

WESTBOURNE GROVE CHURCH

Accounts – 31st March 2022

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Charity number: 1168834

Accounts – 31st March 2022

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**REPORT OF THE TRUSTEES
for the year ended 31st March 2022**

The Trustees are pleased to present their annual report and financial statements of the charity for the year ended 31st March 2022

The Financial Statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and complies with the Charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice (second edition) and Financial Reporting Standard FRS 102.

Reference and Administration Details

The charity's name is Westbourne Grove Church.

Charity Registration Number: 1168834

Principal Office: Westbourne Grove Church
Westbourne Grove
London
W11 2RW

Custodian Trustees

London Baptist Property Board
235 Shaftesbury Avenue
London
WC2H 8EP

Bankers

CAF Bank
25 Kings Hill Ave
Kings Hill
West Malling
ME19 4JQ

Trustees

The Trustees and officers who served during the year and since the year end were as follows:

Chris Thackery (Chair) - Elder
Lucy Baer - Deacon
Rosie Grant (Secretary) - Deacon
Paul Frith (Treasurer) - Deacon
Andrew Perriman - Elder
Hannah James – Elder (resigned 27-06-2021)

The spiritual leadership of the church is the responsibility of the Elders. The business of the church is the responsibility of the Managing Trustees. However, the Custodian Trustees have responsibilities relating to property and other matters as defined in the Trust deeds. Some decisions (summarised in Section 11 of the Church Constitution) can only be made with the consent of the church members as expressed in a church meeting.

Induction and Training of Charity Trustees

Charity trustees are carefully selected for their suitability. New Charity Trustees will be given information to familiarise themselves with the charity and their role and responsibilities

**REPORT OF THE TRUSTEES
for the year ended 31st March 2022**

Objects and Activities

The church is a charity and its principal purpose is the advancement of the Christian faith, in accordance with the Statement of Faith as shown at Appendix 2, in the United Kingdom or beyond.

When assessing our activities and achievements, the Charity Trustees have considered the Charity Commission guidance on public benefit, and in particular, the guidance for charities on the advancement of religion.

The Charity Trustees are satisfied that our activities are in furtherance of the objects of the charity and are for the public benefit.

In fulfilling the principal purpose to advance the Christian faith, the church will engage in a range of activities, either on its own or with others including:

- Worship and prayer
- Evangelism and mission, locally, regionally, nationally, and internationally
- Expressing God's love to the community through the mission of the church
- Nurture and growth of Christian disciples
- Training and equipping the congregation for Christian service
- Giving pastoral care
- Supporting charitable social action at home and abroad
- Relating in support and fellowship to other Christians
- To relieve persons who are in conditions of need or hardship in the United Kingdom or beyond.
- To advance education according to Christian principles in the United Kingdom or beyond.
- To promote other such charitable purposes beneficial to the community in the United Kingdom or beyond.
- To promote Christian values in society
- To undertake such money raising activities as are appropriate to further the work of the Church in the above listed objectives.

Church Vision

Our vision of Christianity is centred not on compliance with religious rules, but on a living, vibrant relationship with God himself. The worship on Sundays is informal and non-liturgical in style, and everyone is encouraged to take an active role in the meeting. Our vision of church is not so much about meetings and programmes, but is seen rather in terms of family and community. As one expression of this, the congregation often shares a meal together after the Sunday morning meeting. Our view of spirituality is not focused on dogma, but on exploration, helping each other on our spiritual journey, so we encourage honest questions and open discussions. We run regular groups for people wanting to find out more about Christianity in a relaxed, unpressurised atmosphere.

Our view is that a relationship with God should show itself outwardly in every aspect of our lives, and will overflow in expressing God's love to others: many of our members are actively involved in voluntary work, and once a month we offer a free lunch that's open to all, but especially welcomes poorer and marginalized people.

A key part of our vision is to use our building to bless the local community by making high quality, affordable, and sometimes subsidised spaces available for letting. The aim is to demonstrate the goodness and generosity of God, and to give people who use the building the opportunity to have their pre-conceptions of church challenged, and to build relationships with Christians which we hope will encourage them towards engagement with Jesus Christ.

