Registered

Legal form Other

Registered 2014-02-21

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

Contact

Address Westbury Avenue Baptist Church
Westbury Avenue
London
N22 6SA

Phone 0208 888 4551

Website www.westburyavenuebaptistchurch.org.uk

Activities

Objects: THE PRINCIPAL PURPOSE OF THE CHURCH IS THE ADVANCEMENT OF THE CHRISTIAN FAITH ACCORDING TO THE PRINCIPLES OF THE BAPTIST DENOMINATION. THE CHURCH MAY ALSO ADVANCE EDUCATION AND CARRY OUT OTHER CHARITABLE PURPOSES IN THE UNITED KINGDOM AND/OR OTHER PARTS OF THE WORLD.

Activities: regular public worship, prayer, Bible study, preaching and teaching;baptism, as defined in the Union?s Declaration of Principle;the Communion of the Lord?s Supper which shall normally be observed at least once a month; the teaching, encouragement, welcome and inclusion of young people;nurture and growth of Christian disciples;education and training for Christian and community service

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Education/training, The Prevention Or Relief Of Poverty, Religious Activities, Human Rights/religious Or Racial Harmony/equality Or Diversity
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£97,194	£186,180	-	-
2023-12-31	£96,788	£185,517	-	-
2022-12-31	£90,112	£181,544	-	-
2021-12-31	£87,434	£185,625	-	-
2020-12-31	£52,893	£187,677	-	-

Trustees

Name	Role	Appointed
ICILDA WILSON		2014-02-10
MARGARET ALICIA GAGE-FORRESTER		2024-06-03

WESTBURY AVENUE BAPTIST CHURCH

England & Wales - Charity number 1155892

Accounts

Westbury Avenue Baptist Church

Charity No. 1155892

Trustees' Report and Unaudited Accounts

31 December 2024

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TRUSTEE'S ANNUAL REPORT

The Trustees, present their report with the unaudited financial statements of the charity for the year ended 31 December 2024. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard in the UK and Republic of Ireland (FRS 102) - Charities SORP (FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and Aims

The principal objective of the church is the advancement of the Christian faith according to the principles of the Baptist denomination. In furtherance of this the Church may arrange public and other meetings of worship, praise, evangelism, teaching, study, encouragement and prayer. In adherence to its objectives, the Church may also carry out other charitable activities in United Kingdom and overseas.

Public Benefit

The trustees have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning its future activities. In particular the trustees consider how planned activities will contribute to the aims and objectives of the Charity.

Charitable Activities

The Leadership, wanted to reach out to you to review our year so far and to see where we are now as a church family and share future plans as we continue to seek GOD's face for the way forward for our communities, our families, and our church.

Our Pastors

2024 began full of hope in GOD for Westbury and our community.

With our Pastors now settled into their roles, the church family now feels more settled and secure. With an open door policy, the congregation are encouraged to approach the Pastors personally for prayer, comfort, and guidance.

Behind the scenes our Pastors continue their life of ministry officiating weddings, funerals and baby blessings and doing home visits.

Bible Study

Bible study and Prayer Meeting will continue in person and online we continue to have a wonderful time in fellowship and build each other up in the Word of GOD as we grow in the kingdom of GOD.

The Prayer meetings has been going steadily, providing an essential fellowship, support & comfort to the church and community.

Media Department

Daniel continues to do an amazing job in the media department alongside Sian (who took over from Aneesa when she went to university). However, due to technical issues the online service is no longer aired and so from August Sian has been unable to assist in the department.

Tenants in Dunford House and Manse

The three studio flats and the Manse continue to bring in an income for Westbury. However, we experienced a great challenge financially as we were instructed by Haringey Council to do extensive work on Dunford House to make it fire safe for the tenants. The council were concerned that Flat A and Flat C didn't have a safe and clear escape route in the event of a fire.

This meant moving the kitchen in Flat C to the back of the flat where the bedroom was. The kitchen/lounge area is now the bedroom/living area. For Flat A we were able to get permission from Haringey to create a fire exit as it was downstairs and would be cheaper and less work.

It has been a lot of work, time and effort and it depleted our finances quite a bit, costing £12,563.24. It meant tightening the purse strings in other areas and not being able to have the annual trip, but it has been done, and we can rest assured knowing that the tenants are safe. We thank God for guiding us through it all. He has been so faithful.

Repairs

We still need quite a bit of funding for repairs. The Westbury building needs major pointing, jet washing and repairing of brickwork. We are hoping that our application to the Heritage Fund will be granted as this will help towards the building repairs. Our application is still ongoing, and we hope to have news soon.

Finances

We are trying to build up our savings and so a standing order has been set up to deposit £500 from the main account into the savings account on the 30th of each month. The savings account balance as of the 31st of December 2024 is £3,899.73.

What we have coming in includes Dunford House/Manse rentals, tithes/offerings and hiring (hall etc).

Volunteers

There is a saying that many hands make light work. As usual please be encouraged to volunteer wherever you feel GOD is leading you. An area that could use some volunteers is in cleaning the church. Also, if there is something that you would like to start up, for example, an over 50's club, fund raising etc, please come and see the leadership team.

Chosen Conference

The CHOSEN Women's Day has continued to go from strength to strength and is now in its 13th year. The breakfast took place in March, and a beautiful, inspiring time was had by all those who attended.

New Hires

We were approached by a company called CAPAAN around June with an interest in renting the hall for a day centre for adults with learning difficulties and physical disabilities. They already have one in Enfield but needed one in Tottenham for their Haringey clients. After getting to know them and some of their clients as they joined us a few times in our Monday coffee mornings, and a couple of meetings to discuss the logistics, we were pleased to welcome CAPAAN Day Centre on the 1st of October.

The day centre runs Monday to Friday from 9am to 3pm. They are doing very well and it's lovely to have our building being used daily. They have let us know that our members are welcome to come and see what they do and if there is anyone who has a particular skill like singing, playing an instrument, or any kind of activity that they would like to share with the clients then again they are welcome to come and speak to Janet or Nelson and go from there.

London City Mission (LCM)

Last year we informed you that we had begun working with LCM who are an organisation that “Shares the Gospel alongside the local church of London, equipping everyday Christians to lovingly bring a message of hope in Christ to those least likely to hear it.” Our time partnering with them has come to an end and we have decided to continue the good work that we began with them by continuing with all that we learned. Our coffee morning was born out of it and members who got involved are much more confident in sharing the gospel with our neighbours and our community.

Children’s Christmas Party

We are pleased to have had our second children’s Christmas party this December. Thank you to Pastor Sharon and Sister Sandra for organising it. It was held in the hall with a bouncy castle, face painting, a cooked meal for both parents and children and party bags. It was very well attended by children from the Westbury family and members of the community. The parents were extremely happy and grateful that this was put on for their children and look forward to next year’s one.

FINANCIAL REVIEW

The charity regular sources of income are donations from church members and general public and rental income earned from hire of premises.

During the period, income of £37,556 was received as donations. The charity had £6,616 of cash and Fixed Asset of £2,021,977 (Net book value) held at the year end. The net movement in funds for the period, as shown in the statement of financial activities, for the unrestricted fund balance was a deficit of £45,298 and deficit of £43,688 in the endowment fund. The value of the Westbury Avenue Baptist Church net assets at 31 December 2024 was £2,027,243.

Specific Investment Powers

The trustees have the authority to deposit or invest funds in any legal manner and to invest only after obtaining advice from a financial expert with regard to the suitability of the investment but the Charity currently has no investments other than cash balance held in a deposit account.

Grant-Making Policies

Grants are made in the form of cash gifts to needy members on the recommendation of the Pastor in-charge, full members and the Trustees. The Trustees are responsible for the final approval and authorisation. A full statement of the policies is available on request.

Reserve policy

The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately three months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to ongoing charitable activities and ensure that support and governance costs are covered.

Plans for the future

In 2025 we will work to continue to grow the ministry in every area so that we become a church without walls within the community at large and be prepared as much as possible for when visitors and newcomers walk through our church doors, to find a place of safety, no judgement, a place of love, which is available to all through JESUS CHRIST.

We are planning to start new initiatives that will help us to grow and share the changing Word of GOD as GOD leads, utilising all our gifts and talents and the gift and talents of others. we will continue to develop programmes that will include our neighbours, and impact lives as we strive to be a more inclusive church

As we move forward into 2025, we will continue to exercise wisdom in keeping ourselves and loved ones safe, and continue to recognise that our faith and security is in JESUS CHRIST for now and the future. We pray HIS promise of protection over you and your family. Let's also pray for those around the world, and especially for our brothers and sisters in CHRIST that face daily persecution.

