

LONDON SEMINARY CIO
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

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David Cooke & Co
Chartered Accountants
5 Briar Close
Banbury
Oxon.
OX16 9DS

LONDON SEMINARY CIO

Report of the Governing Board for the Period Ended 30 June 2023

The Trustees have pleasure in submitting their report and the financial statements of the London Seminary CIO for the year ended 30 June 2023.

Reference and Administrative details

London Seminary CIO is a registered charity, no. 1183818. Its address is: 104 Hendon Lane, London, N3 3SQ. The Trustees of the charity are as follows:

| | |
|---------------------------------|---|
| Mr. Benedict Bird | Mr. Matthew Gill (Assistant Treasurer) |
| Rev. Hugh Collier | Rev. Philip Eveson (retired February 2023) |
| Rev. Spencer Cunnaah (Chairman) | Mr. Jeremy Marshall (Treasurer)(died 13/8/23) |
| Dr. Reuben Danladi | Mr. Brian Stevens |
| Dr. David Earl (Hon. Secretary) | Rev. Andrew Young (resigned 11/10/22) |
| Rev. Gwynne Evans | |

Structure, Governance and Management

The Seminary is a CIO administered by the Board of Trustees.

The Board meets at least three times a year. The day-to-day running of the work of the Seminary is delegated to the Principal of the Seminary and, through him, the staff.

New Members of the Board

Appointments to the Board are made by a 75% vote of Board members present. In making appointments, Board members consider individuals who are respected in the community which the Seminary serves and who have experience which is relevant to the work of the Seminary. Proposed appointees are contacted by the Chairman of the Board who discusses with them the work of the Seminary and the willingness and ability of the proposed appointee to act as a member of the Board. New members are provided with a copy of the Constitution and other documents relevant to the work of the Seminary.

Risk Management

The Board has identified the principal risks to which the Seminary is subject and has reviewed those risks to assess the likelihood of their occurrence and the likely impact on the Seminary if they did occur. Action has been taken or is being taken, as appropriate, to mitigate risks. The Board is satisfied that the risks which remain are at an acceptable level and are under control and that arrangements are in place to secure the ongoing work of the Seminary in the event of the occurrence of any of the risks identified. Appropriate insurance is in place and the finances of the Seminary are reviewed at each Board meeting. The risk assessment is reviewed regularly.

LONDON SEMINARY CIO

Report of the Governing Board for the Year Ended 30 June 2023 (continued)

Objects and Activities

The principal object of London Seminary CIO is to train and support pastors. Our pastoral training course seeks to ground students in the Scriptures (including Biblical languages), theology, church history, and other elements to equip them for the challenges of ministry. The course includes church mentoring and placements. Our Pastors' Academy focusses on the continuing training and support of those already in ministry. Training is also offered to those engaged in church planting and revitalisation, and to women engaged in ministry to women.

Achievements and Performance

In the academic year 2022/23 27 students were enrolled in the Seminary pastoral training course. These were largely from the UK, with a small number of European students and one from Jerusalem joining classes remotely. We are encouraged by the quality and spiritual vitality of the student body, and students gave very positive feedback on their experience of the course and Seminary life. While we are developing some online resources, and all of our lectures are now offered both in-person and via livestream link for those who cannot be physically present, we believe that in person and preferably residential training is the gold standard for preparation for ministry.

Seven students completed the course in June 2023 in preparation for ministry, all in the UK except one who will be serving in Portugal.

In addition to the main Seminary course, a short course was also run for students' wives. Our Flourish course for women workers was delivered in London this year. The Plant course did not run this year.

The teaching staff members were: Bill James (Principal) and David Green (Vice-Principal). They were assisted by a number of visiting lecturers, and we are grateful for their ministry here. Weeks of special lectures were delivered by Dr Greg Beale (October 2022), and Dr Jonathan Gibson (June 2023). The Martyn Lloyd-Jones memorial lecture in October 2022 was delivered by Dr Peter Williams of Tyndale House.

The Seminary is a ministry which serves the churches. We are grateful for churches who send us students, provide mentoring, placement, and preaching opportunities, and support the ministry financially. We are also grateful for the generosity of donors who made it possible to provide bursaries for the support of students, and develop the work of the Seminary.

The Pastors' Academy, led by its Director Dr. Garry Williams, continued to serve those already in ministry with a variety of study opportunities including study days, study hours, study projects, reading groups, and the ThM programme. Remote study opportunities continue to be offered for missionaries and church leaders in Europe, through our partnership with European Mission Fellowship. Teaching was provided by Garry Williams, and our Ethics Tutor Matthew Mason who had now successfully completed his PhD.

