

## CAMPSBOURNE BAPTIST CHURCH

### References and administrative details

Registered Address:

1-3 The Campsbourne  
LONDON  
N8 7PN

Charity Registration Number: 1184615

<b>Trustees</b>		
Full Name	Position	Date appointed
Sebastian Mani	Trustee	12-Jun-22
Rev Malcolm Lewis Drummond	Trustee	01-Jan-22
BLOSSOM SHAKESPEARE	Trustee	05-Oct-12
MICHAEL OKORIE	Trustee	12-Mar-11
Margaret Anderson	Secretary	01-Jun-17
Lynn Stevens	Treasurer	01-Aug-24

### Bankers

BARCLAYS

### Independent Examiner

Mr Teshale Joba

### Annual Report for 2025

The trustees present their Annual Report for 2025.

### Structure, Governance and Management

The Charity is governed by a constitution approved by its members. Members of the Church are accepted in accordance with the constitution which requires them to be or to have been publicly baptised on the profession of faith in Jesus Christ or following other modes of baptism to renew their public profession of faith in Jesus Christ.

The members Meeting normally takes place two times per year and has responsibility for the overall policy of the church. In accordance with the Constitution, the members appoint four Trustees, who together with the Minister, Church Secretary and Treasurer (who are also appointed by the Members), are responsible for the day to day running of the church's work and witness, and the financial and legal aspects of the charity. All members are encouraged to take an appropriate part in the spiritual and practical tasks involved in the furtherance of the charitable objective.

Relevant matters may be submitted to the Church meeting by the Trustees for guidance or may be raised by members in Church meeting for further consideration by the Trustees. Though the Constitution permits decisions to be made at Church meetings by appropriate majorities, the Church seeks to work by consensus wherever possible.

## **Objectives and Activities**

THE ADVANCEMENT OF THE CHRISTIAN FAITH FOR THE PUBLIC BENEFIT IN ACCORDANCE WITH THE STATEMENT OF FAITH SET OUT IN APPENDIX 1 OF THIS CONSTITUTION THROUGH THE HOLDING OF PRAYER MEETINGS, LECTURES AND PUBLIC CELEBRATION OF RELIGIOUS FESTIVALS AND CHARITABLE SUPPORT FOR THE NEEDY.

To achieve the principal objective, which is set out above, the Church provides a variety of activities both to its membership and to the community generally. The aim is to show the love of Jesus Christ in both word and deed and to bring people into a closer relationship with Him as living Lord.

Central to the work and witness of the Church is the provision of regular public services of Christian worship. These services take place each Sunday. There are also occasional services at other times which are advertised on the church notice board and the website at [www.campsbournebaptistchurch.org.uk](http://www.campsbournebaptistchurch.org.uk). The church seeks to be a friendly and welcoming community, and anybody is free to attend any of these services.

The Church runs a weekly prayer group at the Church and a weekly Bible study on ZOOM with the Pastor and congregation of West Green Baptist Church. Further details of these can be obtained from the Trustees on request, or at the Sunday services of worship.

The Church operates systems to ensure that all people working with children and vulnerable adults are appropriately vetted by the Disclosure and Barring Service.

The church has read the Charity Commission guidance on public benefit and is satisfied that the activities outlined above clearly demonstrate that the charity is providing a benefit to the public.

## **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 and encouragement. The Trustees recognise that these are difficult to measure but believe that 2024/25 was a positive year in the life of the Church, and that it will be able to pursue its mission purposes in for the next year with renewed enthusiasm. Our outreach includes a weekly Craft Club at the local Sheltered Housing Unit which includes a Christmas and Easter service. A weekly English class remains popular. We value the close links we have with Hornsey Churches of other denominations, together we have been able to provide several Play Days for local primary age school children. At Christmas, Easter, Pentecost and Harvest Thanksgiving we have shared meals and fellowship. We have witnessed publicly by leaving our Church buildings and celebrating outside the local supermarket and parks.

## **Financial Review**

The Church continues to raise the funds which it needs to carry on its activities from within its own membership and congregation. No wider public appeal was made for funds during the year. Income in 2024/25 decreased by 5% to £120,485 from £127,777 in the previous year. This is mainly due to the decrease in rental income

The most significant expense related to the church's activities including the Sunday Services, to provide pastoral care for the congregation and other people, and to equip and encourage the membership in their life, Christian witness and service.

The Church is heavily dependent on its membership working as volunteers in all aspects of the church's activities, many of which run with little or no impact on the church's expenditure, but nevertheless contribute substantially to the achievement of the church's objectives.

