



RETIRED BAPTIST MINISTERS  
HOUSING ORGANISATION

# ANNUAL REPORT 2023

RETIRED BAPTIST MINISTERS HOUSING ORGANISATION

YEAR ENDED 31 DECEMBER 2023

Charity Number: 1177649

## REFERENCE AND ADMINISTRATIVE DETAILS

The Retired Baptist Ministers Housing Organisation (also known as RBMHO), is a Charitable Incorporated Organisation, registered with the Charity Commission.

TRUSTEES:	Mr F W Johnston (Chairman)	(resigned 6 Dec 2023)
	Mr J Fleet	(resigned 1 March 2023)
	Ms H Harris	
	Revd G Hindmarch	
	Rev L G Johnson	
	Mr C J Jones	(appointed 14 Nov 2023)
	Revd P Jump	
	Mrs A Kapolyo	(resigned 7 Feb 2024)
	Mr J Levick	
	Revd A A Peck	(appointed 14 Nov 2023)
	Ms J Stewart	
	Rev H Stokley	(resigned Sept 2023)
	Ms R Tole (Co-Chair)	(appointed 6 Dec 2023)
	Mr T Walker (Co-Chair)	(appointed 6 Dec 2023)
	Mr R I Wilson	(resigned 3 Feb 2023)
PRINCIPAL OFFICE:	Baptist House, 129 Broadway, Didcot, OX11 8RT	
REGISTERED NUMBER:	1177649	
PROPERTY TRUSTEE	RBMHO Trust Corporation Limited, company number 11400081, registered charity number 1184848, a Company Limited by Guarantee.	
AUDITORS:	Moore Kingston Smith LLP, Chartered Accountants, 9 Appold Street, London, EC2A 2AP.	
SOLICITORS:	Shakespeare Martineau LLP, 1 Colmore Square, Birmingham, B4 6AA Royds Withy King LLP, 5-6 Northumberland Buildings, Queen Square, Bath BA1 2JE Diakoneo Legal Services Limited, Solicitors, 48 Speirs Wharf, Glasgow G4 9TH	
BANKERS:	HSBC Plc., 186 Broadway, Didcot, Oxfordshire, OX11 8RP	
MANAGER:	Revd Andy Hughes	

## INTRODUCTION AND CONTENTS

The Trustees of the Retired Baptist Ministers Housing Organisation ("the Charity") present their Annual Report together with the audited financial statements for the year ended 31 December 2023 which comply with the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

The Annual Report and Financial Statements are structured as follows:

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## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

### 1. OBJECTIVES AND ACTIVITIES

The objects of the Retired Baptist Ministers Housing Organisation (RBMHO, the Charity) are, for the public benefit:

- The prevention or relief of poverty of retired Baptist ministers, retired Baptist missionaries and their spouses, who are in necessitous circumstances, as the charity trustees shall from time to time determine;
- To advance the Christian faith for the public benefit in accordance with the statement of belief of the Baptist denomination;

Since 1975, the Charity and its predecessor entity the Retired Baptist Ministers Housing Society (RBMHS) has sought to provide good-quality, safe, secure and well-maintained homes to those who reached retirement and who had no means of providing a home for themselves and their family.

The Charity aims to support all applicants for housing who meet its normal qualifying criteria

- Retired Baptist ministers who have served as a Baptist minister accredited by the Baptist Union of Great Britain (BUGB) for at least 15 years
- Retired Baptist ministers who have served as minister of a church in membership of the Baptist Union of Great Britain for at least 18 years
- Retired Baptist Missionaries who have served BMS World Mission primarily outside the UK for at least 15 years
- The surviving spouses of qualifying retired ministers or those who died in active ministry

The Charity also considers applications for support that fall outside of its normal criteria but are deserving of support in the view of the Trustees.

The Charity works in partnership with the Heart of England Baptist Association and BMS World Mission all of whom have provided properties which the Charity is pleased to manage on their behalf.

No changes to the activities of Charity are planned in the coming year.

