



Registered Charity No: 1193212

Unaudited Report and Financial Statements
for the year ended 31 December 2025

CHEAM BAPTIST CHURCH

Unaudited Report and Financial Statements for the year ended 31 December 2025

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their report together with the financial statements of Cheam Baptist Church (CBC) for the year ended 31 December 2025:

Reference and administrative details

Registered Charity number:	1193212
Principal Office:	4 Park Road, Cheam, Sutton. SM3 8QB
Independent Examiner:	JCS Accountants Ltd, 5 Robin Hood Lane, Sutton. SM1 2SW
Bankers:	Barclays Bank PLC, Wimbledon 3, Leicester. LE87 2BB CAF Bank Ltd, 25 Kings Hill Avenue, Kings Hill, West Malling. ME19 4JQ Kingdom Bank Ltd, Media House, Padge Road, Beeston, Nottingham. NG9 2RS London Baptist Property Board, Unit C2, 15 Dock Street, London E1 8JN Charity Bank Ltd, Fosse House, 182 High Street, Tonbridge TN9 1BE Metro Bank PLC, 83-87 High Street, Sutton. SM1 1JF
Solicitors:	Edward Connor, 10 The Point, Market Harborough, LE16 7QU

Trustees

Pastors

Butcher, Nigel P	Elected July 2015	Senior Pastor
Richardson, Neil M	Elected January 2025	Associate Pastor for Evangelism (from April 2025)

Elders

Cornish, Nicholas C	Re-elected June 2025
Fletcher, Peter J	Re-elected October 2024
Horwood, Daniel M	Elected October 2024
Walker, Andrew M	Elected January 2025
Williams, Bruce R	Re-elected October 2024
Wyman, Matthew C	Re-elected June 2024

Deacons

Cotton, David	Deacon	Elected June 2025
Espejo, Genefer D	Deacon	Re-elected June 2023
Green, Neal J	Chair of Trustees	Re-elected June 2025
Hore, David S	Personnel Deacon	Re-elected June 2024
Lock, Stephen B	Fabric Deacon	Elected June 2023
Street, Wendy K	Treasurer	Elected January 2025
Wright, Peter R	Deacon	Stood down June 2025
XX-Trustee with dispensation	Deacon	Elected January 2026

Property

The London Baptist Property Board acts as Custodian Trustee for the following freehold properties: the main church building, Church Halls, and 12 Park Road, with CBC having beneficial use of the premises. These premises are recognised as right of use premises. The remaining church (freehold) premises are held in the name of CBC.

Finance Committee

CBC's Finance Committee is made up as follows:

Treasurer	Wendy Street	Deacon (Elected Jan 25)
Elected members	Chantler, Paul A Goddard Neil C Hore, David S Lock, Stephen B Wright, Janice M	Church Member Church Member Personnel Deacon Deacon Church Member

Structure, Governance and Management

Structure

CBC was founded in 1862 and constituted as an unincorporated charity by trust deed of 3 August 1907. It was registered with the Charity Commission in 2009 (no. 1129111). On 1 April 2022, the Church transferred all of its assets, liabilities and activities to a Charitable Incorporated Organisation (CIO) (no. 1193212), which retains the same name. CBC is now governed by its constitution.

Membership of CBC is confined to persons who confess faith in the Lord Jesus Christ, who accept CBC's 'Basis of Faith', and whose application for Membership has been approved at a Church Meeting. Pastors, Elders and Deacons are *ex officio* trustees appointed by the Members of CBC. In 2025 there were five Church Members' Meetings, one combined with a Special Church Members' Meeting.

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Roles of Trustees

CBC's Trustees manage the affairs of CBC, with all important decisions being put to CBC's Members at Church Members' Meetings. In general, the Elders and Deacons, under the oversight of CBC members, concentrate respectively on spiritual affairs and practical affairs. The Senior Pastor is responsible for the day-to-day operation of CBC assisted by the Associate Pastor, a Church Operations Manager and a part-time Admin and Care/Support Lead. During 2025 CBC's Trustees met 7 times to manage CBC's affairs.