REPORT OF THE TRUSTEES
for the year ended 31st March 2022 (Continued)

Achievements and Performance

The Church does not measure the success of its programmes only in numbers, including financial numbers, but also in less tangible areas like fellowship, spiritual maturity and enhancement of the quality of life in the local community. The Trustees recognise that these are difficult to measure, but believe that this was a positive year in the life of the church, in which the purpose and objectives of the church have been expressed by a number of specific activities:

- Sunday meetings which include worship, prayer, teaching, communion and fellowship; discipleship and training by one-to-one mentoring;
- a Bible study group
- support to attend training courses;
- prayer meetings;
- courses and one-to-one discussions for people wishing to explore Christianity;
- a monthly free meal to help the less well off;
- financial support to projects of a missional nature and for humanitarian benefit both locally and overseas;
- art exhibitions to celebrate God's gifts of creativity, and support artists
- working together with other churches both locally and further afield;
- promoting Christian values in society through support of organisations working in this field
- the provision of affordable space for hire to local community groups.

Significant events of 2021-22: Recovering from Covid Pandemic

The main financial theme for the charity in 2021-22 has been one of recovery following the impact of the Covid pandemic.

Rent from the shop units resumed and included repayment of arrears lifting income from this source to £195,029 compared to £49,388 in 2020-21.

Income from lettings in the building also recovered, up to £101,231 from £10,738 in 2020-21. A significant portion of this relates to income from a five-year letting to Paint Pots, a Montessori nursery school.

The charity received a donation of £30,000 from one of its members.

Overall, the net income in 2021-22 was £140,078 compared to a loss of £137,612 in 2020-21.

Many activities curtailed during the pandemic have restarted and this has increased stress of the staff team that was reduced in response to the pandemic. We will look to recruit additional staff in 2022-23.

Financial Review

The total income for the year was £403,554 and total expenditure on charitable activities amounted to £263,476.

REPORT OF THE TRUSTEES
for the year ended 31st March 2022 (Continued)

Risk Assessment

The Charity Trustees have given consideration to the major risks to which the charity is exposed and are satisfied that there are measures in place designed to mitigate those risks. However, such systems can only provide reasonable and not absolute assurance against errors, fraud, operational failure and the impact of external events.

Reserves Policy

The reserves policy is to aim to a minimum of four months average expenditure in cash and in bank accounts; to hold a minimum of 10 months of average expenditure in cash and in bank accounts, money on 90 days or less notice, and investments; to establish and maintain a sinking fund for larger repairs and maintenance projects, and other needs as may arise.

These reserves are in addition to fixed assets held and used for the church's aims and purposes.

This level of reserves should ensure that at any time of the year the church is not required to borrow funds on overdraft from its bankers.

Structure, Governance and Management**Governing Document**

For the year ended 31st March 2021, Westbourne Grove Church was a Charitable Incorporated Organisation and was registered with the Charities Commission as charity number 1168834.

Westbourne Grove Church is governed by Trust Deeds with the London Baptist Property Board dated 1853 and 2004. The Church became registered as a CIO on 19th August 2016 (charity number 1168834), and the assets were transferred to the CIO on 1st April 2017. The new CIO constitution was signed by the Trustees on 10th April 2016.

The Charity Trustees comprise the Elders and Deacons of the church, together with any co-opted Trustees. Charity Trustees are appointed by a vote of no less than two thirds of church members.

Appointment of Trustees

Managing Trustees are carefully selected for their suitability. New Managing Trustees will be given information to familiarise themselves with the charity, and their role and responsibilities.

Approved by the trustees on 10th January 2023 and signed on its behalf by:

C Thackery

.....
Trustee

London

APPENDICES**Appendix 1 - Financial Statements: Attached****Appendix 2****BAPTIST UNION DECLARATION OF PRINCIPLE**

We follow Jesus, who is revealed in the Bible as God in human form and is the absolute authority in all matters related to faith and practice. Our churches, guided by His Holy Spirit, have the freedom to interpret what He says, and put this into practice in their own words.

Baptism is a necessary step for all who choose to follow Jesus and seek forgiveness for turning away from God. Baptism symbolises forgiveness both by the use of water (which washes) and by the identification with Jesus, who was himself baptised and who, according to the Bible, died for our sins, was buried and rose again

Everyone who follows Jesus is called to play their part in sharing His message.

EVANGELICAL ALLIANCE STATEMENT OF FAITH 2005

We believe in...