### 2. ACHIEVEMENTS AND PERFORMANCE

The Charity is pleased to record that it was able to provide homes for 12 of the ministers who made applications to RBMHO in 2023. The remaining applicants have delayed their retirements to 2024 or later. In addition, 1 tenant was relocated to a property more suited to their needs. During the year the Charity acquired 14 properties and disposed of 14. The Charity's stock of properties remained at 263 properties. At the end of the period, the Charity was providing homes for 251 (2022: 263) retired ministers and /or their spouses. It seeks to maintain its properties to a good standard and offers pastoral support to its tenants as far as it is able.

In doing all this, the Charity recognises that it is due, in no small measure, to those individuals, ministers, organisations and churches who have supported and continue to support its continuing work either by prayers, publicity, visits or donations.

During the year, the Charity contracted with a national provider to undertake almost all our servicing and landlord safety checks, as well as providing 24/7 emergency cover. Work began to address outstanding issues from the condition surveys undertaken from 2018 and to improve the energy efficiency of our properties with poor EPCs.

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

### 3. FINANCIAL REVIEW

The results of the Charity for the year are set out in the accompanying financial statements.

During the reporting period, the minimum monthly rent (July 23-Jun 24) was increased to £206 (2022: £192.50), and the maximum purchase value per property increased to £240,000 (2022: £225,000).

As shown on the Statement of Financial Activities the surplus for the year of £1,570,653 (2022: £1,695,844) has been transferred to reserves, giving total funds carried forward of £40,455,456 (2022: £38,884,803).

Excluding the Family Solution (see below), Income in the year decreased to £973,231 (2022: £1,180,464), a decrease of 17.6%. This was primarily due to a significant decrease in Donation income to £31,281 (2022: £301,271). Donation income in 2022 had included a house. Rent income increased to £675,708 (2022: £667,935) an increase of 1.1%.

Direct unrestricted costs increased to £1,229,294 (2022: £715,693) an increase of 71.8%, driven by an increase in property repair costs, vacant property expenses and loan interest charges. Support costs increased to £20,566 (2022: £15,580) following a decrease in legal and professional fees but an increase in auditing fees.

The operating deficit for the year was £276,629 (2022: surplus £449,183), on top of which the Charity made gains on disposal of fixed assets of £1,846,538 (2022: £1,249,978).

The properties have been included in the financial statements at cost. The Trustees consider that the aggregate value of the properties is not below carrying value.

#### Family Solution

Since 2018, the Charity has supported the Baptist denomination by participating in the Family Solution to the Baptist Pension Scheme. This involved it taking a loan from Baptist Union Corporation (BUC) of £20m secured against a portion of its property assets and then making an unsecured loan to the Baptist Union of Great Britain (BUGB) of £20m. Both loans are on an interest-only payment basis and have the same interest rate, meaning that the interest income and expense offset each other. The loan from BUC is classified as non-current liability as the terms of the loan agreement mean payment can only be requested with 13-months' notice. The loan to BUGB is classified as a mixed-motive investment under FRS102 as the Trustees have made the loan as part of its commitment to the Baptist denomination Family Solution to the Baptist Pension Scheme at a rate more favourable than BUGB could have obtained commercially. To avoid distorting the operating accounts of the charity, the Trustees have created a Family Solution designated fund to hold both the assets and liabilities involved. This fund showed both income and expenditure of £1,452,055 in 2023 (2022: £893,151), the increase reflecting the change of interest rates by the Baptist Union Corporation Ltd following Bank of England base rates changing.

#### Fundraising

The Charity receives donations from organisations (mainly Baptist churches) and donations and legacies from individuals. The charity seeks support from donors via its website and advertising in Baptist publications. The charity does not work with any commercial entities for fundraising purposes and does not undertake any direct marketing activities for fundraising purposes. No complaints were received relating to fundraising in the year.



## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

### Principal Risks and uncertainties

The Trustees of the Charity have identified the following as the principal risks and uncertainties facing the charity:

- **A significant and sustained decrease in legacy income.** The Charity and its predecessor, RBMHS, have built up the asset base of the Charity largely on the basis of the generous gifts left through legacies averaging more than £500,000 per annum in the last decade. Legacies are by their nature erratic but a sustained reduction in legacy income would present a risk to the ability of the Charity fully to meet the needs of future applicants in the long-term. The trustees monitor legacy income carefully and would consider taking steps to bring in increased income from other sources if necessary to sustain the ability of the Charity to meet demand.
- **The financial failure of the Baptist Union of Great Britain (BUGB).** As the Charity's major debtor, the Charity is dependent upon BUGB to continue to pay interest on the outstanding loan. The Trustees believe that the failure of BUGB would not present any risk to current tenants, but the charity might not be able to meet the needs of future applicants. The Trustees believe the financial failure of BUGB to be a remote possibility but will monitor its financial position and take any action necessary to protect the interests of the Charity and its beneficiaries.

### Reserves Policy

The Charity seeks to maintain access to sufficient available cash reserves on hand to enable it to sustain its day-to-day running costs and respond to the needs of future tenants.

The income from Charitable activities relates to rent from beneficiaries which is highly reliable. This normally generates a surplus over the expenditure on charitable activities. However, the current programme of repairs and improvements, which we expect will take about 3 years to complete, will result in expenditure exceeding income over that period. The Trustees expect to fund the shortfall from excess receipts from disposals and, to the extent to which that is insufficient, from loans. 2 months operating costs (approximately £300,000) is required for day-to-day running costs.

Reserves are also required to ensure that properties can be supplied to qualifying applicants to meet their needs in a timely manner. The Charity does not guarantee to all applicants that it will be able to help, but during its history has never failed to do so for those who meet its eligibility criteria. The Trustees believe it prudent to hold reserves for this purpose amounting to four times the maximum purchase price offered to qualifying applicants. This equates to approximately £980k.

This gives a free reserves requirement of £1,280,000. As at 31 December 2023, the Charity had free reserves of £1,749,000, a surplus above the minimum requirement of £469,000. Should the Trustees see this excess build up substantially, the Trustees anticipate using the surplus to pay down the debts of the Charity.

**REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023****4. PLANS FOR FUTURE PERIODS**

The maximum purchase price will remain at £240,000 for 2024 and the minimum rent will be reviewed by 1 July 2024. The Trustees receive applications for housing up to 5 years in advance and currently have 29 applications for the period 2024-2029. The Trustees consider that from the proceeds of sale of properties the Charity should be able to meet all qualifying applications in this period. Additional work will need to be undertaken on a number of the Organisation's properties as a result of the condition surveys. While changes in legislation requiring the energy efficiency levels of rental properties to be a C have been shelved the trustees are still committed to raise the EPCs of our less efficient properties to a high D or even C. In the medium term the Trustees need to consider how our properties will be heated as gas boilers may be phased out.

**5. STRUCTURE GOVERNANCE AND MANAGEMENT**

The Charity is governed by a constitution based on the Charity Commission's Foundation Model CIO constitution, which was registered on 22<sup>nd</sup> March 2018.

The Charity is managed by a board of up to 15 Trustees. Up to 8 Trustees are appointed by BUGB with up to a further 7 co-opted by the Trustees of the Charity.

The Trustees delegate the running of the Charity on a day-to-day basis to the Secretary and Tenant Relations Manager, Revd Andy Hughes and Property and Operations Manager, Mr Joe Cleavers. Andy Hughes has authority to approve standard applications for housing, to purchase and sell properties, and to approve routine items of expenditure and property repairs. Non-standard applications for housing are referred to the Trustees for consideration.

**Induction and Training of Trustees**

When new trustees are appointed they are given a briefing by the Secretary and Tenant Relations Manager on the workings of the Charity. They are provided with the annual report and papers and minutes of recent meetings. Formal training is provided to trustees as appropriate.

**REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023****6. STATEMENT OF TRUSTEES' RESPONSIBILITIES**

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

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP 2023 (FRS 102);
- 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 operation.

The Trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2022. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In so far as the Trustees are aware:

- There is no relevant audit information of which the Charity's auditor is unaware;
- The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

**The report of the Trustees was approved on 24 April 2024 and signed on its behalf by:**



Revd Andy Hughes



## **INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF RETIRED BAPTIST MINISTERS HOUSING ORGANISATION**

### **Opinion**

We have audited the financial statements of Retired Baptist Ministers Housing Organisation for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

## INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF RETIRED BAPTIST MINISTERS HOUSING ORGANISATION

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we required for our audit.