Appointment of Trustees

Pastors are appointed for an indefinite term at a Special CBC Members Meeting and Elders and Deacons are elected from church members also as *ex officio* Trustees and are appointed for a three-year term, renewable for two further consecutive three-year terms. Thereafter there must be an interval of at least one year before they can be appointed again. CBC Members are notified of retiring Elders and Deacons and invited to nominate CBC Members for election as Elders and Deacons at the Annual Fellowship Meeting, usually held in June.

Trustees' Induction and Training

Trustees have access to the Trustees area of CBC's website containing, *inter alia*, minutes of Trustees' meetings, CBC policies, governance documents and relevant Charity Commission publications. Trustees are kept updated on developments in Charity practice and law by the Trustee Chair.

Principal risks and uncertainties

The Trustees have identified the major risks to which CBC could be exposed. Systems and procedures have been established to meet those risks. CBC maintains a Risk Register identifying general and financial risks and proposing remedial measures for regular review. Major identified risks are:

- **Safeguarding:** is paramount given the many children, young people, and vulnerable adults that we are regularly in contact with. Safeguarding Policies for both Children and Adults are in place, regularly updated and available on the Church website. There are named Safeguarding Leads for each policy area. Safeguarding is a standing agenda item at both Trustee and Church meetings, and a Safeguarding group meets regularly. DBS checking is kept up to date. A Trustee has oversight of this Policy area.
- **Loss of key management personnel:** loss of any of our key staff would have adverse impact. Temporary replacement is feasible, but there are few other actions or mitigations Trustees consider appropriate as it would take time to advertise/recruit replacements. We are also reliant on some key volunteers with finance expertise and seek to mitigate this risk by ensuring financial tasks and information are shared as much as possible.
- **Loss of premises:** major damage to CBC's buildings would disrupt our weekly activities considerably. Alternative premises would be urgently needed, with all the implications that would bring. A Property Team oversees maintenance of CBC's properties with fire preventative precautions and systems in place. Regular checks of fire systems are carried out, and fire training is periodically given, each term in Pre-School, and to CBC members generally, with fire drills carried out annually after the morning and evening services.

Key Management Personnel

The Trustees consider that the Pastors and Trustees of CBC are the Key Management Personnel. Details of remuneration of Key Management Personnel are disclosed in Note 8. Remuneration of Pastors is agreed by a Remuneration Panel consisting of three independent Trustees.

Related Parties

Details of related party transactions are disclosed in Note 18.

The London Baptist Property Board allows the Church to use the Church, Church Halls, and 12 Park Road premises.

Nigel Butcher, Pastor and Trustee, is a Trustee of Sutton Schoolwork (Sutton Schools Christian Workers Trust, charity no. 1052418), which receives an annual donation for the support of its workers in local schools. David Hore, a CBC Trustee, is an employee of CES, an electrical contracting company specialising in church lighting that occasionally carries out electrical work for CBC.

Trustees submit Declarations that they are 'Fit and Proper Persons' under the Finance Act 2010 and of any potentially conflicting interests and, at each Trustees' meeting, to declare any new potential conflict of interest. A Policy is in place defining procedures to ensure Conflicts of Interest are properly dealt with.

Nick Cornish, CBC Trustee, is father of Ben Cornish who was on a casual contract for services with CBC Pre-School during 2025.

Volunteers

Much of the regular work in maintaining and cleaning the premises is undertaken voluntarily by CBC Members but, where necessary, outside contractors are used. About 100 volunteers, mostly CBC members, help to run CBC's activities in furtherance of its charitable purposes, including Trustees, Finance Team, World Mission Partners, Growth Group leaders, Sunday Club and other youth activity leaders, musicians, church cleaners, DIY helpers and others.

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Objectives and activities of Cheam Baptist Church 2025

The purposes of CBC, as set out in its constitution, are:

- the advancement of the Christian faith in accordance with its Basis of Faith, primarily but not exclusively within Cheam, Sutton, Surrey and the surrounding neighbourhood;
- the advancement of education; and
- such other charitable purposes as shall, in the opinion of the charity trustees, put into practice the Christian faith in accordance with the Basis of Faith.

CBC exists to serve and glorify God, to advance the Christian faith by proclaiming the Gospel—that all people need reconciliation with a holy God, possible only through Jesus Christ - and to obey Jesus' command to make disciples. CBC seeks, through God's power, to equip people to serve God in the community. CBC believes the Bible is true, reveals God's nature, and guides how we live. CBC welcomes people of all ages and backgrounds and aims to benefit Cheam and the wider community in the UK and overseas.