As the year ends, we remain as hopeful in CHRIST as we did at the beginning of the year. We must continue to believe through these troubled times that GOD is still on the throne, and HE is doing a new thing in all our lives.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The charity is governed by the constitution adopted on 20 March 2008 and constitutes an unincorporated charity.

Appointment and Removal of Trustees

The Church Members' appoint Charity Trustees to be responsible for the governance of the Church and where there is a Minister that person is a Charity Trustee because of their role and responsibilities. Subject to any specific or general directions of the Church Members' Meeting and the provisions of the Constitution the control, management and administration of the Church is carried out by the Charity Trustees, save that the Charity Trustees are not required to do anything that would cause them to be in breach of the Constitution or any trustee duty placed upon them as a result of this role.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 1155892

Registered Office

Westbury Avenue, London, N22 6SA

Trustees

The following Trustees, served during the year:

Mrs Icilda Wilson

Ms Sarah Kershaw-Landy (left)

Mr Philip Atta-Antwi (left)

Ms Margaret Alicia Gage-Forrester

Accountants

Vicom Accountancy Services Ltd
128 City Road
London
EC1V 2NX

Bankers

HSBC Bank Plc
176 Camden High Street
London,
NW1 8QL

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' annual report and 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 requires the charity trustees to prepare financial statements for each 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, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees on 29th October 2025 and signed on their behalf by:

Mrs Icilda Wilson
Trustee

Independent Examiner's Report to the trustees of Westbury Avenue Baptist Church

We have examined the financial statements, which comprise the financial activities, the balance sheet, the related notes and the accounting policies for the Year Ended 31st December 2024 on pages 9 to 15.

Respective responsibilities of trustees and independent examiner

The Church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

examine the accounts (under section 145 of the Charities Act),
to follow the procedures laid down in the General Directions given by the Charity
Commission (under section 145(5)(b) of the Act, and
to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that be required in an audit, and consequently no opinion is given as to whether the accounts presents a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement with exception reporting

In the course of my examination, no matter has come to my attention:

1. which give me reasonable cause to believe that in, any material respect, the requirements
 - a. to keep accounting records in accordance with section 130 of the Charities Act; and
 - b. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
2. which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.
3. However, the reserve policy to maintain free reserve in unrestricted fund has not been fully satisfied in this financial year. This is in reference to the reserve policy statement discussed on page 4 of the financial statement.

Independent Examiner:

Date: 31st October 2025

Victoria Onayemi {BA (Hons), FMAAT}
Vicom Accountancy Services Ltd
128 City Road, London, EC1V 2NX.

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2024

		Unrestricted	Endowment		
		funds	funds	Total funds	Total funds
		2024	2024	2024	2023
	Note	£	£	£	£
Income from:					
Donations	2	37,556	-	37,556	35,695
Other income	3	67	59,571	59,638	61,093
Total		37,623	59,571	97,194	96,788
Expenditure on:					
Charitable activities and outreach	4	82,921	103,259	186,180	185,517
Total		82,921	103,259	186,180	185,517
Net income		(45,298)	(43,688)	(88,986)	(88,729)
Reconciliation of funds:					
Total funds brought forward		(39,254)	2,155,483	2,116,229	2,204,958
Total funds carried forward		(84,552)	2,111,795	2,027,243	2,116,229

The notes form part of these financial statements

**BALANCE SHEET as
at 31 December 2024**

Charity No. 1155892	Notes	2024 £	2023 £
Fixed assets			
Tangible assets	6	<u>2,021,977</u>	<u>2,106,934</u>
Current assets			
Cash at bank and in hand		6,616	11,859
Loan to members		-	-
		<u>6,616</u>	<u>11,859</u>
Creditors: Amount falling due within one year	7	<u>(1,350)</u>	<u>(2,564)</u>
Net current assets		<u>5,266</u>	<u>9,295</u>
Total assets less current liabilities		<u>2,027,243</u>	<u>2,116,229</u>
		<u>2,027,243</u>	<u>2,116,229</u>
Total net assets		<u></u>	<u></u>
Funds			
Unrestricted funds	8	(84,552)	(39,254)
Endowment funds	8	2,111,795	2,155,483
		<u>2,027,243</u>	<u>2,116,229</u>

The financial statements were approved by the Board of Trustees 29th October 2025 and signed on its behalf by:

Mrs Icilda Wilson
Trustee
29th October 2025

The notes form part of these financial statements

for the year ended 31 December 2024

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with 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) - Charities SORP (FRS 102) (effective 1 January 2015) - the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets and depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Building	4% Straight line
Fixtures, fittings and Equipment	20% Straight line

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

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.

2 Income from donations

	Unrestricted funds 2024 £	Total 2024 £	Total 2023 £
Donation	37,556	37,556	35,455
	<u>37,556</u>	<u>37,556</u>	<u>35,455</u>

3 Other income

	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Rental income	-	59,571	59,571	61,013
Other income – deposit interest	67	-	67	80
	<u>67</u>	<u>59,571</u>	<u>59,638</u>	<u>61,093</u>

4 Expenditure on charitable activities

	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
<i>Expenditure on Charitable activities</i>				
Church activities & outreach	75,103	103,259	178,362	177,904
Governance costs	7,818	-	7,818	7,613
	<u>82,921</u>	<u>103,259</u>	<u>186,180</u>	<u>185,517</u>

5 Staff costs

	2024	2023
	£	£
Salaries and wages	23,912	18,826
Pastors' Allowance	16,600	18,000
	40,512	36,826

The average number of employees during the year was 2 (2023: 2). No employee received emoluments in excess of £60,000.

6 Tangible fixed assets

	Land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost or revaluation			
At 1 January 2024	2,095,638	11,296	2,106,934
Additions	-	1,410	1,410
At 31 December 2024	<u>2,095,638</u>	<u>12,706</u>	<u>2,108,344</u>
Depreciation and impairment			
Depreciation charge for the year	83,826	2,541	86,367
At 31 December 2024	<u>83,826</u>	<u>2,541</u>	<u>86,367</u>
Net book values			
At 31 December 2024	<u>2,011,812</u>	<u>10,165</u>	<u>2,021,977</u>
At 31 December 2023	<u>2,095,638</u>	<u>11,296</u>	<u>2,106,934</u>

Westbury Avenue Baptist Church
NOTES TO THE ACCOUNTS
Westbury Avenue Baptist Church
NOTES TO THE ACCOUNTS

7 Creditors:

amounts falling due within one year

	2024	2023
	£	£
Accruals and other creditors	1,350	2,564
	<u>1,350</u>	<u>2,564</u>

8 Movement in Funds

	Balance at 01.01.2024	Income	Expenditure	Balance at 31.12.2024
	£	£	£	£
Unrestricted funds	(39,254)	37,623	82,921	(84,552)
Endowment funds	2,155,483	59,571	103,259	2,111,795
	<u>2,116,229</u>	<u>97,194</u>	<u>186,180</u>	<u>2,027,243</u>

9 Analysis of Net Assets between Funds

As at 31 Dec 2024

	Unrestricted Funds	Endowment Funds	Total at 31.12.2024
	£	£	£
Fixed Assets	-	2,021,977	2,021,977
Current Assets	6,616	-	6,616
Current liabilities	(1,350)	-	(1,350)
	<u>5,266</u>	<u>2,021,977</u>	<u>2,027,243</u>

As at 31 Dec 2023

	Unrestricted Funds	Endowment Funds	Total at 31.12.2023
	£	£	£
Fixed Assets	-	2,106,934	2,106,934
Current Assets	11,859	-	11,859
Current liabilities	(2,564)	-	(2,564)
	<u>9,295</u>	<u>2,106,934</u>	<u>2,116,229</u>

10 Related party transactions

There were no related party transactions during this financial year.

WESTBURY AVENUE BAPTIST CHURCH

England & Wales - Charity number 1155892

Accounts

Westbury Avenue Baptist Church

Charity No. 1155892

Trustees' Report and Unaudited Accounts

31 December 2023

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2023 began full of hope in GOD for Westbury and our community.

With our Pastors now settled into their roles, the church family now feels more settled and secure. With an open door policy, the congregation are encouraged to approach the Pastors personally for prayer, comfort, and guidance.

Behind the scenes our Pastors continue their life of ministry officiating weddings, funerals and baby blessings and doing home visits.

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Repairs

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Finances

We are trying to build up our savings and so a standing order has been set up to deposit £500 from the main account into the savings account on the 30th of each month. The savings account balance as of the 8th of December 2023 is £3800.97.

What we have coming in includes Dunford House/Manse rentals, tithes/offerings and hiring (hall etc).

Volunteers

There is a saying that many hands make light work. As usual please be encouraged to volunteer wherever you feel GOD is leading you. An area that could use some volunteers is in cleaning the church. Also, if there is something that you would like to start up, for example, an over 50's club, fund raising etc, please come and see the leadership team.