1. The one true God who lives eternally in three persons—the Father, the Son and the Holy Spirit.
2. The love, grace and sovereignty of God in creating, sustaining, ruling, redeeming and judging the world.
3. The divine inspiration and supreme authority of the Old and New Testament Scriptures, which are the written Word of God—fully trustworthy for faith and conduct.
4. The dignity of all people, made male and female in God's image to love, be holy and care for creation, yet corrupted by sin, which incurs divine wrath and judgement.
5. The incarnation of God's eternal Son, the Lord Jesus Christ—born of the virgin Mary, truly divine and truly human, yet without sin.
6. The atoning sacrifice of Christ on the cross: dying in our place, paying the price of sin and defeating evil, so reconciling us with God.
7. The bodily resurrection of Christ, the first fruit of our resurrection; his ascension to the Father, and his reign and mediation as the only Saviour of the world.
8. The justification of sinners solely by the grace of God through faith in Christ.
9. The ministry of God the Holy Spirit, who leads us to repentance, unites us with Christ through new birth, empowers our discipleship and enables our witness.
10. The Church, the body of Christ both local and universal, the priesthood of all believers—given life by the Spirit and endowed with the Spirit's gifts to worship God and proclaim the gospel, promoting justice and love.
11. The personal and visible return of Jesus Christ to fulfil the purposes of God, who will raise all people to judgement, bring eternal life to the redeemed and eternal condemnation to the lost, and establish a new heaven and new earth.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report to the trustees on my examination of the accounts of Westbourne Grove Church for the year ended 31st March 2022.

Responsibilities and Basis of Report

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

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

A P Williams BSc FCCA
A J Carter & Co
Chartered Accountants

22b High Street
Witney
Oxon
OX28 6RB

12th January 2023

STATEMENT OF FINANCIAL ACTIVITIES
(including an income and expenditure account)
for the year ended 31st March 2022

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2022	Total Funds 2021
		£	£	£	£
Income from:					
Donations and legacies	3	68,999	-	68,999	50,605
Investments	4	334,555	-	334,555	95,752
Total incoming resources		<u>403,554</u>	<u>-</u>	<u>403,554</u>	<u>146,357</u>
Expenditure on:					
Charitable activities	5	263,476	-	263,476	283,069
Total expenditure		<u>263,476</u>	<u>-</u>	<u>263,476</u>	<u>283,069</u>
Net income/(expenditure) and net movement in funds for the year		140,078	-	140,078	(136,712)
Unrealised gain/(loss) on investments		7,049	-	7,049	39,973
Transfer between funds		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds		147,127	-	147,127	(96,739)
Reconciliation of funds					
Total funds brought forward		<u>477,363</u>	<u>49,063</u>	<u>526,426</u>	<u>623,165</u>
Total funds carried forward		<u>£624,490</u>	<u>£49,063</u>	<u>£673,553</u>	<u>£526,426</u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derives from continuing activities.

The notes on pages 9 to 15 form part of these financial statements

BALANCE SHEET
as at 31st March 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	11	187,641	193,369
Total fixed assets		<u>187,641</u>	<u>193,369</u>
Current assets			
Debtors	12	19,869	9,126
Investments	13	285,363	278,146
Cash at bank and in hand		<u>250,906</u>	<u>101,803</u>
Total current assets		556,138	389,075
Liabilities			
Creditors falling due within one year	14	<u>70,226</u>	<u>56,018</u>
Net current assets		<u>485,912</u>	<u>333,057</u>
Total net assets	15	<u><u>673,553</u></u>	<u><u>526,426</u></u>
The funds of the Charity			
Restricted income funds	16	49,063	49,063
Unrestricted income funds	16	<u>624,490</u>	<u>477,363</u>
Total charity funds		<u><u>£673,553</u></u>	<u><u>£526,426</u></u>

These accounts were approved by the trustees and authorised for issue on: 10th January 2023 and are signed on their behalf by:

C Thackery
.....
Trustee

L Baer
.....
Trustee

The notes on pages 9 to 15 form part of these financial statements

NOTES TO THE ACCOUNTS
for the year ended 31st March 2022

1. Accounting Policies

The principal accounting policies adopted, judgments and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a) Basis of Preparation

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

b) Public Benefit Entity

Westbourne Grove Church meets the definition of a public benefit entity under FRS102.

c) Going Concern

The Trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

d) Income Recognition Policies

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the items of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

Income received in advance of a specific performance or provision of other specified service is deferred until the criteria for income recognition are met.

e) Interest Receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the bank.

f) Fund Accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. Designated funds are unrestricted funds of the Charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for the particular areas of the Charity's work or for specific projects being undertaken by the Charity.

g) Expenditure and Irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

NOTES TO THE ACCOUNTS
for the year ended 31st March 2022 (continued)

h) Tangible Fixed Assets

Individual fixed assets costing £1,000 or more are capitalised at cost and are depreciated over their estimated useful economic lives on the straight line basis as follows:

Asset Category	Annual Rate
Improvements to freehold property	Over 50 years

i) Debtors

Trade and other debtors are recognised at the settlement amounts due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

j) Cash at Bank and in Hand

Cash at bank and cash in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

k) Investment Policy

The Church seeks to produce the best financial return within an acceptable level of risk.