Dr. John Benton continued his work as Director of Pastoral Support, providing teaching and pastoral support for pastors. He was assisted by Malcolm MacGregor, Steven Bowers, and Philip Raine, and Mike Plant has now joined the team serving the North East.

LONDON SEMINARY CIO

Report of the Governing Board for the Year Ended 30 June 2023 (continued)

Funding was received enabling the appointment of Stephen Wright as Development Director in April 2023. We continue to explore new avenues to develop the ministry of the Seminary.

Legacy Fund

London Seminary is grateful to have a significant "Legacy Fund". This fund secures the long-term viability of London Seminary for future generations as we invest in projects to develop and secure the ministry of the Seminary, and anticipate future challenges. The investment income is used to finance the ministry of the Pastors' Academy.

Public Benefit

The Board confirms that they have had due regard to the guidance published by the Charity Commission and consider that the preceding paragraphs demonstrate that the work and activities of the Seminary continue to provide significant public benefit.

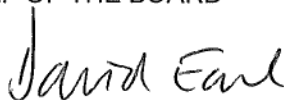
Financial Review

The results for the year are set out on page 5. There was a deficit across the funds totalling £33,199 (2022, deficit £275,423), after adjusting for the change in the valuation of the fixed asset investments, which in the year under review was an unrealised gain of £45,124 (2022, loss £114,235). The level of reserves remains healthy and the Seminary is investing in development work to build its ministry, increase income and to generate a surplus in future years. Overall, the trustees consider the financial state of the CIO to be satisfactory.

ON BEHALF OF THE BOARD

D Earl
Trustee

Date: 27 Feb 2024



INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF

LONDON SEMINARY CIO

I report on the accounts of the charity for the year ended 30 June 2023 set out on pages 5 to 10.

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

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.



D C S Cooke, MA (Oxon), FCA FCIE
Chartered Accountant
David Cooke & Co.
5 Briar Close
Banbury
Oxon. OX16 9DS

Date: 29 February 2024

STATEMENT OF FINANCIAL ACTIVITIES FOR THE PERIOD ENDED 30 JUNE 2023

| | <u>Note</u> | General <u>Fund</u> £ | Restricted <u>Funds</u> £ | 2023 <u>Total</u> £ | General <u>Fund</u> £ | Restricted <u>Funds</u> £ | 2022 <u>Total</u> £ |
|-----------------------------------|-------------|-----------------------------|---------------------------------|---------------------------|-----------------------------|---------------------------------|---------------------------|
| INCOMING RESOURCES | | | | | | | |
| From Generated Funds: | | | | | | | |
| Voluntary income | 2 | 39,188 | 107,909 | 147,097 | 40,853 | 37,529 | 78,382 |
| Investment income | | 60,245 | - | 60,245 | 64,257 | - | 64,257 |
| From Charitable Activities | 3 | 206,407 | 8,680 | 215,087 | 208,656 | - | 208,656 |
| Total Incoming Resources | | 305,840 | 116,589 | 422,429 | 313,766 | 37,529 | 351,295 |
| RESOURCES EXPENDED | | | | | | | |
| Costs of generating funds | 4 | 1,577 | - | 1,577 | 2,561 | - | 2,561 |
| Charitable activities | 5 | 390,806 | 108,369 | 499,175 | 423,867 | 86,055 | 509,922 |
| | | 392,383 | 108,369 | 500,752 | 426,428 | 86,055 | 512,483 |
| Surplus/(Deficit) on activities | | (86,543) | 8,220 | (78,323) | (112,662) | - 48,526 | (161,188) |
| Net gains/(losses) on investments | | 45,124 | - | 45,124 | (114,235) | - | (114,235) |
| NET INCOMING RESOURCES | | (41,419) | 8,220 | (33,199) | (226,897) | (48,526) | (275,423) |
| Transfers between funds | | 16,103 | (16,103) | - | 40,222 | (40,222) | - |
| | | (25,316) | (7,883) | (33,199) | (186,675) | (88,748) | (275,423) |
| Fund balances brought forward | | 2,079,865 | 277,238 | 2,357,103 | 2,266,540 | 365,986 | 2,386,616 |
| Fund balances carried forward | | 2,054,549 | 269,355 | 2,323,904 | 2,079,865 | 277,238 | 2,111,193 |