Chosen Conference

The CHOSEN Women's Day has continued to go from strength to strength and is now in its 12th year.

The CHOSEN Luncheon took place in October with a CHOSEN breakfast in February and a beautiful, inspiring time was had by all those who attended.

CHOSEN is a growing ministry for women of all ages and life experiences finding their way home back to their first love. CHOSEN has become a place where women can feel safe sharing their stories without fear of being judged. CHOSEN exists to champion women to engage in their purpose and be an influence, a light within her sphere as GOD intended. CHOSEN Women's Day programmes now take place twice a year, which includes a Prayer Breakfast, an Afternoon Tea/Luncheon which includes A CHOSEN conversation. All three programmes encourage women from all walks of life to discover who they are in CHRIST and walk in that truth, an uplifting and inspiring day filled with such love and friendships, where women of all ages and nations unite to support and encourage each other in their journey of faith and are inspired to shake off the garments of false identity, rejection, abuse, depression, hurt, brokenness, low self-esteem and their past. And put on the garments of Beauty, Freedom, Change, Transformation and Love, the garment of JESUS and no matter where she has come from or where she is on life's journey we pray that she will come to the realisation that she was created to be a **Light**, a **Mirror** of the Most High **GOD**, fearfully and wonderfully made, and **Chosen – For Such A Time As This!**

New Hires

We had a few short-term hires over the year. Bible Way fellowship continues to hire Westbury every Sunday evening. They have now moved from the hall to the foyer space at the front of the building.

In October we said farewell to The Fountain of Life Apostolic fellowship who has hired from Westbury for quite a few years. They have found a new place to worship, and we send them off with our prayers and blessings

London City Mission (LCM)

Earlier this year we partnered with London City Mission, an organisation that **“Shares the Gospel alongside the local church of London, equipping everyday Christians to lovingly bring a message of hope in Christ to those least likely to hear it.”** Pastor Theresa and Pastor Sharon, along with a few members have attended the training alongside a few other church fellowships who have also partnered with LCM. The purpose: to prepare them to then go out and knock on the doors of the neighbours in each fellowship’s community and share that ‘hope in Christ’. We will be working with LCM for a year to help us with our goal to evangelise more.

FINANCIAL REVIEW

The charity regular sources of income are donations from church members and general public and rental income earned from hire of premises.

During the period, income of £35,695 was received as donations. The charity had £11,859 of cash and Fixed Asset of £2,106,934 (Net book value) held at the year end. The net movement in funds for the period, as shown in the statement of financial activities, for the unrestricted fund balance was a deficit of £54,976 and deficit of £33,754 in the endowment fund. The value of the Westbury Avenue Baptist Church net assets at 31 December 2023 was £2,116,229.

Specific Investment Powers

The trustees have the authority to deposit or invest funds in any legal manner and to invest only after obtaining advice from a financial expert with regard to the suitability of the investment but the Charity currently has no investments other than cash balance held in a deposit account.

Grant-Making Policies

Grants are made in the form of cash gifts to needy members on the recommendation of the Pastor in-charge, full members and the Trustees. The Trustees are responsible for the final approval and authorisation. A full statement of the policies is available on request.

Reserve policy

The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately three months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to ongoing charitable activities and ensure that support and governance costs are covered.

Plans for the future

In 2024 we will work to continue to grow the ministry in every area so that we become a church without walls within the community at large and be prepared as much as possible for when visitors and newcomers walk through our church doors, to find a place of safety, no judgement, a place of love, which is available to all through JESUS CHRIST.

We are planning to start new initiatives that will help us to grow and share the changing Word of GOD as GOD leads, utilising all our gifts and talents and the gift and talents of others. we will continue to develop programmes that will include our neighbours, and impact lives as we strive to be a more inclusive church

As we move forward into 2024, we will continue to exercise wisdom in keeping ourselves and loved ones safe, and continue to recognise that our faith and security is in JESUS CHRIST for now and the future. We pray HIS promise of protection over you and your family. Let's also pray for those around the world, and especially for our brothers and sisters in CHRIST that face daily persecution.

As the year ends, we remain as hopeful in CHRIST as we did at the beginning of the year. We must continue to believe through these troubled times that GOD is still on the throne, and HE is doing a new thing in all our lives.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The charity is governed by the constitution adopted on 20 March 2008 and constitutes an unincorporated charity.

Appointment and Removal of Trustees

The Church Members' appoint Charity Trustees to be responsible for the governance of the Church and where there is a Minister that person is a Charity Trustee because of their role and responsibilities. Subject to any specific or general directions of the Church Members' Meeting and the provisions of the Constitution the control, management and administration of the Church is carried out by the Charity Trustees, save that the Charity Trustees are not required to do anything that would cause them to be in breach of the Constitution or any trustee duty placed upon them as a result of this role.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 1155892

Registered Office

Westbury Avenue, London, N22 6SA

Trustees

The following Trustees, served during the year:

Mrs Icilda Wilson

Ms Sarah Kershaw-Landy

Mr Philip Atta-Antwi

Accountants

Vicom Accountancy Services Ltd

128 City Road

London

EC1V 2NX

Bankers

HSBC Bank Plc

176 Camden High Street

London,

NW1 8QL

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' annual report and 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 requires the charity trustees to prepare financial statements for each 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, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees on 28th October 2024 and signed on their behalf by:

Mrs Icilda Wilson
Trustee

Independent Examiner's Report to the trustees of Westbury Avenue Baptist Church

We have examined the financial statements, which comprise the financial activities, the balance sheet, the related notes and the accounting policies for the Year Ended 31st December 2023 on pages 10 to 14.

Respective responsibilities of trustees and independent examiner

The Church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to:

examine the accounts (under section 145 of the Charities Act),
to follow the procedures laid down in the General Directions given by the Charity
Commission (under section 145(5)(b) of the Act, and
to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that be required in an audit, and consequently no opinion is given as to whether the accounts presents a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement with exception reporting

In the course of my examination, no matter has come to my attention:

1. which give me reasonable cause to believe that in, any material respect, the requirements
 - a. to keep accounting records in accordance with section 130 of the Charities Act; and
 - b. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
2. which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.
3. However, the reserve policy to maintain free reserve in unrestricted fund has not been fully satisfied in this financial year. This is in reference to the reserve policy statement discussed on page 4 of the financial statement.

Independent Examiner:

Date: 31st October 2024

Victoria Onayemi {BA (Hons), FMAAT}
Vicom Accountancy Services Ltd
128 City Road, London, EC1V 2NX.

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2023

		Unrestricted	Endowment		
		funds	funds	Total funds	Total funds
		2023	2023	2023	2022
	Note	£	£	£	£
Income from:					
Donations	2	35,695	-	35,695	29,365
Other income	3	80	61,013	61,093	60,747
Total		35,775	61,013	96,788	90,112
Expenditure on:					
Charitable activities and outreach	4	90,751	94,766	185,517	181,544
Total		90,751	94,766	185,517	181,544
Net income		(54,976)	(33,753)	(88,729)	(91,432)
Reconciliation of funds:					
Total funds brought forward		15,722	2,189,236	2,204,958	2,296,390
Total funds carried forward		(39,254)	2,155,483	2,116,229	2,204,958

The notes form part of these financial statements

BALANCE SHEET

at 31 December 2023

Charity No. 1155892

	Notes	2023 £	2022 £
Fixed assets			
Tangible assets	6	<u>2,106,934</u>	<u>2,195,125</u>
Current assets			
Cash at bank and in hand		11,859	11,533
Loan to members		-	-
		<u>11,859</u>	<u>11,533</u>
Creditors: Amount falling due within one year	7	<u>(2,564)</u>	<u>(1,720)</u>
Net current assets		<u>9,295</u>	<u>9,833</u>
Total assets less current liabilities		<u>2,116,229</u>	<u>2,204,958</u>
		<u>2,116,229</u>	<u>2,204,958</u>
Total net assets		<u></u>	<u></u>
Funds			
Unrestricted funds	8	(39,254)	69,970
Endowment funds	8	2,155,483	2,226,420
		<u>2,116,229</u>	<u>2,296,390</u>

The financial statements were approved by the Board of Trustees 28th October 2024 and signed on its behalf by:

Mrs Icilda Wilson
Trustee
28th October 2024

The notes form part of these financial statements

for the year ended 31 December 2023

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with 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) - Charities SORP (FRS 102) (effective 1 January 2015) - the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets and depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Building	4% Straight line
Fixtures, fittings and Equipment	20% Straight line

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

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.