In 2025, CBC adopted a strategy based on our Vision statement, based on 6 key areas:

- Worship Jesus.
- Grow to be like Jesus.
- Equip to serve Jesus' Church.
- Witness to Jesus,
- Connect to Jesus' Church,
- Partner in Jesus' mission, locally, nationally and internationally

Our main regular activities during 2025 were weekly Sunday morning services and Sunday evening prayer meetings (with the Lord's Supper once a month, morning and evening), plus Easter and Christmas services in church and the wider community. We held fortnightly Growth Groups for prayer and Bible Study and Zoom meetings every 6 weeks with our mission partners around the world, meeting to hear their news and pray together.

We held weekly children's and youth work on Friday evenings and Sunday mornings, and groups for many of the different groups in Cheam and the neighbourhood, including toddlers & parents, seniors and internationals. Our Pre-School provided morning and afternoon sessions each weekday.

CBC provides regular financial support (grants) to specified members and former members of CBC who are serving as pastors or missionaries in the UK or overseas, and to mission organisations and charities that have an established connection with CBC. Support is only agreed where this clearly further CBC's charitable objects for the advancement of the Christian faith. Grants are subject to our usual financial and governance decision-making processes. (CBC is not a grant-making charity and does not have a formal grant-making policy.)

Achievements and Performance

1. Worship Jesus

2025 Goals

- Make services more inclusive to reflect the diversity of CBC (partly achieved – ongoing).
- Develop musicians' skills and confidence in leading (partly achieved).
- Service Leading Team to be created (not achieved).

Achievements

- An audit of our SEND inclusivity gave very positive feedback on our approach and practice.
- We continued to provide printed sermon notes translated into Ukrainian, Portuguese and Cantonese, improving accessibility for members of those communities.
- The music team became more Gospel-focused, with team leaders helping to prepare and lead opening worship. This has increased diversity among those leading worship, prayers and Bible readings.
- Musicians' 'jamming sessions' during the year enabled musicians to play together and explore new approaches.
- We are updating guidance for musicians.

2. Grow to be like Jesus

2025 Goals

- Provide devotional resources to members 3 times a year (achieved).
- Increase attendance in Growth Groups across the year (partly achieved).
- Hold a Weekend Away for the whole church family (achieved).

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Achievements

- Books were provided to all church families during Lent, Summer and Advent, with members sharing reflections on the summer books at a Sunday evening meeting in September.
- Growth Group attendance remained steady and increased in some groups with new joiners.
- 120 people attended a Weekend Away in June, enjoying worship, teaching and fellowship together; this will run biennially.
- Our Youth Group also held a weekend away.

3. Equip to serve Jesus' Church

2025 Goals

- Run 3 different series on Topical Seminars on Sunday evenings (partly achieved).
- Complete volunteer database to help more members to be serving (partly achieved).
- Create an annual plan for equipping our teams (achieved).

Achievements

- Seminars on emotions and faith were held in October; more planning is required for 2026 including other evenings.
- Volunteer database is being developed. This will be managed by the Church Office for better administration.
- A meeting for team leaders was held in December, to help identify their equipping needs. Further equipping is being planned for 2026.

4. Witness to Jesus

2025 Goals

- Regular informed prayer for our witness (partly achieved).
- Maintain care for our existing outreach ministries (ongoing).
- Employ an Associate Pastor to lead our outreach/witness (achieved).

Achievements

- We continued a range of community-focused ministries, including Pre-School, Little Tots (mother and toddler group), Conversation Point (ESL conversation class), Quilters (a craft group) and Plus Point (for older people), providing opportunities to share the good news of Jesus. Pre-School parents are invited to all major church events, and we had a good turnout for the Pre-School Nativity service.
- Neil Richardson was appointed Associate Pastor for Evangelism in April. He has built strong local connections, undertaken door-to-door outreach, and delivered training that is helping and encouraging church members share their faith. Outreach activities planned for 2026 include Passion for Christ (national mission) and a performance of The Mark Drama at Easter.
- We participated in two major Cheam Village events: the Charter Fair in May and the Christmas Evening in December. Activities included fundraising for Tearfund and St Raphael's Hospice, hosting *Pilgrimage: The Exhibition*, an art exhibition sharing a story of personal healing, and a *Forest of Trees* Christmas tree decorating event attended by around 600 people.
- We ran Easter and Christmas Services at Bethel Court, a local retirement property.
- In August, our Children's Holiday Club welcomed 100 local children for four mornings of activities and a special Sunday service. Following this, some children have joined our regular youth activities.