Total expenditure decreased from £161,097 to £117,384 mainly due to the decrease in building costs. This significantly contributed to the church's net fund balance for the year.

The financial results for the year, together with a summary of the accounting policies adopted are set out in the accompanying **financial statements**.

### **Reserves Policy**

The Trustees have established a Reserves Policy to enable the church to function effectively and meet its obligations in the event of a decline in our income or a major cost.

Having considered the relevant risks of changes in income and expenditure, the Trustees have determined that the appropriate level of reserves is in the range £30,000 to £50,000. As at 31 March 2025, the church held total reserves of £223,913 of which £13,655 were restricted. Reserves that were neither restricted nor designated amounted to £209,856.

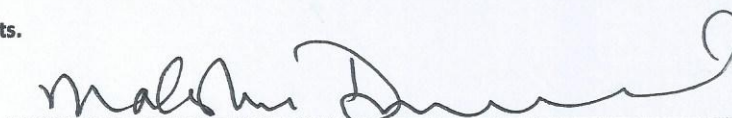
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**CAMPSBOURNE BAPTIST CHURCH  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2025**

		General Funds	Restricted Funds	2024 - 2025	2023 - 2024
Notes	£	£	£	£	
<b>Income receipts</b>					
Donations, legacies and grants - non-gift-aided		17,651	30	17,682	5,806
Donations, legacies and grants - Gift aided		400	0	400	11,187
Deposit account income		9,410	622	10,033	4,344
Rental income	1	92,370	0	92,370	106,440
Other		0	0	0	0
<b>Total receipts</b>		<b>119,431</b>	<b>652</b>	<b>120,485</b>	<b>127,777</b>
<b>Payments</b>					
Payments in relation to charitable activities undertaken directly	2	116,211	1,173	117,384	161,097
<b>Total payments</b>		<b>116,211</b>	<b>1,173</b>	<b>117,384</b>	<b>161,097</b>
Net of receipts / (payments) before transfers		3,220	-521	3,101	-33,320
Transfers between funds				0	0
<b>Net movement in funds</b>		<b>3,220</b>	<b>-521</b>	<b>3,101</b>	<b>-33,320</b>
Cash funds as at last year end		206,636	14,176	220,812	254,132
<b>Cash funds at this year end</b>	3	<b>209,856</b>	<b>13,655</b>	<b>223,913</b>	<b>220,812</b>

The notes on pages 3 -4 form part of these accounts.

Approved by



Designation

MINISTER

Date

12 / 12 / 25



**CAMPSBOURNE BAPTIST CHURCH**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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	Notes	General funds	Restricted funds	2024 - 2025	2023 - 2024
<b>A. Cash funds</b>					
Held at bank	3	210,144	13,669	223,812	220,712
Petty cash		545	-445	100	100
		<b>210,688</b>	<b>13,224</b>	<b>223,912</b>	<b>220,812</b>
<b>B. Spoor Memorial Fund</b>					
Investments at market value:	4				
£14,654.95 4.25% Treasury		14,790		14,790	14,875
<b>C. Other monetary assets</b>					
Gift aid due to charity		0		0	3,396
Gift Aid claim for 2024 to be submitted					
		0		0	3,396
<b>D. Current Liabilities</b>					
Accounts preparation and examination	5	450		450	450
Other creditors		0		0	0
Pension deficit contributions		0		0	0
		<b>450</b>	<b>0</b>	<b>450</b>	<b>450</b>
<b>E. Long term liability (&gt; 1 year)</b>					
<b>F. Assets retained for charity's own use</b>		General Funds	Restricted	2023 - 2024	2022 - 2023
Church buildings: The Campsbourne	6	6,509,492		6,509,492	6,289,297
Manse		532,046		532,046	532,046
Fixtures, furniture and equipment		100,366		100,366	96,971
Copier and attachments		9,526		9,526	9,204
<b>Totals</b>		<b>7,151,430</b>	<b>0</b>	<b>7,151,430</b>	<b>6,927,518</b>



**CAMPSBOURNE BAPTIST CHURCH**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**1. Premises Rented out**

- a) The Manse is currently rented at £2,070.00 per month from April 2023, Garage £80 per month.
- b) Flat 1 at 1-3 The Campsbourne is rented out at £1,050.00 per month but can vary according to market
- c) Flat 2 at 1-3 The Campsbourne is rented out at £1,624.00 per month
- d) Rudolf Steiner School closed July 2024. The last full payment of £6,844 was made on 1-7-24. The school continued to rent individual rooms while they dealt with their goods. The final payment was made on 17-2-25 of £583.50.
- e) The Happening Place: From September 2024 the rent was increased to £1,584 in line with the then current rate of inflation @ 3.1%.