2 Income from donations

	Unrestricted funds 2023 £	Total 2023 £	Total 2022 £
Donation	35,695	35,695	29,365
	<u>35,695</u>	<u>35,695</u>	<u>29,365</u>

3 Other income

	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
Rental income	-	61,013	61,013	60,741
Other income – deposit interest	80	-	80	6
	<u>80</u>	<u>61,013</u>	<u>61,093</u>	<u>60,747</u>

4 Expenditure on charitable activities

	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
<i>Expenditure on charitable activities</i>				
Church activities & outreach	83,138	94,766	177,904	175,388
Governance costs	7,613	-	7,613	6,156
	<u>90,751</u>	<u>94,766</u>	<u>185,517</u>	<u>181,544</u>

5 Staff costs

	2023	2022
	£	£
Salaries and wages	18,826	20,508
Pastors' Allowance	18,000	15,600
	36,826	36,108

The average number of employees during the year was 2 (2022: 2). No employee received emoluments in excess of £60,000.

6 Tangible fixed assets

	Land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost or revaluation			
At 1 January 2023	2,182,956	12,169	2,195,125
Additions	-	1,951	1,951
At 31 December 2023	<u>2,182,956</u>	<u>14,120</u>	<u>2,197,076</u>
Depreciation and impairment			
Depreciation charge for the year	87,318	2,824	90,142
At 31 December 2023	<u>87,318</u>	<u>2,824</u>	<u>90,142</u>
Net book values			
At 31 December 2023	<u>2,095,638</u>	<u>11,296</u>	<u>2,106,934</u>
At 31 December 2022	<u>2,182,956</u>	<u>12,169</u>	<u>2,195,125</u>

Westbury Avenue Baptist Church
NOTES TO THE ACCOUNTS
Westbury Avenue Baptist Church
NOTES TO THE ACCOUNTS

7 Creditors:

amounts falling due within one year

	2023	2022
	£	£
Accruals and other creditors	2,564	1,720
	<u>2,564</u>	<u>1,720</u>

8 Movement in Funds

	Balance at 01.01.2023	Income	Expenditure	Balance at 31.12.2023
	£	£	£	£
Unrestricted funds	15,722	35,775	90,751	(39,254)
Endowment funds	2,189,236	61,013	94,766	2,155,483
	<u>2,204,958</u>	<u>96,788</u>	<u>185,517</u>	<u>2,116,229</u>

9 Analysis of Net Assets between Funds

As at 31 Dec 2023

	Unrestricted Funds	Endowment Funds	Total at 31.12.2023
	£	£	£
Fixed Assets	-	2,106,934	2,195,125
Current Assets	11,859	-	11,859
Current liabilities	(2,564)	-	(2,565)
	<u>9,295</u>	<u>2,106,934</u>	<u>2,116,229</u>

As at 31 Dec 2022

	Unrestricted Funds	Endowment Funds	Total at 31.12.2022
	£	£	£
Fixed Assets	-	2,195,125	2,195,125
Current Assets	11,533	-	11,533
Current liabilities	(1,720)	-	(1,720)
	<u>9,833</u>	<u>2,195,125</u>	<u>2,204,958</u>

10 Related party transactions

There were no related party transactions during this financial year.

WESTBURY AVENUE BAPTIST CHURCH

England & Wales - Charity number 1155892

Accounts

Westbury Avenue Baptist Church

Charity No. 1155892

Trustees' Report and Unaudited Accounts

31 December 2022

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TRUSTEE'S ANNUAL REPORT

The Trustees, present their report with the unaudited financial statements of the charity for the year ended 31 December 2022. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard in the UK and Republic of Ireland (FRS 102) - Charities SORP (FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and Aims

The principal objective of the church is the advancement of the Christian faith according to the principles of the Baptist denomination. In furtherance of this the Church may arrange public and other meetings of worship, praise, evangelism, teaching, study, encouragement and prayer. In adherence to its objectives, the Church may also carry out other charitable activities in United Kingdom and overseas.

Public Benefit

The trustees have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning its future activities. In particular the trustees consider how planned activities will contribute to the aims and objectives of the Charity.

Charitable Activities

The Leadership, wanted to reach out to you to review our year so far and to see where we are now as a church family and share future plans as we continue to seek GOD's face for the way forward for our communities, our families, and our church.

Our Pastors

2022 began full of hope in GOD for Westbury and our community.

With our Pastors now settled into their roles, the church family now feels more settled and secure. With an open door policy, the congregation are encouraged to approach the Pastors personally for prayer, comfort, and guidance.

Behind the scenes our Pastors continue their life of ministry officiating weddings, funerals and baby blessings and doing home visits.

Bible Study

Bible study and Prayer Meeting will continue in person and online we continue to have a wonderful time in fellowship and build each other up in the Word of GOD as we grow in the kingdom of GOD.

The Prayer meetings has been going steadily, providing an essential fellowship, support & comfort to the church and community.

Media Department

Aneesa and Daniel continue to do an amazing job in the media department, and we can all agreed that the addition to our online service truly benefits those that cannot attend church in person.

Tenants in Dunford House and Manse

The three studio flats and the Manse continues to bring in an income for the church. Each tenancy agreement has a 6- month break clause written in so if we feel after that period that things are not working out with a particular tenant then we have the right to say that we will not be continuing with that rental.

Repairs

There is a saying that many hands make light work. As usual please be encouraged to volunteer wherever you feel GOD is leading you. An area that could use some volunteers is in cleaning the church. Also, if there is something that you would like to start up, for example, an over 50's club, fund raising etc.

Finances

We are trying to build up our savings. The savings account balance at the time of this review is £5020.56 Most of what we have coming in is covering what we have going out. What we have coming in includes Dunford House/Manse rentals, tithes/ offerings and hiring (hall etc). Our outgoings include wages, stipend, bills, insurance etc. We will have a breakdown available for you at our next members meetings. So, now we do not have enough left over to put away as much as we would like into the savings as there is always something that needs fixing.

Volunteers

There is a saying that many hands make light work. As usual please be encouraged to volunteer wherever you feel GOD is leading you. An area that could use some volunteers is in cleaning the church. Also, if there is something that you would like to start up, for example, an over 50's club, fund raising etc.

Chosen Conference

The **CHOSEN Women's Day** has continued to go from strength to strength, now in its 11th year. The Chosen Luncheon returned last September with a Chosen Breakfast in February, and a beautiful, inspiring time was had by all those who attended.

Chosen is a growing ministry of Women of all ages and life experiences finding their way home back to their first love. Chosen has become a place where women could feel safe sharing their stories without fear of being judge. Chosen exists to champion women to engage in their purpose and be an influence, a light within her sphere as GOD intended.

Chosen Women's Day programmes now takes place three times a year, which includes a Prayer Breakfast, a Afternoon Tea/ Luncheon; 'A Chosen Conversation' all three programmes encourages women from all walks of life to discover who they are in CHRIST and walk in that truth, an uplifting and inspiring day filled with such love and friendships, where women of all ages and nations unite to support and encourage each other in their journey of faith and are inspired to shake off the garments of false identity, rejection, abuse, depression, hurt, brokenness, low self-esteem and their past. And put on the garments of Beauty, Freedom, Change, Transformation and Love, the garment of JESUS and No matter where she has come from or where she is on life's journey we pray that she will come to the realisation that she was created to be a **Light** , a **Mirror** of the most High **GOD**, fearfully and wonderfully made, and **Chosen - For Such A Time As This!**

Annual Church Trip

The Church annual community seaside trip took place in Brighton this year. A wonderful time for families that unable to afford a trip for themselves and the children. We had a coach full this year and a beautiful sunny day by the seaside.

FINANCIAL REVIEW

The charity regular sources of income are donations from church members and general public and rental income earned from hire of premises.

During the period, income of £29,365 was received as donations. The charity had £11,533 of cash and Fixed Asset of £2,195,125 (Net book value) held at the year end. The net movement in funds for the period, as shown in the statement of financial activities, for the unrestricted fund balance was a deficit of £54,249 and deficit of £37,184 in the endowment fund. The value of the Westbury Avenue Baptist Church net assets at 31 December 2022 was £2,204,958.

Specific Investment Powers

The trustees have the authority to deposit or invest funds in any legal manner and to invest only after obtaining advice from a financial expert with regard to the suitability of the investment but the Charity currently has no investments other than cash balance held in a deposit account.

Grant-Making Policies

Grants are made in the form of cash gifts to needy members on the recommendation of the Pastor in-charge, full members and the Trustees. The Trustees are responsible for the final approval and authorisation. A full statement of the policies is available on request.