The investment objectives are:

- firstly, to maintain the value of the investments in real terms
- secondly, to maximise income generation to support the on-going activities of Westbourne Grove Church, as far as is consistent with the first objective.

Attitude to risk

The two main risks are variations in the value of investments, and inflation.

The Church's policy is to hold a minimum of 50% of its investments in the low- to- medium risk category, and the balance in the medium risk category.

The Church's policy is that a minimum of 30% of its investments are held in ethical funds.

The Church has appointed a professional investment management firm, St James's Place, to manage the assets on a discretionary basis, in line with this investment policy. The Trustees have nominated the Chair to coordinate with St James's Place for day to day management decisions.

The manager will provide the following information on at least an annual basis: valuation of investments, transaction report, cash reconciliation, performance analysis and commentary

The Trustees have responsibility for agreeing strategy and monitoring the investment assets.

l) Creditors and Provisions

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.

m) Pensions

The Charity operates a defined contribution scheme, the assets of which are held outside the Charity. The contributions by the Charity in the year are detailed in note 7.

2. Legal Status of the Charity

Westbourne Grove Church is a registered charity and is governed by Trust Deeds with the London Baptist Board dated 1853 and 2004, and by the Church Constitution as amended on 13th December 2009. The Church became registered as a CIO on 19th August 2016 (charity number 1168834), and the assets of the charitable trust known as Westbourne Grove Church (registered charity number 1134621) were transferred to the CIO on 1st April 2017. The new CIO constitution was signed by the Trustees on 10th April 2016.

NOTES TO THE ACCOUNTS
for the year ended 31st March 2022 (continued)

3. Income from donations

	2022	2021
	£	£
Gifts and donations	68,999	50,605
	<u>£68,999</u>	<u>£50,605</u>

4. Income from investments

	2022	2021
	£	£
Manse rental receipts	33,600	30,710
Church rental receipts	101,231	10,738
Shop rental	195,029	49,388
Bank interest	4,695	4,916
	<u>£334,555</u>	<u>£95,752</u>

Under the terms of the lease agreement when the leaseholders of the flats above the church do work that enhances the value of the property the church is entitled to 50% of the value of the increase. During the year no such work was undertaken.

5. Analysis of expenditure on charitable activities

	2022	2021
	Total	Total
	£	£
Donations:		
Salt & Light	3,000	-
Other mission and giving	4,780	4,200
Tariq	1,800	1,800
Activities:		
Salaries and other staffing expenses	127,122	122,606
Church running costs	28,341	16,675
Arts Project	1,257	603
Evangelism, Mission and Ministry	16,482	25,205
Support Costs:		
Outgoings for manse	803	4,909
Car and travel	213	(573)
Building maintenance	4,274	6,301
Equipment	5,981	822
Depreciation	5,728	5,728
Service charge	10,416	23,410
Professional fees	38,678	58,949
Administration and church running costs	12,981	10,814
Accountancy	1,620	1,620
Total	<u>£263,476</u>	<u>£283,069</u>

Of the £263,476 expenditure in 2022 (2021: £283,069), £263,476 was charged to unrestricted funds (2021: £283,069) and £nil to restricted funds (2021: £nil).

NOTES TO THE ACCOUNTS
for the year ended 31st March 2022 (continued)

6. Net income/(expenditure) for the year

	2022	2021
<i>This is stated after charging:</i>	£	£
Depreciation	5,728	5,728
Accountancy services	<u>1,620</u>	<u>1,620</u>

7. Analysis of staff costs and trustee remuneration and expenses

	2022	2021
	£	£
Church minister	41,525	34,561
Reception staff	7,464	4,580
Event staff	3,167	-
Administration	19,268	22,455
Maintenance	906	560
Cleaning	11,282	10,120
Caretaker	15,631	11,334
Lettings manager	-	7,124
Finance manager	11,475	13,241
Employers National Insurance	8,508	9,817
Pension costs	<u>7,896</u>	<u>8,814</u>
	<u>£127,122</u>	<u>£122,606</u>

No employees had emoluments in excess of £60,000 (2021: Nil).