5. Connect to Jesus' Church

2025 Goals

- Name Badge Sundays (achieved).
- Develop a pathway for newcomers to be involved in our church family (partly achieved).
- Develop the Park Road Entrance as a single main entrance, as a means of improving the welcome to the church and making it easier for new people to come in (ongoing).

Achievements

- We held two Name Badge Sundays, helping people to connect more easily and encourage conversation. These were well-received by all participants.
- Several members' lunches and newcomers' lunches were held during the year, to help new people connect with us, with more planned for 2026.
- Progress is being made on using the volunteer database (see Equip) to help new members become involved in different aspects of church life.
- Planning permission was swiftly obtained for a new main entrance in Park Road, to improve the appearance of the buildings and the welcome for visitors. Following successful planning and preparation in 2025, we have established a sub-committee to take this work forward, aiming for completion of this phase in 2026. Further re-ordering and updating the church worship area is now being planned alongside fundraising.

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6. Partner in Jesus' mission locally, nationally and internationally

2025 Goals

- Hold Zoom interviews with our Mission Partners for Sunday evening prayer times (achieved)
- Strengthen links with local partnerships (partly achieved)
- Teams to visit and serve in Moldova (achieved)

Achievements

- Alongside our regular Mission Zoom prayer meetings, we held 4 Zoom interviews with mission partners on Sunday evenings. We hosted visits from missionaries in Cape Town and Colombia and held an evening of prayer for the persecuted church.
- We maintained links with local partners including Sutton Community Works (Street Pastors and food banks) and Sutton Schoolwork. We continued termly joint youth work with Grace Church Worcester Park and Hope Church Sutton. Banstead Community Church join our Youth Work each Friday. Our Pastors also began quarterly meetings with the Pastors of these churches and Emmanuel Church Epsom, to foster greater collaboration in 2026.
- We trialled partnering with local community and NHS organisations, including a weekly leg clinic, partnering alongside a community singing group that uses our building. Our Associate Pastor for Evangelism attended these events to meet people. While not all aspects ran smoothly, valuable lessons were learned for future collaborations.
- We continued to support churches where former CBC members are in ministry, including Hope Church Chichester and Grace Church Kidlington.
- Visits were made to our mission partner Eduard and his team in Moldova in May, August and October, providing practical, pastoral and administrative support.
- Pastoral and financial support continued for missionaries in South Africa, the USA and Poland.
- An opportunity arose for our Pastor to provide guest teaching by Zoom to a church in Lahore, Pakistan.
- We raised funds including a one-off £10,000 donation to support a new Mission Hub in Wroclaw, Poland, working with Steiger International.

Impact

The impact of CBC's sharing of the good news of Jesus Christ is seen in changed lives, growing faith, and a community marked by hope, compassion and care. This has supported people through ongoing international and financial challenges and is reflected in individuals coming to faith, growing as disciples, and meeting practical, social and spiritual needs locally and more widely.

Our Pre-School continued to have a positive impact by connecting local families with the church, despite financial pressures and falling numbers linked to lower birth rates, which led to the closure of another local pre-school. The Pre-School has a very good reputation in the community and parents often comment on how it is a very special pre-school that goes above and beyond expectations.

At the start of 2025, CBC had a formal membership of 219. During the year, 9 members moved to churches in other parts of the country; 2 members resigned and have not joined other churches. 4 members died (CBC also hosted 6 other funerals for our wider church family). 24 people joined as new members, bringing our membership to 228 at year end. Numbers in our wider congregation remain high, and Sunday morning services remain at full capacity, with around 300 people regularly attending, hence we are looking for ways to make more space.

Five people publicly declared their faith through believer's baptism, and one wedding was held.