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As we move forward into 2023, we will continue to exercise wisdom in keeping ourselves and loved ones safe, and continue to recognise that our faith and security is in JESUS CHRIST for now and the future. We pray HIS promise of protection over you and your family. Let's also pray for those around the world, and especially for our brothers and sisters in CHRIST that face daily persecution. As the year ends, we remain as hopeful in CHRIST as we did at the beginning of the year. We must continue to believe through these troubled times that GOD is still on the throne and HE is doing a new thing in all our lives.

STRUCTURE, GOVERNANCE AND MANAGEMENT

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REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 1155892

Registered Office

Westbury Avenue, London, N22 6SA

Trustees

The following Trustees, served during the year:

Mrs Ichida Wilson

Ms Sarah Kershaw-Landy

Mr Philip Atta-Antwi

Accountants

Vicom Accountancy Services Ltd

128 City Road

London

EC1V 2NX

Bankers

HSBC Bank Plc

176 Camden High Street

London,

NW1 8QL

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' annual report and 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 requires the charity trustees to prepare financial statements for each 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, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees on 26th October 2023 and signed on their behalf by:

Mr Philip Atta-Antwi

Trustees

Independent Examiner's Report to the trustees of Westbury Avenue Baptist Church

We have examined the financial statements, which comprise the financial activities, the balance sheet, the related notes and the accounting policies for the Year Ended 31st December 2022 on pages 10 to 14.

Respective responsibilities of trustees and independent examiner

The Church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

examine the accounts (under section 145 of the Charities Act),
to follow the procedures laid down in the General Directions given by the Charity
Commission (under section 145(5)(b) of the Act, and
to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that be required in an audit, and consequently no opinion is given as to whether the accounts presents a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement with exception reporting

In the course of my examination, no matter has come to my attention:

1. which give me reasonable cause to believe that in, any material respect, the requirements
 - a. to keep accounting records in accordance with section 130 of the Charities Act; and
 - b. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
2. which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.
3. However, the reserve policy to maintain free reserve in unrestricted fund has not been fully satisfied in this financial year. This is in reference to the reserve policy statement discussed on page 4 of the financial statement.

Independent Examiner:

Date: 31st October 2023

Victoria Onayemi {BA (Hons), FMAAT}
Vicom Accountancy Services Ltd
128 City Road, London, EC1V 2NX.

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2022

		Unrestricted	Endowment		
		funds	funds	Total funds	Total funds
		2022	2022	2022	2021
	Note	£	£	£	£
Income from:					
Donations	2	29,365	-	29,365	19,630
Other income	3	6	60,741	60,747	67,804
Total		29,371	60,741	90,112	87,434
Expenditure on:					
Charitable activities and outreach	4	83,619	97,925	181,544	185,625
Total		83,619	97,925	181,544	185,625
Net income		(54,248)	(37,184)	(91,432)	(98,191)
Reconciliation of funds:					
Total funds brought forward		69,970	2,226,420	2,296,390	2,394,581
Total funds carried forward		15,722	2,189,236	2,204,958	2,296,390

The notes form part of these financial statements

BALANCE SHEET

at 31 December 2022

Charity No. 1155892

	Notes	2022 £	2021 £
Fixed assets			
Tangible assets	6	<u>2,195,125</u>	<u>2,287,125</u>
Current assets			
Cash at bank and in hand		11,533	9,638
Loan to members		-	1,257
		<u>11,533</u>	<u>10,895</u>
Creditors: Amount falling due within one year	7	<u>(1,720)</u>	<u>(1,630)</u>
Net current assets		<u>9,833</u>	<u>9,265</u>
Total assets less current liabilities		<u>2,204,958</u>	<u>2,296,390</u>
		<u>2,204,958</u>	<u>2,296,390</u>
Total net assets		<u></u>	<u></u>
Funds			
Unrestricted funds	8	15,722	69,970
Endowment funds	8	2,189,236	2,226,420
		<u>2,204,958</u>	<u>2,296,390</u>

The financial statements were approved by the Board of Trustees 28th October 2023 and signed on its behalf by:

Mr Philip Atta-Antwi
Trustee
26th October 2023

The notes form part of these financial statements

for the year ended 31 December 2022

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with 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) - Charities SORP (FRS 102) (effective 1 January 2015) - the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets and depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Building	4% Straight line
Fixtures, fittings and Equipment	20% Straight line

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

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.

2 Income from donations

	Unrestricted Funds 2022	Total 2022	Total 2021
	£	£	£
Donation	29,365	29,365	19,630
	<u>29,365</u>	<u>29,365</u>	<u>19,630</u>

3 Other income

	Unrestricted funds 2022	Endowment funds 2022	Total funds 2022	Total funds 2021
	£	£	£	£
Rental income	-	60,741	60,741	67,804
Other income – deposit interest	6	-	6	-
	<u>6</u>	<u>60,741</u>	<u>60,747</u>	<u>67,804</u>

4 Expenditure on charitable activities

	Unrestricted funds 2022	Endowment funds 2022	Total funds 2022	Total funds 2021
	£	£	£	£
<i>Expenditure on charitable activities</i>				
Church activities & outreach	77,463	97,925	175,388	179,532
Governance costs	6,156	-	6,156	6,093
	<u>83,619</u>	<u>97,925</u>	<u>181,544</u>	<u>185,625</u>

5 Staff costs

	2022	2021
	£	£
Salaries and wages	20,508	17,829
Pastors' Allowance	15,600	14,300
	36,108	32,129

The average number of employees during the year was 2 (2021: 2). No employee received emoluments in excess of £60,000.

6 Tangible fixed assets

	Land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost or revaluation			
At 1 January 2022	2,273,912	13,213	2,287,125
Additions	-	1,998	1,998
At 31 December 2022	<u>2,273,912</u>	<u>15,211</u>	<u>2,289,123</u>
Depreciation and impairment			
Depreciation charge for the year	90,956	3,042	93,998
At 31 December 2022	<u>90,956</u>	<u>3,042</u>	<u>93,998</u>
Net book values			
At 31 December 2022	<u>2,182,956</u>	<u>12,169</u>	<u>2,195,125</u>
At 31 December 2021	<u>2,273,912</u>	<u>13,213</u>	<u>2,287,125</u>

Westbury Avenue Baptist Church
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Westbury Avenue Baptist Church
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7 Creditors:

amounts falling due within one year

	2022	2021
	£	£
Accruals and other creditors	1,720	1,630
	<u>1,720</u>	<u>1,630</u>

8 Movement in Funds

	Balance at 01.01.2022	Income	Expenditure	Balance at 31.12.2022
	£	£	£	£
Unrestricted funds	69,970	29,371	83,619	15,722
Endowment funds	<u>2,226,420</u>	<u>60,741</u>	<u>97,925</u>	<u>2,226,420</u>
	<u>2,296,390</u>	<u>90,112</u>	<u>181,544</u>	<u>2,204,958</u>

9 Analysis of Net Assets between Funds

As at 31 Dec 2022

	Unrestricted Funds	Endowment Funds	Total at 31.12.2022
	£	£	£
Fixed Assets	-	2,195,125	2,195,125
Current Assets	11,533	-	11,533
Current liabilities	<u>(1,720)</u>	<u>-</u>	<u>(1,720)</u>
	<u>9,833</u>	<u>2,195,125</u>	<u>2,204,958</u>

As at 31 Dec 2021

	Unrestricted Funds	Endowment Funds	Total at 31.12.2021
	£	£	£
Fixed Assets	-	2,287,125	2,287,125
Current Assets	10,895	-	10,895
Current liabilities	<u>(1,630)</u>	<u>-</u>	<u>(1,630)</u>
	<u>9,265</u>	<u>2,287,125</u>	<u>2,296,390</u>

10 Related party transactions

There were no related party transactions during this financial year.

WESTBURY AVENUE BAPTIST CHURCH

England & Wales - Charity number 1155892

Accounts

Westbury Avenue Baptist Church

Charity No. 1155892

Trustees' Report and Unaudited Accounts

31 December 2021

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TRUSTEE'S ANNUAL REPORT

The Trustees, present their report with the unaudited financial statements of the charity for the year ended 31 December 2021. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard in the UK and Republic of Ireland (FRS 102) - Charities SORP (FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and Aims

The principal objective of the church is the advancement of the Christian faith according to the principles of the Baptist denomination. In furtherance of this the Church may arrange public and other meetings of worship, praise, evangelism, teaching, study, encouragement and prayer. In adherence to its objectives, the Church may also carry out other charitable activities in United Kingdom and overseas.

Public Benefit

The trustees have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning its future activities. In particular the trustees consider how planned activities will contribute to the aims and objectives of the Charity.

Charitable Activities

Many of our 2021 plans had to be put on hold and we have had to adjust to the times we find ourselves in. As we learnt new ways of doing things (and are still learning) we thank God that he has remains faithful through it all.