**2. Payments in relation to charitable activities undertaken directly**

	31/03/2025	31/03/2024
Ministry ( includes Minister's stipend, NI contributions and ministry professional fees)	54,413	53,045
Mission related costs	2,725	2,056
Church building costs	59,507	104,033
Administration costs	739	1,963
<b>Totals</b>	<b>117,384</b>	<b>161,097</b>

**3. Bank and Cash balances**

	31/03/2025	31/03/2024
Barclays Community Account	15,762	25,755
Barclays Instant Access Saver A/c	27,920	23,815
COIF Charities Deposit A/c	46,804	44,029
Baptist Union 1 Year Deposit Account	16,473	15,837
Baptist Union 1 Yr Deposit 2	116,854	111,275
Cash/cheques in hand	100	100
	<b>223,912</b>	<b>220,811</b>

**3. Restricted Fund balances**

	31/03/2025	31/03/2024
The Campsbourne Disaster Fund	133	133
Maintenance Fund relates to donations for building maintenance.	4,248	4,248
The Spoor Memorial Fund	7,779	7,256
Sundry (mostly for outreach)	2,514	2,514
<b>excluded negative fund balances</b>	<b>14,674</b>	<b>14,151</b>



#### 4. Connected charity

The Spoor Memorial Fund (Registered Charity number 207947) was established by a deed dated 19 April 1926 in memory of Mrs Elizabeth Spoor for the relief of poor widows or elderly people who are regular attendants at Campsbourne. If, in the opinion of the trustees, who themselves are all associated with the Church, there are no such persons in need of assistance, they may distribute the income of the fund to whomever they choose. The fund is a permanent endowment invested in £14,654.95 4.25% Treasury Stock 07/12/2027. The stock is held by The London Baptist Property Board Limited, as custodian trustee. The market value was taken as at 05 June 2025

#### 5. Baptist Union Pension deficit

The Baptist Union announced that they have signed an agreement with the insurance company Just Group ("Just") to secure DB Plan members' pension benefits. This agreement is referred to as a 'buy-in policy'. It follows a similar agreement with Just in 2019 that covered most pensions in payment at that time. The combined agreements mean that Just are now providing financial backing for all DB pensions provided through the Scheme's DB Plan. The costs of such policies are largely driven by financial markets and these have moved substantially in the Scheme's favour, particularly over the course of the last few months. As a result, this transaction takes the Scheme out of a shortfall position for the first time in two decades. Although risks remain, the Baptist Union and the Trustee have agreed that deficit recovery contributions from each participating employer in the DB Plan will reduce to just £1 per month from August 2022.

6. The Church buildings in The Campsbourne comprise the buildings at 1-3 The Campsbourne, including Flats 1 and 3 on the top floor, and the adjoining Church Hall. They and the Manse are shown at their most recent independent valuation for insurance purposes. The trustees have used insurance values as the trustees are unable to reliably estimate current values; insurance values may differ materially from current values.

#### 7. Transactions with related parties

Staff costs for the year were:	2024 - 2025	2023 - 2024
Wages and salaries (including on costs)	38,745	38,976

The Church employed one part time cleaner in the year. Cleaning duties decreased when Rudolf Steiner School closed July 2024 The Church also employed a pastor from 1 January, 2022

The Trustee Miss Karlene Chambers was paid £2,641.50 [2024: £8,509.50] as fees for her role as treasurer and not as a trustee. Left the role after July 2024



I report on the accounts of CAMPSBOURNE BAPTIST CHURCH for the year ended 31 March 2025 which are set out on pages 1 to 4.

### **Basis of examiner's statement**

My examination includes a review of the accounting records kept by the church and a comparison of the accounts prepared with those records. The documents examined include invoices, payment vouchers, direct transactions through bank account and finance related notes and correspondences. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

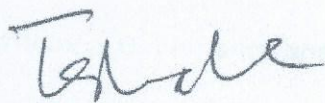
### **Independent examiner's statement**

The trustees have prepared receipts and payments accounts and all the transactions included in the accounts have gone through and are reconciled to the church bank accounts.

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in any material respect:

- the accounting records were not kept; 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 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 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.



Name: Teshale Joba

Address: 39 South Grove, London, N15 5QG

Date: 1 July, 2025