"Besides the obvious: Bible teaching etc, I have discovered over the last few years how much is done quietly, in the background. When my husband was ill, the prayer support, both from CBC generally and the Growth Group, was wonderful, and offers of help. Several members went to visit him in hospital; there were many phone calls and support in several ways.

"Since being widowed, members of CBC really have become "my family". I've been invited out to meals, coffee etc.

"Being part of a Growth Group is invaluable – knowing their care, and prayer support; that means such a lot" (CBC member)

Serious Events

None to report.

Public Benefit

The Trustees consider the objectives and activities listed above to be of Public Benefit, and the summary of achievements to be an indication of their performance and contribution to the Christian church and generally to the local and wider community. The Trustees confirm they have had due regard to the guidance issued by the Charity Commission on Public Benefit when planning their objectives and activities for the year.

Unaudited Report and Financial Statements for the year ended 31 December 2025

Financial Review

These Financial Statements have been drawn up in compliance with the Statement of Recommended Practice (SORP), revised 2019, and 'The Financial Reporting Standard applicable in the UK & Republic of Ireland' (FRS102).

General unrestricted income of £479,000 (2024: £437,000) once again has exceeded expenditure of £447,000 (2024: £424,000) resulting in Net Income of £32,000 (2024: £13,000): Adding the Pre-school contribution of £12,000 and transferring £80,000 to the Fabric Fund, resulted in a Net Movement in General Funds of -£36,000 (2024: £28,000). The General Fund is now £123,000 (2024: £159,000), with the Fabric Fund also increased from £182,000 to £262,000 in anticipation of development costs.

The 2026 budget for the General Fund was agreed by CIO members in November 2025, anticipating a deficit of c£24,000. As shown below under Reserves Policy, the church has general funds of £123,000 (2024: £159,000). To make it easier for people in our community to come into the building and to enable step free access on the ground floor, we are proposing to build a new entrance. Planning permission has been received, and we anticipate the build may be completed by the end of 2026. Two further phases of development (Phases 1A and 2) are also planned to include turning the church 180 degrees, upgrading the services and adding two mezzanine balconies and then introducing new toilets and a plant room as well as upgrading the incoming electrical services. The total budgeted cost of all three phases of development is anticipated at £2,500,000 which includes a 10% contingency amount. On 28 February 2026, CBC members authorised the Building Project Sub-Committee to go ahead with fundraising and then to carry out Phases 1, 1A and 2 of the building programme, as available funds dictate. We are accordingly planning a gift day on Sunday 19th April as part of a programme to raise the required funds.

Pre-school returned a deficit for the year of £15,000 (2024: surplus £16,000) after their contribution to the main church accounts as mentioned above, still having reserves of £63,000 (2024: £78,000). The budget for 2026 has now been agreed by the Pre-School Committee and anticipates break-even. There are still Pre-school places for 2025/2026 due to a low birth rate, steps are being taken to fill these spaces in the summer term. It is anticipated that our Pre-school is well placed for the short/medium term.

The Financial Statements and Notes to the Financial Statements for the year ending 31 December 2025 on pages 8 to 18, outline the manner in which the Church's funds have been applied.

Reserves policy

At the year end the Church had net assets of £2,580,000 (2024: £2,278,000) of which £420,000 (2024: £146,000) were restricted and £2,073,000 (2024: £1,973,000) were designated. Free reserves (general funds) were £123,000 (2024: £159,000), Fabric Fund (designated general) was £262,000 (2024: £182,000), totalling £385,000 (2024: £341,000).

The Reserves Policy states that the Church is to maintain unrestricted funds at a level which equates to twenty-five per cent of annual budgeted expenditure for the forthcoming year. For 2026 expenditure is forecast to be c£479,000, thus calling for reserves of c£120,000. Current General Reserves are £123,000 - policy met.

The Church Pre-school (restricted funds) has the same policy. For 2026 expenditure is forecast to be c£167,000, thus calling for reserves of c£42,000. Current Reserves are £63,000 – policy met.

Trustees' responsibilities in relation to the Financial Statements

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including financial reporting standard FRS 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (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 income and expenditure 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;
- make judgments 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, and the provisions of the constitution. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

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Independent examination

JCS Accountants Limited were reappointed as the Independent Examiners to the Church at the Annual Fellowship Meeting held in June 2025.