As we continue with our vision statement '**Making Disciples and Transforming Lives**' it was important for the Leadership to really encourage the church to develop their confidence in the Lord and step out of their comfort zone by connecting with others outside of the four walls of the church building in the aid of sharing the good news and building relationships.

Our Pastors

2021 began full of hope in GOD for Westbury and our community. On Sunday, 10th January 2021 Lee Johnson, Regional Minister, publicly recognised Sharon and Theresa as Local Pastors in our Set Aside for Service to serve at Westbury. With the support of the Baptist Union they will continue to study to become Nationally Recognised Pastors within the next 2 years.

Youth Alpha Course

It is with great pleasure that we announce the successful completion of our first Youth Alpha Course which was led by Pastor Theresa and Sister Tosin. A graduation for the young people who attended will take place soon

Media Department

We have had to upgrade our audio and visuals for streaming purposes. Aneesa and Daniel continues to an amazing job in the media department and we can all agreed that the addition of our online service truly benefits those that cannot attend church in person.

Tenants in Dunford House and Manse

From March of this year, we have successfully rented out the three studio flats and the Manse has been rented out since May which is now bringing in an income for the church. Each tenancy agreement has a 6- month break clause written in so if we feel after that period that things are not working out with a particular tenant then we have the right to say that we will not be continuing with that rental.

Church Refurbishments

During lockdown we have had to have major repairs done to the church roof. Thieves stole the lead causing leakage every time it rained. This was a great expensive for the church as we were not able to claim the full cost of the repairs from the insurance and so unfortunately it made a considerable dent in our savings.

- We also had to strip and paint any walls and ceilings in the back that had been impacted by the leakage which included Dunford House.
- We have had to rectify previous works that were done in Dunford House.
- The Manse kitchen needed refurbishing and was completed by T&A Contractors
- The Pastors office at the back has been gutted and refurbishment has been completed
- There are still repairs to be done which include the roof at the Manse. It is very old and recent weather conditions have not helped as we now have rain coming into the property.
- The church building needs major pointing, jet washing and repairing of brickwork. Our application to the Heritage Fund for help towards the church building is still ongoing. We will keep you all updated as and when they respond.
- Building Security – We have had CCTV installed and upgraded our alarm system.

Finances

We do not have any savings right now. Everything we have coming in is just covering what we have going out. What we have coming in includes Dunford House/Manse rentals, tithes/ offerings and hiring (hall etc). Our outgoings include wages, stipend, bills, insurance etc. We will have a breakdown available for you at our next members meetings. So at the moment we do not have enough left over to put away into the savings as there is always something that needs fixing.

Volunteers

There is a saying that many hands make light work. Please be encouraged to volunteer wherever you feel GOD is leading you. An area that could use some volunteers is in cleaning the church. Also, if there is something that you would like to start up, for example, an over 50's club, fund raising etc please make an appointment with the leaders to discuss it.

Junior Apprentice

Congratulations to all our young people who took part in the Junior Apprentice this year. The Westbury team came runners up this year. The theme this year was 'The Business of the Future'.

The Junior Apprentice, based on the hit television show 'The Apprentice' is an accredited Core Skills, Business & Leadership project active across 5 London boroughs. Beginning with an exciting 3 weeks of full time activities, around 120 young people aged 13 to 19 years will battle it out over a series of team challenges designed to develop, teach, and inspire each individual, while bringing forth the talents each one has in a fun, creative and safe way.

FINANCIAL REVIEW

The charity regular sources of income are donations from church members and general public and rental income earned from hire of premises.

During the period, income of £19,603 was received as donations. The charity had £9,638 of cash and Fixed Asset of £2,287,125 (Net book value) held at the year end. The net movement in funds for the period, as shown in the statement of financial activities, for the unrestricted fund balance was a deficit of £60,252 and deficit of £37,939 in the endowment fund. The value of the Westbury Avenue Baptist Church net assets at 31 December 2021 was £2,296,390.

Specific Investment Powers

The trustees have the authority to deposit or invest funds in any legal manner and to invest only after obtaining advice from a financial expert with regard to the suitability of the investment but the Charity currently has no investments other than cash balance held in a deposit account.

Grant-Making Policies

Grants are made in the form of cash gifts to needy members on the recommendation of the Pastor in-charge, full members and the Trustees. The Trustees are responsible for the final approval and authorisation. A full statement of the policies is available on request.

Reserve policy

The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately three months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to ongoing charitable activities and ensure that support and governance costs are covered.

Plans for the future

In 2022 we will work to continue to grow the ministry in every area so that we become a church without walls within the community at large and be prepared as much as possible for when visitors and newcomers walk through our church doors, to find a place of safety, no judgement, a place of love, which is available to all through JESUS CHRIST. We are planning to start new initiatives that will help us to grow and share the changing Word of GOD as GOD leads, utilising all our gifts and talents and the gift and talents of others. we will continue to develop programmes that will include our neighbours, and impact lives as we strive to be a more inclusive church

As we move forward into 2022, we will continue to exercise wisdom in keeping ourselves and loved ones safe, and continue to recognise that our faith and security is in JESUS CHRIST for now and the future. We pray HIS promise of protection over you and your family. Let's also pray for those around the world, and especially for our brothers and sisters in CHRIST that face daily persecution. As the year ends, we remain as hopeful in CHRIST as we did at the beginning of the year. We must continue to believe through these troubled times that GOD is still on the throne and HE is doing a new thing in all our lives.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The charity is governed by the constitution adopted on 20 March 2008 and constitutes an unincorporated charity.

Appointment and Removal of Trustees

The Church Members' appoint Charity Trustees to be responsible for the governance of the Church and where there is a Minister that person is a Charity Trustee because of their role and responsibilities. Subject to any specific or general directions of the Church Members' Meeting and the provisions of the Constitution the control, management and administration of the Church is carried out by the Charity Trustees, save that the Charity Trustees are not required to do anything that would cause them to be in breach of the Constitution or any trustee duty placed upon them as a result of this role.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 1155892

Registered Office

Westbury Avenue, London, N22 6SA

Trustees

The following Trustees, served during the year:

Mrs Ichida Wilson

Ms Sarah Kershaw-Landy

Mr Philip Atta-Antwi

Accountants

VICOM ACCOUNTANCY SERVICES LTD
164 WYNDHAM ROAD
LONDON
SE5 0UB

Bankers

HSBC Bank Plc
176 Camden High Street
London,
NW1 8QL

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' annual report and 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 requires the charity trustees to prepare financial statements for each 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, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees on 28th October 2022 and signed on their behalf by:

Mr Philip Atta-Antwi

Trustees

Independent Examiner's Report to the trustees of Westbury Avenue Baptist Church

We have examined the financial statements, which comprise the financial activities, the balance sheet, the related notes and the accounting policies for the Year Ended 31st December 2021 on pages 10 to 14.

Respective responsibilities of trustees and independent examiner

The Church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to:

examine the accounts (under section 145 of the Charities Act),
to follow the procedures laid down in the General Directions given by the Charity
Commission (under section 145(5)(b) of the Act, and
to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that be required in an audit, and consequently no opinion is given as to whether the accounts presents a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement with exception reporting

In the course of my examination, no matter has come to my attention:

1. which give me reasonable cause to believe that in, any material respect, the requirements
 - a. to keep accounting records in accordance with section 130 of the Charities Act; and
 - b. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
2. which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.
3. However, the reserve policy to maintain free reserve in unrestricted fund has not been fully satisfied in this financial year. This is in reference to the reserve policy statement discussed on page 4 of the financial statement.

Independent Examiner:

Date: 31st October 2022

Victoria Onayemi {BA (Hons), FMAAT}
Vicom Accountancy Services Ltd
164 Wyndham Road, London, SE5 0UB.