BALANCE SHEET AS AT 30 JUNE 2023

| | <u>Note</u> | <u>General</u> <u>Fund</u> £ | <u>Restricted</u> <u>Funds</u> £ | 2023 <u>Total</u> £ | <u>General</u> <u>Fund</u> £ | <u>Restricted</u> <u>Funds</u> £ | 2022 <u>Total</u> £ |
|------------------------------|-------------|------------------------------------|--|----------------------------------|------------------------------------|--|---------------------------|
| FIXED ASSETS | | | | | | | |
| Tangible Assets | 7 | 5,026 | - | 5,026 | 6,215 | - | 6,215 |
| Investments | 8 | 1,911,025 | - | 1,911,025 | 1,960,901 | - | 1,960,901 |
| | | 1,916,051 | - | 1,916,051 | 1,967,116 | - | 1,967,116 |
| CURRENT ASSETS | | | | | | | |
| Sundry debtors | 9 | 38,830 | - | 38,830 | 22,065 | - | 22,065 |
| Bank Accounts | | 259,465 | 77,549 | 337,014 | 213,517 | 110,749 | 324,266 |
| Account with London Seminary | | 44,295 | - | 44,295 | 51,370 | - | 51,370 |
| Interfund Account | | (191,806) | 191,806 | - | (166,489) | 166,489 | - |
| | | 150,784 | 269,355 | 420,139 | 120,463 | 277,238 | 397,701 |
| CURRENT LIABILITIES | | | | | | | |
| Sundry Creditors | 10 | 12,286 | - | 12,286 | 7,714 | - | 7,714 |
| | | 12,286 | - | 12,286 | 7,714 | - | 7,714 |
| NET CURRENT ASSETS | | 138,498 | 269,355 | 407,853 | 112,749 | 277,238 | 389,987 |
| NET ASSETS | | 2,054,549 | 269,355 | 2,323,904 | 2,079,865 | 277,238 | 2,357,103 |
| FUNDS | 12 | 2,054,549 | 269,355 | 2,323,904 | 2,079,865 | 277,238 | 2,111,193 |

Approved by the Board on 27 Feb 2024 and signed on its behalf by:

David Earl
Trustee

SR Connah
Trustee

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023 (continued)

1. Accounting Policies

Accounting Convention

The financial statements are prepared under the historical cost convention as modified by the valuation of fixed asset investments. The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting by Charities as it applies from 1 January 2015 and applicable UK accounting standards and the Charities Act 2011. The Seminary is a Public Benefit Entity as defined by FRS102.

Going Concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Therefore, the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

Depreciation

Depreciation is provided on tangible fixed assets to write them off over their estimated useful life at a rate of 25% on a straight-line basis. Depreciation is provided on tangible fixed assets to write them off over their estimated useful life at a rate of 25% on a straight-line basis.

Incoming Resources

Donations are accounted for on a receivable basis. Income tax credits associated with Gift Aid donations are accounted for at the time of the net gift.

Legacies are accounted for as soon as the Seminary is notified of its legal entitlement, the amount due is quantifiable and the ultimate receipt by the Seminary is reasonably certain.

Investment income is included on the accruals basis.

Resources Expended

The Seminary is not VAT-registered and is therefore unable to reclaim VAT on expenditure. All amounts of VAT are recorded with the sums to which they are charged.

Expenditure is charged to the accounts on the accruals basis.

Non-current investments

Fixed asset investments are initially measured at transaction price and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/ (expenditure) for the year. Transaction costs are expensed as incurred.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid

| | General <u>Fund</u> | Restricted <u>Funds</u> | 2023 <u>Total</u> | General <u>Fund</u> | Restricted <u>Funds</u> | 2022 <u>Total</u> |
|----------------------------|------------------------|----------------------------|----------------------|------------------------|----------------------------|----------------------|
| | £ | £ | £ | £ | £ | £ |
| 2. Voluntary income | | | | | | |
| Donations from all sources | 36,410 | 86,209 | 122,619 | 40,853 | 37,529 | 78,382 |
| Legacy income | 2,778 | 21,700 | 24,478 | - | - | - |
| | 39,188 | 107,909 | 147,097 | 40,853 | 37,529 | 78,382 |

3. Incoming resources from charitable activities

| | | | | | | |
|-------------------------------------|----------------|--------------|----------------|----------------|----------|----------------|
| Rent & related income | 79,051 | - | 79,051 | 56,059 | - | 56,059 |
| Students, Conference & Seminar Fees | 119,795 | - | 119,795 | 129,680 | - | 129,680 |
| Sale of Books & Recordings | 1,164 | - | 1,164 | 1,341 | - | 1,341 |
| Other income | 6,397 | 8,680 | 15,077 | 21,576 | - | 21,576 |
| | 206,407 | 8,680 | 215,087 | 208,656 | - | 208,656 |