Approved by the Trustees and signed on their behalf by:



Trustee: N J Green (Chair of Trustees)



Trustee: W K Street (Treasurer)

Date: 19 May 2026

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Unaudited Report and Financial Statements for the year ended 31 December 2025

Independent examiner's report to the trustees of Cheam Baptist Church

I report to the charity trustees on my examination of the accounts of the Cheam Baptist Church (the Charity) for the year ended 31 December 2025 set out on pages 8 to 18.

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 as carried out under section 145 of the 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 Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no 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 Report) 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; or
4. the accounts have not been prepared in accordance with the methods and principles of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102)

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.



Miriam Hickson CTA FCA
JCS Accountants Limited
5 Robin Hood Lane
Sutton
Surrey
SM1 2SW

Date: 20 May 2026

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Unaudited Report and Financial Statements for the year ended 31 December 2025

Statement Of Financial Activities for the year ended 31 December 2025

	Note	Unrestricted Funds				Restricted Funds		Total	
		General 2025	2024	Designated 2025	2024	2025	2024	2025	2024
		£000	£000	£000	£000	£000	£000	£000	£000
Income from:									
Voluntary income									
Donations & Legacies									
2	Offerings & Donations	406	379	-	-	31	104	437	483
3	Legacies	10	-	-	-	295	50	305	50
	Donations re Use of Premises	9	9	-	-	-	-	9	9
4	Income from Charitable Activities								
	Preschool	-	-	-	-	165	177	165	177
	Other Activities	13	5	-	-	3	3	16	8
Other trading activities									
5	Rental income	32	32	-	-	-	-	32	32
Investment income and interest									
	Interest earned	9	12	-	-	-	-	9	12
	Total Income	479	437	-	-	494	334	973	771
Expenditure on:									
Charitable Activities									
6	Communication/Admin (incl Governance)	21	24	-	-	-	-	21	24
7	Premises	99	84	16	16	18	10	133	110
8	Staffing	164	185	-	-	154	150	318	335
9	Activities	35	32	-	-	36	59	71	91
10	Mission/Missionary Support Grants	128	99	-	-	-	-	128	99
	Total Expenditure	447	424	16	16	208	219	671	659
	Net income/(expenditure)	32	13	(16)	(16)	286	115	302	112
Gross Transfers between funds - in									
		12	15	80	20	-	-	92	35
Gross Transfers between funds - out									
		(80)	-	-	-	(12)	(35)	(92)	(35)
	Net Movement in Funds	(36)	28	64	4	274	80	302	112
	Balances Brought fwd 1.1.25 / 1.1.24	159	131	1,973	1,969	146	66	2,278	2,166
	Balances carried fwd 31.12.25 / 31.12.24	123	159	2,037	1,973	420	146	2,580	2,278

All activities relate to continuing activities.

The Church has no recognised gains or losses other than those included above

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Unaudited Report and Financial Statements for the year ended 31 December 2025

Balance Sheet as at 31 December 2025

Note		2025	2024
		£000	£000
	Fixed Assets		
11	Tangible Fixed Assets	1,775	1,791
	Current Assets		
12	Debtors and prepayments	193	21
	Short term deposits including Cash at Bank	643	500
		836	521
	Current Liabilities:		
13	Due within one year	31	34
		31	34
	Net Current Assets	805	487
15	Net Assets	2,580	2,278
	Funds		
14	Restricted	420	146
	Unrestricted:		
15	General	123	159
16	Designated		
	Fixed Assets Fund	1,775	1,791
	Fabric Fund	262	182
		2,580	2,278

Approved by the Trustees and signed on their behalf by:



Trustee: W K Street (Treasurer)



Chair of Trustees: N J Green

Date : 19 May 2026

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Unaudited Report and Financial Statements for the year ended 31 December 2025

Statement of Cash Flows for the year ended 31 December 2025

	2025 £000	2025 £000	2024 £000	2024 £000
Cashflows from operating activities				
Net income/(expenditure)	302		112	
Adjustments for:				
Depreciation	16		16	
Interest income	(9)		(12)	
(Increase) Decrease in trade and other receivables	(172)		1	
Increase (Decrease in) trade and other payables	(3)		15	
Cash flows generated from operations		134		132
Interest paid		-		-
Net cashflow from operating activities		134		132
Cashflows from investing activities				
Purchase of property plant and equipment	-		-	
Interest received	9		12	
		9		12
Net increase / (decrease) in cash		143		144