The charity trustees were: Christopher Thackery, Lucy Baer, Rosie Grant, Paul Frith, Hannah James and Andrew Perriman. The Charity Trustees received no remuneration, with the exception of Christopher Thackery £37,235 (2021: £30,699), the Minister and Elder of the Church and Rose-Marie Grant £11,773 (2021: £6,375), as it is the practice in many non-conformist churches for Ministers and Elders to act as ex-officio Charity Trustees.

The total remuneration paid to key management personnel during the year was £20,232 (2021: £19,643).

During the year the Trustee Christopher Thackery received reimbursed expenses totalling £4,896 (2021: £5,574), and Rose-Marie Grant received reimbursed expenses totalling £1,254 (2021: £408).

8. Staff numbers

The average monthly number of employees during the year was as follows:

Number	Number
<u>9</u>	<u>12</u>

9. Related party transactions

Two staff members receiving remuneration, Charlotte Thackery and Tamsin Thackery are related to Christopher Thackery.

NOTES TO THE ACCOUNTS
for the year ended 31st March 2022 (continued)

10. Corporation tax

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11. Tangible fixed assets

	Church Building £	Manse Building £	Total £
Cost:			
As at 1 April 2021	260,585	25,806	286,391
Additions	-	-	-
As at 31 March 2022	260,585	25,806	286,391
Depreciation:			
As at 1 April 2021	84,249	8,773	93,022
Charge for year	5,212	516	5,728
As at 31 March 2022	89,461	9,289	98,750
Net book value:			
As at 31 March 2022	£171,124	£16,517	£187,641
As at 31 March 2021	£176,336	£17,033	£193,369

12. Debtors

	2022 £	2021 £
Gift Aid	19,540	7,632
Other debtors	329	1,494
	£19,869	£9,126

13. Current asset investments

	2022 £	2021 £
Monmouth Building Society	8,600	8,573
London Baptist Property Bond Deposit Account	49,137	49,063
St James Palace (at market value)	227,412	220,362
Virgin Charity Deposit Account	214	148
	£285,363	£278,146

NOTES TO THE ACCOUNTS
for the year ended 31st March 2022 (continued)

14. Creditors: amounts falling due within one year

	2022	2021
	£	£
Accruals	616	615
Shop Deposit Held	60,180	52,183
Other creditors	9,430	3,220
	<u>£70,226</u>	<u>£56,018</u>

15. Analysis of net assets between funds

	General Fund £	Designated Funds £	Restricted Funds £	Total £
Tangible fixed assets	187,641	-	-	187,641
Cash at bank and in hand	250,906	-	-	250,906
Other net current assets/(liabilities)	185,943	-	49,063	235,006
Creditors of more than one year	-	-	-	-
Total	<u>£624,490</u>	<u>£-</u>	<u>£49,063</u>	<u>£673,553</u>

16. Analysis of charitable funds**Analysis of movements in restricted funds**

	Balance 31.03.21 £	Incoming resources £	Resources expended £	Transfers £	Funds 31.03.22 £
Capital Reserve	49,063	-	-	-	49,063
Total	<u>£49,063</u>	<u>£-</u>	<u>£-</u>	<u>£-</u>	<u>£49,063</u>

Name of restricted fund**Description, nature and purposes of the fund**

Capital Reserve

The Capital Reserve Fund is a restricted fund held for the purposes of general capital expenditure on the property and capital equipment within. Advice was taken by the deacons from the London Baptist Property in 2007 who indicated that it would not be considered to be an endowment fund.

NOTES TO THE ACCOUNTS
for the year ended 31st March 2022 (continued)

16. Analysis of charitable funds

Analysis of movements in unrestricted funds

	Balance 31.03.21 £	Incoming resources £	Resources expended £	Transfers £	Unrealised Gains £	Funds 31.03.22 £
General fund	477,363	403,554	(263,476)	-	7,049	624,490
Total	£477,363	£403,554	£(263,476)	£-	£7,049	£624,490

17. Shop Leases

There are two shop units that are leased by the church.

The larger unit has a 10-year lease commencing on 29th July 2020, with a stepped rent of £50,000 from 28th July 2021 rising to £116,000 from 29th July 2024. There is a review/break at 28th July 2025. A rent deposit of £25,000 is held by the London Baptist Property Board.

The smaller shop unit lease is renewable in June 2027 and the annual rent is £90,300. A rent deposit of £27,000 is held by the London Baptist Property Board.