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023 (continued)

| | General <u>Fund</u> £ | Restricted <u>Funds</u> £ | 2023 <u>Total</u> £ | General <u>Fund</u> £ | Restricted <u>Funds</u> £ | 2022 <u>Total</u> £ |
|---------------------------------------|-----------------------------|---------------------------------|---------------------------|-----------------------------|---------------------------------|---------------------------|
| 4. Costs of generating funds | | | | | | |
| Marketing & Publicity | 1,577 | - | 1,577 | 2,561 | - | 2,561 |
| 5. Charitable Activities | | | | | | |
| Salaries (see note 6) | 225,925 | 108,101 | 334,026 | 248,018 | 85,557 | 333,575 |
| Speakers and others Fees | 37,275 | - | 37,275 | 42,847 | - | 42,847 |
| Travelling expenses | 9,640 | - | 9,640 | 9,997 | - | 9,997 |
| Meals | 4,371 | - | 4,371 | 4,311 | - | 4,311 |
| Library books & journals | 3,057 | - | 3,057 | 2,976 | - | 2,976 |
| Rent & Utilities | 66,603 | - | 66,603 | 63,924 | - | 63,924 |
| Insurance | 3,734 | - | 3,734 | 3,928 | - | 3,928 |
| Telephone & internet | 1,741 | - | 1,741 | 2,092 | - | 2,092 |
| Printing, Stationery & Equipment | 6,547 | - | 6,547 | 3,986 | - | 3,986 |
| Computer Costs | 3,211 | - | 3,211 | 2,679 | - | 2,679 |
| Student Benevolent Fund & Bursaries | - | 268 | 268 | - | 498 | 498 |
| Sundry expenses | 709 | - | 709 | 926 | - | 926 |
| Development project (see note 6) | 21,355 | - | 21,355 | 30,493 | - | 30,493 |
| Depreciation | 3,003 | - | 3,003 | 4,668 | - | 4,668 |
| Legal & Professional costs | 3,635 | - | 3,635 | 3,022 | - | 3,022 |
| Board travelling expenses | - | - | - | - | - | - |
| | 390,806 | 108,369 | 499,175 | 423,867 | 86,055 | 509,922 |
| 6. Staff costs | | | | | | |
| Wages and Salaries | 218,486 | 98,128 | 316,614 | 241,267 | 79,481 | 320,748 |
| JRS receipts | - | - | - | - | - | - |
| National Insurance costs | 16,645 | 7,898 | 24,543 | 19,817 | 4,513 | 24,330 |
| Pension & other costs | 6,540 | 2,075 | 8,615 | 6,524 | 1,563 | 8,087 |
| Total salaries | 241,671 | 108,101 | 349,772 | 267,608 | 85,557 | 353,165 |
| Less: included in Development Project | 15,746 | - | 15,746 | 19,590 | - | 19,590 |
| | 225,925 | 108,101 | 334,026 | 248,018 | 85,557 | 333,575 |

The average number of employees (full-time equivalent) was 10 (2022: 10). No employee earned £60,000 or more.

| 7. Tangible Assets | General <u>Equipment</u> | Library <u>Equipment</u> | 2023 <u>Total</u> | General <u>Equipment</u> | Library <u>Equipment</u> | 2022 <u>Total</u> |
|------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------------|-----------------------------|----------------------|
| Cost brought forward | 105,088 | 115,495 | 220,583 | 98,575 | 115,495 | 214,070 |
| Additions | 1,814 | - | 1,814 | 6,513 | - | 6,513 |
| Cost carried forward | 106,902 | 115,495 | 222,397 | 105,088 | 115,495 | 220,583 |
| Depreciation brought forward | 98,873 | 115,495 | 214,368 | 94,205 | 115,495 | 209,700 |
| Charge for the period | 3,003 | - | 3,003 | 4,668 | - | 4,668 |
| Depreciation carried forward | 101,876 | 115,495 | 217,371 | 98,873 | 115,495 | 214,368 |