Note to the Statement of Cashflows (2025)

	At 1 January 2025 £000	Cash flows £000	Non cash movements £000	At 31 December 2025 £000
Cash at bank	500	143	-	643
Loans falling due within one year	-	-	-	-
Loans falling due after more than one year	-	-	-	-
Net cash	500	143	-	643

Note to the Statement of Cashflows (2024)

	At 1 January 2024 £000	Cash flows £000	Non cash movements £000	At 31 December 2024 £000
Cash at bank	356	144	-	500
Loans falling due within one year	-	-	-	-
Loans falling due after more than one year	-	-	-	-
Net cash	356	144	-	500

Unaudited Report and Financial Statements for the year ended 31 December 2025

Notes to the Financial Statements for the year ended 31 December 2025

1 Accounting policies

The Church is a charitable incorporated organisation, governed by its constitution. The Church is a registered charity, number 1193212. Its principal office is 4 Park Road, Cheam, Sutton SM3 8QB. The Church meets the definition of a public benefit entity under FRS 102.

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 are prepared in accordance with the Church's Constitution, the Charities Statement of Recommended Practice (Charities SORP 2019 (FRS 102)) and Financial Reporting Standard 102 (FRS 102). The financial statements are drawn up on the historical cost basis of accounting. The financial statements are prepared in sterling, which is the functional currency of the charity and rounded to the nearest thousand pounds.

Going concern

The trustees have prepared detailed forecasts and cashflow projections which they believe are based upon reasonable assumptions. The forecasts show that the charity should be able to operate for the foreseeable future and thus the trustees consider it appropriate to prepare the financial statements on a going concern basis.

(b) Income

All income is included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income, it is probable that the income will be received and the amount can be reliably measured. Donations, grants and gifts, other than legacies, are credited to the SOFA on receipt. Tax is recoverable on income received under Gift Aid. Tax recoverable is accounted for in the year in which the donations etc. are received. Legacies are reflected in the Financial Statements in the year in which they are notified. Government Grants are recognised in income when the proceeds are received or receivable.

All undesignated income is applied to the Unrestricted (General) Fund, from which all the general running expenses are met. Unrestricted designated funds exist for different functions of the church and to assist with administration. These funds may receive an allocation from the Unrestricted (General) Fund each year in accordance with the approved Budget.

Restricted income is income which can only be used for the purposes specified by the donor.

(c) Expenditure

Expenditure is charged to the Financial Statements on an accrual basis.

Costs of activities directly relating to the work of the church is all expenditure directly relating to the objects of the church. Such costs are allocated between the five charitable activities cost categories included in the Statement of Financial Activities.

Grants payable are payments made to third parties in furtherance of the Church's objectives. Grants are accounted for once the recipient has been notified of the grant award.

(d) Tangible Fixed Assets

In accordance with FRS102, the Church has not adopted a policy of revaluation. Freehold land and buildings purchased prior to 1996 were brought into the balance sheet at a valuation as at December 1996. These values were then treated as deemed costs. Since 1996, properties have been capitalised at cost.

Where the church enjoys the right to use the premises, without acquiring legal ownership, the fair value of the asset when first made available is recognised as income and a right of use fixed asset.

Fixtures and fittings purchased prior to 1996 are considered by the Trustees to be of no net book value. Purchases of fixtures, fittings, furniture, and equipment under £5,000 are not capitalised.

CHEAM BAPTIST CHURCH

Unaudited Report and Financial Statements for the year ended 31 December 2025

1 Accounting policies (cont'd)

(e) Depreciation

Freehold buildings: The church has a policy in place of carrying out regular maintenance and repairs (charges for which are recognised in the SOFA) such that the asset is kept to its previously assessed standard of performance. Freehold land and buildings are not depreciated as the difference between their residual value and their carrying amount is such that any depreciation charged, and cumulative depreciation, would not be material. An impairment review of such fixed assets in accordance with FRS 102 section 27 is carried out as at 31 December each year.