### **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

### **Auditor's Responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 1442 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



## INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF RETIRED BAPTIST MINISTERS HOUSING ORGANISATION

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### **Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charity.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charity and considered that the most significant are the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council
- We obtained an understanding of how the charity complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions



## INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF RETIRED BAPTIST MINISTERS HOUSING ORGANISATION

reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

### Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charity and charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.

*Moore Kingston Smith LLP*

Moore Kingston Smith LLP  
Statutory auditor  
9 Appold Street  
London  
EC2A 2AP

Date 29 April 2024

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	Unrestricted Funds £	Designated Funds	2023 £	2022 £
<b>Income</b>					
Donations and legacies	2	204,132		204,132	397,879
Charitable activities	3	677,585		677,585	669,737
Investment income	4	192,000	1,452,055	1,644,055	1,005,991
<b>Total Income</b>		<b>1,073,717</b>	<b>1,452,055</b>	<b>2,525,772</b>	<b>2,073,607</b>
<b>Expenditure</b>					
Charitable activities	5	1,264,170	1,452,055	2,716,225	1,624,424
<b>Total Expenditure</b>		<b>1,264,170</b>	<b>1,452,055</b>	<b>2,716,225</b>	<b>1,624,424</b>
<b>Net income before gain/(loss) on investments and fixed asset sales</b>		<b>(190,453)</b>	<b>-</b>	<b>(190,453)</b>	<b>449,183</b>
Net gain/(loss) on investments	10	743	-	743	(3,317)
Gain on sale of fixed assets		1,846,539	-	1,846,539	1,249,978
<b>Net movement in funds</b>		<b>1,656,829</b>	<b>-</b>	<b>1,656,829</b>	<b>1,695,844</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		38,884,803	-	38,884,803	37,188,959
<b>Total funds carried forward</b>		<b>40,541,632</b>	<b>-</b>	<b>40,541,632</b>	<b>38,884,803</b>

The notes on pages 14 to 20 form an integral part of these financial statements.

**BALANCE SHEET AS AT 31 DECEMBER 2023**

	Notes	31 December 2023		31 December 2022	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	9	40,967,213		39,355,087	
Investments					
- Quoted investments	10	29,944		29,200	
- Mixed Motive	11	20,000,000		20,000,000	
			<b>60,997,157</b>		<b>59,384,287</b>
<b>Current assets</b>					
Asset held for disposal		-		285,000	
Debtors	12	250,573		145,843	
Cash and Bank	13	3,672,251		3,320,171	
		<b>3,922,824</b>		<b>3,751,014</b>	
<b>Current liabilities</b>					
Creditors:					
Amounts falling due within one year	14	(4,378,349)		(4,250,498)	
<b>Net current liabilities</b>			<b>(455,525)</b>		<b>(499,484)</b>
Creditors:					
Amounts falling after one year	15		(20,000,000)		(20,000,000)
<b>Net Assets</b>			<b>40,541,632</b>		<b>38,884,803</b>
<b>THE FUNDS OF THE CHARITY</b>					
General Reserve			40,541,632		38,884,803
Designated Funds			-		-
<b>Total Charity Funds</b>			<b>40,541,632</b>		<b>38,884.803</b>

The financial statements were approved by the Trustees on 24 April 2024 and were signed on its behalf by:



Revd Andy Hughes

The notes on pages 14 to 20 form an integral part of these financial statements.



## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 £	2022 £
Net income for the reporting period		1,656,829	1,695,844
Adjustments for:			
Net (gain)/loss on investments	10	(743)	3,318
Net income before (gain)/loss on investment		1,656,086	1,699,162
Adjustments for:			
Depreciation	9	12,323	6,807
Dividends and interest from investments	4	(1,644,054)	(1,005,991)
Net gain on sale of fixed assets		(1,846,538)	(1,249,978)
(Increase)/Decrease in debtors		180,270	(364,906)
Increase/(Decrease) in creditors		127,851	110,345
Net cash used by operating activities		(1,514,062)	(804,561)
Cash flows from investing activities			
Dividends and interest from investments	4	1,644,054	1,005,991
Proceeds from sale of fixed assets		3,773,299	2,596,284
Purchase of tangible fixed assets		(3,551,211)	(3,095,974)
Net cash generated in investing activities		1,866,142	506,301
Changes in cash and cash equivalents in the year		352,080	(298,260)
Cash and cash equivalents brought forward		3,320,171	3,618,431
Cash and cash equivalents carried forward	13	3,672,251	3,320,171

## NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2023

### 1. ACCOUNTING POLICIES

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

#### (a) Basis of Accounting

The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)), Financial Reporting Standard 102 and the Charities Act 2022. The Retired Baptist Ministers Housing Organisation is a registered charity, no. 1177649, and meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

#### (b) Preparation of the financial statements on a going concern basis

The financial statements are prepared on a going concern basis which assumes that the Charity will continue in operational existence for the foreseeable future. The Directors are aware of the continuing cost of living crisis facing the UK population at this time but based on robust income and the reserves held by the charity, the trustees have concluded that there is no material uncertainty as to the Charity's ability to meet its liabilities as they fall due. Accordingly the trustees continue to adopt the going concern basis in the preparation of the financial statements.

#### (c) Funds Accounting

- **Unrestricted Funds:** General unrestricted funds represent funds which are expendable at the discretion of the Trustees in the furtherance of the objects of the charity and which have not been designated for other purposes. Such funds may be held to finance both working and capital investment.
- **Designated Funds:** These represent amounts set aside by the Trustees for specific purposes. They may be returned to General Funds at the discretion of the Trustees.
- **Restricted Funds:** These represent amounts which have been restricted by the donors for use for specific purposes as set out in note 16.

#### (d) Income

Income is recognised in the Statement of Financial Activities when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that income will be received, and the amount can be measured reliably.

- Donations are accounted for gross when received.
- Legacies are accounted for at the earlier of the Estate accounts being finalised and notified, and cash received.
- Rental income is accounted for on an accruals basis.
- Investment income is accounted for on an accruals basis.

#### (e) Expenditure

Expenditure is recognised in the Statement of Financial Activities 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.

#### (f) Tangible fixed assets

Tangible fixed assets are initially measured at cost, or in respect of assets donated, at valuation at the date of the donation. They are subsequently measured at cost or valuation net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful economic lives.

Depreciation is provided on long leasehold properties over the remaining life of the lease.

Freehold properties are generally held by the Charity for an average of 30 years. During the period of ownership, they are maintained by the Charity such that the overall difference between residual values and carrying value are not material and as a result no depreciation is provided on freehold property.

Motor Vehicles have a straight-line depreciation rate of 25%.

#### (g) Fixed asset investments

Quoted investments are held for their income generation and investment potential and are valued at market value at the reporting date. Any surplus or deficit arising is included in the Statement of Financial Activities. Investments in subsidiaries are measured at cost less impairment.

Mixed motive investments include concessionary loans. Loans are considered concessionary loans as they are made by the charity at below prevailing market interest rates and to further its purposes. Loans are initially measured at the amount paid, with the carrying amount adjusted subsequently to reflect repayments and any interest receivable. Where any loan made is considered to be irrecoverable an impairment loss is recognised.

#### (h) Debtors

Prepayments and other debtors are recognised at the settlement amount due. Debtors are measured at their recoverable amount.

#### (i) Cash at bank and in hand

Cash at bank and in hand includes notice deposits and short-term deposits with a maximum maturity of less than 3 months.

## NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2023

### (j) Creditors

Creditors 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. Accruals and other creditors are recognised at their settlement amount due.

Loans are considered concessionary loans received as they are made to the charity to further its purposes and any interest charged is below the prevailing market rates.

Interest free loans represent contributions received towards the cost of properties which are to be repaid when the tenancy is terminated. These are recognised as contributions received and a liability for repayment from the date at which the tenancy commences. They are shown as current liabilities as dates of repayment cannot be determined.

