

Westbury Avenue Baptist Church

Charity No. 1155892

Trustees' Report and Unaudited Accounts

31 December 2020

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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 2020. 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 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	<u>15,782</u>	<u>7,726</u>

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	<u>2,467,352</u>	<u>18,181</u>	<u>2,485,533</u>
Depreciation and impairment			
Depreciation charge for the year	98,694	3,636	102,330
At 31 December 2020	<u>98,694</u>	<u>3,636</u>	<u>102,330</u>
Net book values			
At 31 December 2020	<u>2,368,658</u>	<u>14,545</u>	<u>2,383,203</u>
At 31 December 2019	<u>2,467,352</u>	<u>12,973</u>	<u>2,480,325</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

	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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