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2021

		Unrestricted	Endowment		
		funds	funds	Total funds	Total funds
		2021	2021	2021	2020
	Note	£	£	£	£
Income from:					
Donations	2	19,630	-	19,630	14,323
Other income	3	-	67,804	67,804	38,570
Total		19,630	67,804	87,434	52,893
Expenditure on:					
Charitable activities and outreach	4	79,882	105,743	185,625	187,677
Total		79,882	105,743	185,625	187,677
Net income		(60,252)	(37,939)	(98,191)	(134,784)
Reconciliation of funds:					
Total funds brought forward		130,222	2,264,359	2,394,581	2,529,365
Total funds carried forward		69,970	2,226,420	2,296,390	2,394,581

The notes form part of these financial statements

BALANCE SHEET

at 31 December 2021

Charity No. 1155892

	Notes	2021 £	2020 £
Fixed assets			
Tangible assets	6	<u>2,287,125</u>	<u>2,383,203</u>
Current assets			
Cash at bank and in hand		9,638	10,204
Loan to members		<u>1,257</u>	<u>4,057</u>
		10,895	14,261
Creditors: Amount falling due within one year	7	<u>(1,630)</u>	<u>(2,883)</u>
Net current assets		<u>9,265</u>	<u>11,378</u>
Total assets less current liabilities		<u>2,296,390</u>	<u>2,394,581</u>
		2,296,390	2,394,581
Total net assets		<u></u>	<u></u>
Funds			
Unrestricted funds	8	69,970	130,222
Endowment funds	8	<u>2,226,420</u>	<u>2,264,359</u>
		<u>2,296,390</u>	<u>2,394,581</u>

The financial statements were approved by the Board of Trustees 28th October 2022 and signed on its behalf by:

Mr Philip Atta-Antwi
Trustee
28th October 2022

The notes form part of these financial statements

for the year ended 31 December 2021

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with 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) - Charities SORP (FRS 102) (effective 1 January 2015) - the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets and depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Building	4% Straight line
Fixtures, fittings and Equipment	20% Straight line

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

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.

2 Income from donations

	Unrestricted Funds 2021	Total 2021	Total 2020
	£	£	£
Donation	19,630	19,630	14,323
	<u>19,630</u>	<u>19,630</u>	<u>14,323</u>

3 Other income

	Unrestricted funds 2021	Endowment funds 2021	Total funds 2021	Total funds 2020
	£	£	£	£
Rental income	-	67,804	67,804	38,524
Other income – deposit interest	-	-	-	46
	<u>-</u>	<u>67,804</u>	<u>67,804</u>	<u>38,570</u>

4 Expenditure on charitable activities

	Unrestricted funds 2021	Endowment funds 2021	Total funds 2021	Total funds 2020
	£	£	£	£
<i>Expenditure on charitable activities</i>				
Church activities & outreach	73,789	105,743	179,532	184,525
Governance costs	6,093	-	6,093	3,152
	<u>79,882</u>	<u>105,743</u>	<u>185,625</u>	<u>187,677</u>

5 Staff costs

	2021	2020
	£	£
Salaries and wages	17,829	15,782
Pastors' Allowance	14,300	-
	<u>32,129</u>	<u>15,782</u>

The average number of employees during the year was 2 (2020: 2). No employee received emoluments in excess of £60,000.

6 Tangible fixed assets

	Land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost or revaluation			
At 1 January 2021	2,368,658	14,545	2,383,203
Additions	-	1,972	1,972
At 31 December 2021	<u>2,368,658</u>	<u>16,517</u>	<u>2,385,175</u>
Depreciation and impairment			
Depreciation charge for the year	94,747	3,303	98,050
At 31 December 2021	<u>94,747</u>	<u>3,303</u>	<u>98,050</u>
Net book values			
At 31 December 2021	<u>2,273,911</u>	<u>13,214</u>	<u>2,287,125</u>
At 31 December 2020	<u>2,368,658</u>	<u>14,545</u>	<u>2,383,203</u>

Westbury Avenue Baptist Church
NOTES TO THE ACCOUNTS
Westbury Avenue Baptist Church
NOTES TO THE ACCOUNTS

7 Creditors:

amounts falling due within one year

	2021	2020
	£	£
Accruals and other creditors	1,630	2,883
	<u>1,630</u>	<u>2,883</u>

8 Movement in Funds

	Balance at 01.01.2021	Income	Expenditure	Balance at 31.12.2021
	£	£	£	£
Unrestricted funds	130,222	19,630	79,882	69,970
Endowment funds	2,264,359	67,804	105,743	2,226,420
	<u>2,394,581</u>	<u>87,434</u>	<u>185,625</u>	<u>2,296,390</u>

9 Analysis of Net Assets between Funds

As at 31 Dec 2021

	Unrestricted Funds	Endowment Funds	Total at 31.12.2021
	£	£	£
Fixed Assets	-	2,287,125	2,287,125
Current Assets	10,895	-	10,895
Current liabilities	(1,630)	-	(1,630)
	<u>9,265</u>	<u>2,287,125</u>	<u>2,296,390</u>

As at 31 Dec 2020

	Unrestricted Funds	Endowment Funds	Total at 31.12.2020
	£	£	£
Fixed Assets	-	2,383,203	2,383,203
Current Assets	14,261	-	14,261
Current liabilities	(2,883)	-	(2,883)
	<u>11,378</u>	<u>2,383,203</u>	<u>2,394,581</u>

10 Related party transactions

There were no related party transactions during this financial year.

WESTBURY AVENUE BAPTIST CHURCH

England & Wales - Charity number 1155892

Accounts

Westbury Avenue Baptist Church

Charity No. 1155892

Trustees' Report and Unaudited Accounts

31 December 2020

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Charitable Activities

Many of our 2020 plans had to be put on hold and we have had to adjust to the times we find ourselves in. As we learnt new ways of doing things (and are still learning) we thank God that he has remains faithful through it all.

As we continue with our vision statement '**Making Disciples and Transforming Lives**' it was important for the Leadership to really encourage the church to develop their confidence in the Lord and step out of their comfort zone by connecting with others outside of the four walls of the church building in the aid of sharing the good news and building relationships.

Positions Filled

Our new pastors, for the past couple of years (Sharon Green and Theresa Williams) have taken on the pastoral role, conducting funerals home visits (Pre Covid), giving the Word and are equipped to conduct baby blessings, weddings, baptism etc. They have also been attending Spurgeon's (now online due to Covid) to equipped them to minister with the aim to be a qualified Nationally Recognised Pastor.

Alpha Course

We are excited to be starting an alpha course for the young people starting in the new year (2021). The course will be between 9-13 weeks and held on a Saturday at 12pm. We are aiming to meet in the building but, if not possible, we will conduct it over Zoom. The course will be followed by a graduation service.

Westbury Avenue Baptist Church

A New Media Platform

Due to the COVID 19 lockdown, there were no physical Sunday services. We have been sending out audio sermons to our members. The audio system has been upgraded and we will invest in the new media equipment for audio and video streaming. Our services will then be available on our new You Tube Channel

Dunford House

We are so happy to inform you that the bedsits in Dunford House (the church flat), are now completed and we are planning to rent them out in January 2021. We will be using the same estate agent that has been successfully managing the rental of the Manse for us.

Church Refurbishments

The church building continues to be a challenge as there's always repairs to be done. We made urgent repairs to part of the roof; this was due to a lot of the lead was stolen leaving the building exposed to leaks and water damages.

We started the much-needed refurbishment to the back office, which will hopefully be completed by the time the Pastors are in office. There are still list of repairs to do, including painting of the entire building; we are receiving quotes of, £20,000 - £57,000 the higher quotes include wrap around scaffolding, plus new paving on the Willingdon side of the building, the small kitchen needs refurbishment, new windows required throughout the church, all of which require a substantial amount of funding.

For this, we are applying for funding from the Heritage Fund and if successful we plan to carry out the repairs and refurbishment in 2021.

Hardship Fund

The Hardship Fund Ministry continues to impact lives especially in these times of Covid of those that are associated with the church (no matter their status or role within the church) and for those that are not and find themselves in financial hardship and have no recourse or other resources to provide them some relief from the situation they find themselves in.

As a church we can be proud that the fund seeks to ease the financial hardship and offers financial support focusing on financial exclusion, housing issues, homelessness and people facing multiple disadvantages to move forward with their lives. By providing financial, practical, and pastoral support, the aim is to deliver lasting positive change in the lives of those facing difficult and sometimes desperate times.

FINANCIAL REVIEW

The charity regular sources of income are donations from church members and general public and rental income earned from hire of premises.

During the period, income of £14,323 was received as donations. The charity had £10,204 of cash and Fixed Asset of £2,383,203 (Net book value) held at the year end. The net movement in funds for the period, as shown in the statement of financial activities, for the unrestricted fund balance was a deficit of £45,961 and deficit of £88,823 in the endowment fund. The value of the Westbury Avenue Baptist Church net assets at 31 December 2020 was £2,394,581. The deficit in Net fund movement for the year in review has to do in relation to the project for the church building refurbishments on which £28,653 was spent in the year. It was also affected by depreciation write off of £98,694 which is not of real monetary value.

Specific Investment Powers

The trustees have the authority to deposit or invest funds in any legal manner and to invest only after obtaining advice from a financial expert with regard to the suitability of the investment but the Charity currently has no investments other than cash balance held in a deposit account.

Grant-Making Policies

Grants are made in the form of cash gifts to needy members on the recommendation of the Pastor in-charge, full members and the Trustees. The Trustees are responsible for the final approval and authorisation. A full statement of the policies is available on request.