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023 (continued)

| 7. Tangible Assets (continued) | General <u>Equipment</u> | Library <u>Equipment</u> | 2023 <u>Total</u> | General <u>Equipment</u> | Library <u>Equipment</u> | 2022 <u>Total</u> |
|--------------------------------|-----------------------------|---------------------------------|---------------------------|-----------------------------|---------------------------------|---------------------------|
| Net book value carried forward | 5,026 | - | 5,026 | 6,215 | - | 6,215 |
| Net book value brought forward | 4,070 | - | 4,070 | 4,070 | - | 4,070 |
| 8. Fixed Asset Investments | General <u>Fund</u> £ | Restricted <u>Funds</u> £ | 2023 <u>Total</u> £ | General <u>Fund</u> £ | Restricted <u>Funds</u> £ | 2022 <u>Total</u> £ |
| <u>CCLA COIF Charity Fund</u> | | | | | | |
| Value brought forward | 1,960,901 | - | 1,960,901 | 2,265,136 | - | 2,265,136 |
| Funds realised | (95,000) | - | (95,000) | (190,000) | - | (190,000) |
| Net unrealised gain/ (loss) | 45,124 | - | 45,124 | (114,235) | - | (114,235) |
| Market Value 30 June | 1,911,025 | - | 1,911,025 | 1,960,901 | - | 1,960,901 |
| 9. Sundry debtors | | | | | | |
| Fees and other debtors | 34,476 | - | 34,476 | 22,065 | - | 22,065 |
| Prepayments | 4,354 | - | 4,354 | - | - | - |
| | 38,830 | - | 38,830 | 22,065 | - | 22,065 |
| 10. Sundry creditors | | | | | | |
| Creditors & accruals | 12,286 | - | 12,286 | 7,714 | - | 7,714 |
| | 12,286 | - | 12,286 | 7,714 | - | 7,714 |

11. Trustees & Related Party Transactions

No trustee or any person connected with them received, or is due to receive, any remuneration for the period directly or indirectly from the Charity's funds in connection with such position. 4 members of the Board received travel expenses in the year totalling £351 (2022: 5 members, £266) and no members received lecturing fees (2022: no members, £nil).

There were no related party transactions in the period.

12. Restricted Funds

London Seminary operates the following restricted funds: The Pastors' Academy Pastoral Fund

The Pastors' Academy Pastoral Fund exists to finance the employment of staff to provide pastoral support to pastors.

The Dr Lloyd-Jones Memorial Fund

This fund exists for the financial support of students from overseas. This support is given by the transfer to General Fund of amounts to cover the tuition fees of these students.

The Robert Sheehan Memorial Fund

This fund exists for the financial support of students from the UK. This support is given by the transfer to General Fund of amounts to cover the tuition fees of these students.

The Bursary (Deventer Legacy) Fund

This fund exists for the provision of bursaries to students in financial need.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023 (continued)

12. Restricted Funds (continued)

The movements on the restricted funds during the year were as follows:

| <u>Year ended 30/06/23</u> | Balance <u>B/f 01/07/22</u> | Incoming <u>Resources</u> | Outgoing <u>Resources</u> | <u>Transfers</u> | Balance <u>C/f 30/06/23</u> |
|--------------------------------|--------------------------------|------------------------------|------------------------------|------------------|--------------------------------|
| | £ | £ | £ | £ | £ |
| PA Pastoral Fund | 111,368 | 30,000 | (66,107) | - | 75,261 |
| PA Ethics Fund | - | 26,044 | (33,314) | 7,270 | - |
| Dr Lloyd-Jones Memorial Fund | - | 1,383 | - | (1,383) | - |
| Robert Sheehan Memorial Fund | - | 26,478 | - | (26,478) | - |
| Bursary (Deventer Legacy) Fund | 164,135 | 23,801 | (268) | 4,488 | 192,156 |
| Student Benevolent Fund | 1,735 | 203 | - | - | 1,938 |
| | <u>277,238</u> | <u>107,909</u> | <u>(99,689)</u> | <u>(16,103)</u> | <u>269,355</u> |

| <u>Year ended 30/06/22</u> | Balance <u>B/f 01/07/21</u> | Incoming <u>Resources</u> | Outgoing <u>Resources</u> | <u>Transfers</u> | Balance <u>C/f 30/06/22</u> |
|--------------------------------|--------------------------------|------------------------------|------------------------------|------------------|--------------------------------|
| | £ | £ | £ | £ | £ |
| PA Pastoral Fund | 173,398 | - | (62,030) | - | 111,368 |
| PA Ethics Fund | - | 25,884 | (23,527) | 2,357 | - |
| Dr Lloyd-Jones Memorial Fund | - | 1,365 | - | (1,365) | - |
| Robert Sheehan Memorial Fund | - | 5,325 | - | (5,325) | - |
| Bursary (Deventer Legacy) Fund | 191,033 | 4,775 | (498) | (31,175) | 164,135 |
| Student Benevolent Fund | 1,555 | 180 | - | - | 1,735 |
| | <u>365,986</u> | <u>37,529</u> | <u>(86,055)</u> | <u>(40,222)</u> | <u>277,238</u> |