### (k) Financial instruments

The Charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

### (l) Employee benefits

- i. Short term benefits: The Charity recognises an accrual for accumulated annual leave accrued by employees as a result of services rendered in the current period which employees can carry forward and use within the next year. The accrual is measured at the salary cost of the respective employee in relation to the period of absence.
- ii. Defined benefit pension plan: The Charity is not a direct member of a defined benefit pension plan, as its staff are employees of the Baptist Union of Great Britain (BUGB) and it reimburses BUGB for their costs of employment, including their pension costs. BUGB is a participating employer in the Baptist Union Staff Pension Scheme (BUSPS) which is a multi-employer defined benefit scheme. BUGB pays deficit contributions in respect of the Recovery Plan of the deficit in the BUSPS and the Charity makes a contribution towards these costs in respect of the share relating to the staff who worked for the Charity. As this arrangement is informal, no liability has been recorded within the accounts of the Charity but the payments are recognised as expenses when paid.
- iii. Defined contribution pension plans: The Charity is not a direct member of a defined contribution pension plan, as its staff are employees of the Baptist Union of Great Britain (BUGB) and it reimburses BUGB for their costs of employment, including their pension costs. BUGB is a participating employer in the Baptist Pension Scheme which is a multi-employer defined contribution scheme. A defined contribution plan is a pension plan under which the employer pays fixed contributions into a separate entity.

Once the contributions have been paid the employer has no further payment obligations. The contributions are recognised as an expense when they are due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the employer in an independently administered fund.

### (m) Taxation

The Charity is not assessable to taxation.

### (n) Judgement and Key Sources of Estimations Uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

#### (a) Judgements in applying the entity's accounting policies

The trustees estimate the residual value of freehold property at the end of its expected useful life in order to determine the depreciation charge. Based on these estimates no depreciation is charged on freehold property as any charge would be immaterial.

#### (b) Accounting estimates and assumptions

Useful economic lives of tangible assets: The annual depreciation charge of tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 9 for the carrying amount of the fixed assets and note 1(f) for the useful economic lives for each class of assets.



**NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2023****2. DONATIONS AND LEGACIES**

	Unrestricted Funds	Designated Funds	2023	2022
	£	£	£	£
Donations	31,281	-	31,281	301,271
Legacies	172,851	-	172,851	96,608
<b>Total</b>	<b>204,132</b>	<b>-</b>	<b>204,132</b>	<b>397,879</b>

In 2022, all income from donations and legacies was attributable to unrestricted funds.

**3. CHARITABLE ACTIVITIES**

	Unrestricted Funds	Designated Funds	2023	2022
	£	£	£	£
Rent Received	675,708	-	675,708	667,935
Property Management	1,877	-	1,877	1,802
<b>Total</b>	<b>677,585</b>	<b>-</b>	<b>677,585</b>	<b>669,737</b>

In 2022, all income from charitable activities was attributable to unrestricted funds.

**4. INVESTMENT INCOME**

	Unrestricted Funds	Designated Funds	2023	2022
	£	£	£	£
UK Listed equities	1,200	-	1,200	1,296
Interest received	190,800	1,452,055	1,642,855	1,004,695
<b>Total</b>	<b>192,000</b>	<b>1,452,055</b>	<b>1,644,055</b>	<b>1,005,991</b>

In 2022, £893,151 of interest received was in designated funds and £112,840 of interest received was in unrestricted funds. Income from UK Listed Equities was all attributable to unrestricted funds.

**5. CHARITABLE ACTIVITIES**

	Direct Costs (Note 6)	Support Costs (Note 7)	2023	2022
	£	£	£	£
Charitable expenditure	2,695,659	20,566	2,716,225	1,624,424
	<b>2,695,659</b>	<b>20,566</b>	<b>2,716,225</b>	<b>1,624,424</b>

## NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2023

## 6. DIRECT COSTS

	Note	Unrestricted Funds	Designated Funds	2023	2022
		£	£	£	£
Repairs		819,085	-	819,085	431,790
Vacant Property costs		37,646	-	37,646	15,762
Insurance		79,643	-	79,643	50,611
Ground rents		578	-	578	2,767
Salaries	8	101,036	-	101,036	66,469
Legal & professional fees		2,143	-	2,143	5,415
Loan interest		145,189	1,452,055	1,597,244	981,432
Loan fees		6,000	-	6,000	6,000
Office expenses		36,629	-	36,629	39,246
Depreciation	9	12,323	-	12,323	6,807
Other expenditure		3,332	-	3,332	2,545
<b>Total</b>		<b>1,243,604</b>	<b>1,452,055</b>	<b>2,695,659</b>	<b>1,608,844</b>

In 2022, £893,151 of loan interest was attributable to designated funds and all other expenditure was in unrestricted funds.