Reserve policy

The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately three months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to ongoing charitable activities and ensure that support and governance costs are covered.

The reserve level required for 2020 was £13,704 but the balance held as unrestricted funds at 31 December 2020 was £10,204 and this is less than the required reserve. This will be revised in 2021 to the appropriate level.

Plans for the future

Bible study and Prayer Meeting will continue online until further notice.

In 2021, we will work to continue to grow the ministry in every area so that we become more relevant in the community at large and be prepared as much as possible for when we reopen the church doors. We are reminded more than ever, that even though the building is closed, we are the church and God's church is never be closed.

Ultimately, even as we pursue preventative measures and exercise wisdom in keeping ourselves and loved ones safe, our faith and security is in Jesus Christ for now and the future. We pray HIS promise of protection over you and your family. Let's also pray for those affected around the world, and that the virus will be quickly contained and conquered in Jesus Name

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The charity is governed by the constitution adopted on 20 March 2008 and constitutes an unincorporated charity.

Appointment and Removal of Trustees

The Church Members' appoint Charity Trustees to be responsible for the governance of the Church and where there is a Minister that person is a Charity Trustee because of their role and responsibilities. Subject to any specific or general directions of the Church Members' Meeting and the provisions of the Constitution the control, management and administration of the Church is carried out by the Charity Trustees, save that the Charity Trustees are not required to do anything that would cause them to be in breach of the Constitution or any trustee duty placed upon them as a result of this role.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 1155892

Registered Office

Westbury Avenue, London, N22 6SA

Trustees

The following Trustees, served during the year:

Mrs Ichida Wilson

Ms Sarah Kershaw-Landy

Mr Philip Atta-Antwi

Incoming Trustees

Mr Philip Atta-Antwi (Appointed 9th February 2020)

Outgoing Trustees

Mrs Theresa Williams (Resigned 9th February 2020)

Mrs Sharon Green (Resigned 9th February 2020)

Accountants

VICOM ACCOUNTANCY SERVICES LTD
164 WYNDHAM ROAD
LONDON
SE5 0UB

Bankers

HSBC Bank Plc
176 Camden High Street
London,
NW1 8QL

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees' annual report and 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 requires the charity trustees to prepare financial statements for each 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, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The trustees are responsible for keeping proper accounting records that 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 applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees on 8th November 2021 and signed on their behalf by:

Mr Philip Atta-Antwi

Trustees

Independent Examiner's Report to the trustees of Westbury Avenue Baptist Church

We have examined the financial statements, which comprise the financial activities, the balance sheet, the related notes and the accounting policies for the Year Ended 31st December 2020 on pages 10 to 14.

Respective responsibilities of trustees and independent examiner

The Church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to:

examine the accounts (under section 145 of the Charities Act),
to follow the procedures laid down in the General Directions given by the Charity
Commission (under section 145(5)(b) of the Act, and
to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that be required in an audit, and consequently no opinion is given as to whether the accounts presents a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement with exception reporting

In the course of my examination, no matter has come to my attention:

1. which give me reasonable cause to believe that in, any material respect, the requirements
 - a. to keep accounting records in accordance with section 130 of the Charities Act; and
 - b. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
2. which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.
3. However, the reserve policy to maintain free reserve in unrestricted fund has not been fully satisfied in this financial year. This is in reference to the reserve policy statement discussed on page 4 of the financial statement.

Independent Examiner:

Date: 12th November 2021

Victoria Onayemi {BA (Hons), FMAAT}
Vicom Accountancy Services Ltd
164 Wyndham Road, London, SE5 0UB.

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2020

		Unrestricted	Endowment		
		funds	funds	Total funds	Total funds
		2020	2020	2020	2019
	Note	£	£	£	£
Income from:					
Donations	2	14,323	-	14,323	23,325
Other income	3	46	38,524	38,570	35,875
Total		14,369	38,524	52,893	59,200
Expenditure on:					
Charitable activities and outreach	4	60,330	127,347	187,677	239,375
Total		60,330	127,347	187,677	239,375
Net income		(45,961)	(88,823)	(134,784)	(180,555)
Reconciliation of funds:					
Total funds brought forward		176,183	2,353,182	2,529,365	2,709,920
Total funds carried forward		130,222	2,264,359	2,394,581	2,529,365

The notes form part of these financial statements

BALANCE SHEET

at 31 December 2020

Charity No. 1155892

	Notes	2020 £	2019 £
Fixed assets			
Tangible assets	6	<u>2,383,203</u>	<u>2,480,325</u>
Current assets			
Cash at bank and in hand		10,204	52,073
Loan to members		<u>4,057</u>	<u>-</u>
		14,261	52,073
Creditors: Amount falling due within one year	7	<u>(2,883)</u>	<u>(3,033)</u>
Net current assets		<u>11,378</u>	<u>49,040</u>
Total assets less current liabilities		<u>2,394,581</u>	<u>2,529,365</u>
		<u>2,394,581</u>	<u>2,529,365</u>
Total net assets		<u></u>	<u></u>
Funds			
Unrestricted funds	8	130,222	176,183
Endowment funds	8	<u>2,264,359</u>	<u>2,353,182</u>
		<u>2,394,581</u>	<u>2,529,365</u>

The financial statements were approved by the Board of Trustees 8th November 2021 and signed on its behalf by:

Mr Philip Atta-Antwi
Trustee
8th November 2021

for the year ended 31 December 2020

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with 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) - Charities SORP (FRS 102) (effective 1 January 2015) - the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets and depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Building	4% Straight line
Fixtures, fittings and Equipment	20% Straight line

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

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.

2 Income from donations

	Unrestricted Funds 2020	Total 2020	Total 2019
	£	£	£
Donation	14,323	14,323	23,325
	<u>14,323</u>	<u>14,323</u>	<u>23,325</u>

3 Other income

	Unrestricted funds 2020	Endowment funds 2020	Total funds 2020	Total funds 2019
	£	£	£	£
Rental income	-	38,524	38,524	35,702
Other income – deposit interest	46	-	46	173
	<u>46</u>	<u>38,524</u>	<u>38,570</u>	<u>35,875</u>

4 Expenditure on charitable activities

	Unrestricted funds 2020	Endowment funds 2020	Total funds 2020	Total funds 2019
	£	£	£	£
<i>Expenditure on charitable activities</i>				
Church activities & outreach	57,178	127,347	184,525	207,499
Governance costs	3,152	-	3,152	32,256
	<u>60,330</u>	<u>127,347</u>	<u>187,677</u>	<u>239,755</u>

5 Staff costs

	2020	2019
	£	£
Salaries and wages	15,782	7,726

The average number of employees during the year was 2 (2019: 2). No employee received emoluments in excess of £60,000.

6 Tangible fixed assets

	Land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost or revaluation			
At 1 January 2020	2,467,352	12,973	2,480,325
Additions	-	5,208	5,208
At 31 December 2020	2,467,352	18,181	2,485,533
Depreciation and impairment			
Depreciation charge for the year	98,694	3,636	102,330
At 31 December 2020	98,694	3,636	102,330
Net book values			
At 31 December 2020	2,368,658	14,545	2,383,203
At 31 December 2019	2,467,352	12,973	2,480,325

Westbury Avenue Baptist Church
NOTES TO THE ACCOUNTS
Westbury Avenue Baptist Church
NOTES TO THE ACCOUNTS

7 Creditors:

amounts falling due within one year

	2020	2019
	£	£
Accruals and other creditors	2,883	3,033
	<u>2,883</u>	<u>3,033</u>

8 Movement in Funds

	Balance at 01.01.2020	Income	Expenditure	Balance at 31.12.2020
	£	£	£	£
Unrestricted funds	176,183	14,369	60,330	130,222
Endowment funds	2,353,182	38,524	127,347	2,264,359
	<u>2,529,325</u>	<u>52,893</u>	<u>187,677</u>	<u>2,394,581</u>

9 Analysis of Net Assets between Funds

As at 31 Dec 2020

	Unrestricted Funds	Endowment Funds	Total at 31.12.2020
	£	£	£
Fixed Assets	-	2,383,203	2,383,203
Current Assets	14,261	-	14,261
Current liabilities	(2,883)	-	(2,883)
	<u>11,378</u>	<u>2,383,203</u>	<u>2,394,581</u>

As at 31 Dec 2019

	Unrestricted Funds	Endowment Funds	Total at 31.12.2019
	£	£	£
Fixed Assets	-	2,480,325	2,480,325
Current Assets	52,073	-	52,073
Current liabilities	(3,033)	-	(3,033)
	<u>49,040</u>	<u>2,480,325</u>	<u>2,529,365</u>

10 Related party transactions

There were no related party transactions during this financial year.

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