## 7. SUPPORT COSTS

	Unrestricted Funds	Designated Funds	2023	2022
	£	£	£	£
Audit	12,714	-	12,714	6,882
Legal & professional fees	7,852	-	7,852	8,698
<b>Total</b>	<b>20,566</b>	<b>-</b>	<b>20,566</b>	<b>15,580</b>

In 2022 all support costs were attributable to unrestricted funds.

## 8. EMPLOYEES AND TRUSTEES

	Note	2023	2022
Staff costs:		£	£
Salaries		85,656	56,616
Social security costs		9,083	5,640
Pension costs	18	6,297	4,213
<b>Total</b>		<b>101,036</b>	<b>66,469</b>

The average number of employees during the period was: 2 2

Employees are employed by the Baptist Union of Great Britain and their associated costs are then recharged to the Charity. No employee received emoluments in excess of £60,000 during the period (2022: £nil). No trustee received emoluments from the Charity during the period (2022: £nil). Expenses totalling £223 (2022: £82) were reimbursed to trustees from the Charity during the period.

**NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2023**

**9. TANGIBLE FIXED ASSETS**

	Number of Properties		
	Freehold	Leasehold	Total
Brought forward	252	11	263
Additions	13	1	14
Disposals	(13)	(1)	(14)
<b>Carried Forward</b>	<b>252</b>	<b>11</b>	<b>263</b>

	Book Values			
	Freehold	Leasehold	Motor Vehicles	Total
	£	£	£	£
<b>Cost</b>				
Brought forward	37,802,439	1,614,533	-	39,416,972
Additions	3,303,618	217,209	30,384	3,551,211
Disposals	(1,798,255)	(131,606)	-	(1,929,861)
<b>Carried Forward</b>	<b>39,307,802</b>	<b>1,700,136</b>	<b>30,384</b>	<b>41,038,322</b>
<b>Depreciation</b>				
Brought forward	-	61,885	-	61,885
Charge for the period	-	8,525	3,799	12,324
Disposals	-	(3,100)	-	(3,100)
<b>Carried Forward</b>	<b>-</b>	<b>67,310</b>	<b>3,799</b>	<b>71,109</b>
<b>Net Book Value</b>				
Brought Forward	37,802,439	1,552,648	-	39,355,087
<b>Carried Forward</b>	<b>39,307,802</b>	<b>1,632,826</b>	<b>26,585</b>	<b>40,967,213</b>

The insured value of the above properties is in excess of the book value.

**10. QUOTED INVESTMENTS**

	2023	2022
	£	£
Listed Investments		
Brought Forward	29,200	32,518
Realised and Unrealised Gain/(Loss)	744	(3,318)
<b>Carried Forward</b>	<b>29,944</b>	<b>29,200</b>

**11. MIXED MOTIVE INVESTMENTS**

	2023	2022
	£	£
Family Solution Fund: Loan to Baptist Union of Great Britain	20,000,000	20,000,000
<b>Total</b>	<b>20,000,000</b>	<b>20,000,000</b>



**NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2023**

12. DEBTORS

	2023	2022
	£	£
Accrued Income	158,404	77,617
Rents Due	401	56,568
Amounts due from other Baptist Organisations	5,000	5,000
Prepayments	86,768	6,658
<b>Total Debtors</b>	<b>250,573</b>	<b>145,843</b>

13. CASH AT BANK AND IN HAND

	2023	2022
	£	£
<b>Short Term Deposits</b>		
Deposit – Baptist Union Corporation	3,146,704	2,666,663
Cash at Bank and in hand	525,547	653,508
<b>Total Cash in Short Term Deposits</b>	<b>3,672,251</b>	<b>3,320,171</b>

Cash has been invested with the Baptist Union Corporation in a deposit account. It bears interest at their standard variable rate.

14. CREDITORS DUE WITHIN ONE YEAR

	2023	2022
	£	£
Accruals	34,033	9,000
Interest free loans	2,290,293	2,227,313
Amounts due to Baptist Union of Great Britain	28,496	20,107
BUC Working Capital Loan	2,022,200	1,991,778
Other creditors	3,327	2,300
<b>Total Creditors Due Within Year</b>	<b>4,378,429</b>	<b>4,250,498</b>

Interest free loans represent contributions received towards the cost of properties which are to be repaid when the tenancy is terminated. These are shown as current liabilities as dates of repayment cannot be determined.

The BUC loan is a working capital loan facility. Interest is payable at their standard variable rate. There are no set repayments, but the Charity can make lump sum repayments when cash flow permits.

15. CREDITORS DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
BUC Family Solution Loan	20,000,000	20,000,000
<b>Total Provisions for Liabilities</b>	<b>20,000,000</b>	<b>20,000,000</b>

The BUC Family Solution Loan was provided to RBMHO as part of the Baptist Family Solution to the deficit in the Baptist Pension Scheme. Interest is payable at the BUC standard variable rate. There are no set repayments, but the Charity can make lump sum repayments when cash flow permits. The loan is only repayable with at least 13 months' notice, so is classified as a non-current liability.

**NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2023**

**16. OTHER RESERVES**

	1 Dec 2023	Income	Expenditure	Gain and (Loss)	31 Dec 2023
	£	£	£	£	£
Family Solution (Designated)	-	1,452,055	(1,452,055)	-	-

The Family Solution fund was designated by the trustees to hold the assets and liabilities relating to RBMHO's participation in the Family Solution for the Baptist Pension Scheme.

**17. ANALYSIS OF NET ASSETS**

	Tangible Fixed Assets	Fixed Asset Investments	Mixed motive Investments	Net Current Assets	Long Term Liabilities	Total
	£	£	£	£	£	£
Designated	-	-	20,000,000	-	(20,000,000)	-
Unrestricted	40,967,213	29,944	-	(541,701)	-	40,455,456
<b>Total</b>	<b>40,967,213</b>	<b>29,944</b>	<b>20,000,000</b>	<b>(541,701)</b>	<b>(20,000,000)</b>	<b>40,455,456</b>

**18. PENSIONS**

As per note 8, the Charity's employees are employed by the Baptist Union of Great Britain (BUGB) and their associated costs are then recharged to the Charity. The Charity is therefore not a direct participating employer within any pension scheme.

From January 2012, pension provision for members of staff is being made by BUGB through the Defined Contribution (DC) Plan within the BPS. In general, members pay 8% of their Pensionable Income and employers pay 6% of members' Pensionable Income into individual pension accounts, which are operated and managed on behalf of the Pension Trustee by Legal and General Life Assurance Society Limited. In addition, the employer pays a further 4% of Pensionable Income to cover Death in Service Benefits, administration costs, and an associated insurance policy which provides income protection for BPS members in the event that they are unable to work due to long-term incapacity. This income protection policy has been insured by the Baptist Union of Great Britain with Unum Limited. Members of the Basic Section of BPS pay reduced contributions of 5% of Pensionable Income, and their employers also pay a total of 5%. These costs are paid by BUGB as the employer and the costs are re-charged to the Charity.

Benefits in respect of service prior to 1 January 2012 were provided through the Defined Benefit (DB) Plan within the Baptist Union Staff Pension scheme (BUSPS). A contract was signed with Aviva Plc in June 2018 to take on the liabilities of the BUSPS to its beneficiaries and a wind up of the BUSPS was formally triggered on 31st August 2018 and completed on 18th September 2019.

The total pension costs for the Charity for 2023 were £5,116 (2022: £4,213).

**19. RELATED PARTY TRANSACTIONS**

The Baptist Union of Great Britain is considered to be the ultimate controlling party of the Charity. During the year ended 31 December 2023, two Trustees, the Revd A A Peck and Mrs A Kapolyo, occupied, on the same terms and conditions as the other tenants of the Charity, a property owned by the Charity. During the year ended 31 December 2023, the two trustees each paid rent at the average rate for all tenants amounting to £2,985 (2022: £2,310 1 trustee only) and there were no arrears of rent at that date.