Right of use buildings: The London Baptist Property Board acts as Custodian Trustee of the Church, Church Halls and Church House at 12 Park Road. The Church, as beneficial user, pays no rent, but insures, repairs, and enjoys the unfettered use of them. As we have an indeterminate right of use, the Trustees consider that these properties should not be depreciated. Only the garages are depreciated.

Depreciation on all other fixed assets is charged as follows:

Category	Method	Period or rate
Leasehold buildings	Straight line	Life of the lease
Equipment	Straight line	3 to 10 years

(f) Pensions

Pension contributions, where appropriate, were made into personal pension plans in the name of employees and Office Holders.

(g) Leases

Rentals payable under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the lease term.

(h) Financial Instruments

(a) Financial Assets

Cash. Cash and cash equivalents in the balance sheet comprise cash at banks and in hand and short-term deposits with an original maturity date of three months or less.

Debtors. Debtors with no stated interest rate and receivable within one year are recorded at the transaction price.

(b) Financial Liabilities

Creditors. Creditors with no stated interest rate and payable within one year are recorded at the transaction price.

(i) Estimates and judgements

The preparation of a set of Financial Statements in each year includes a number of estimates and judgements, which are made by the finance team on behalf of the trustees on both a recurring and one-off basis. The most significant estimates and judgements made in 2023 (and the prior year) are:

(a) Classification of expenses

The classification of expenses between the charitable activities of Communications/Admin, Premises, Staffing, Activities and Mission/Missionary Support can include a degree of judgement, as certain expenses could be classified into more than one activity. The finance team choose to classify a cost into a certain activity in order to keep consistency with other costs and with prior year treatment. They often also seek to understand further the primary purpose of the cost before making an appropriate classification.

(b) Legacy income recognition

Legacies are credited to the SOFA in the year in which the benefactor died where the amount receivable can be reliably determined and it is probable that it will be received.

(c) Depreciation lives and methods

The Church depreciates all assets over their estimated useful lives, using an appropriate method to match the expense with the benefit received. The Church also chooses not to depreciate its freehold properties, instead annually reviewing the capitalised costs for impairment. The choice of lives and methods for depreciation and the impairment review include a number of significant estimates due to the unique nature and condition of the assets.

CHEAM BAPTIST CHURCH

Unaudited Report and Financial Statements for the year ended 31 December 2025

Income

2 Offerings and donations

	Unrestricted Funds £000	Restricted Funds £000	2025 £000	2024 £000
Regular giving	281	-	281	265
Lump sum donations	48	31	79	139
Sunday offerings	4	-	4	8
Income tax recoverable	73	-	73	71
	406	31	437	483

3 Legacies

Two legacies totalling £305,000 were recognised and will be distributed according to the wishes of the testators (2024: £50,000).

4 Income from Charitable activities

	Unrestricted Funds £000	Restricted Funds £000	2025 £000	2024 £000
Pre-school (note 14a)	-	165	165	177
Adult activities	9	-	9	1
Youth activities	4	3	7	7
	13	168	181	185

Other Activities

5 Rental income

	2025 £000	2024 £000
Garages	9	9
Houses	23	23
	32	32

Expenditure on Charitable Activities

6 Communication/Administration

	Unrestricted funds £000	Designated funds £000	Restricted funds £000	2025 £000	2024 £000
Office Costs	17	-	-	17	19
Governance *	4	-	-	4	5
	21	-	-	21	24

*Includes £4,000 (2024: £3,000) Independent Examiner Fee

7 Premises

	Unrestricted funds £000	Designated funds £000	Restricted funds £000	2025 £000	2024 £000
Utilities, Housekeeping & Cleaning	48	-	-	48	48
Maintenance, Insurance & Repairs	48	-	3	51	33
Development	-	-	15	15	10
Equipment & Depreciation	3	16	-	19	19
	99	16	18	133	110

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Unaudited Report and Financial Statements for the year ended 31 December 2025

8 Staff Costs

	Unrestricted funds £000	Designated funds £000	Restricted funds £000	2025 £000	2024 £000
Salaries (incl Pre-school)	133	-	143	276	293
Employer's NIC	8	-	9	17	16
Pensions	16	-	2	18	19
Staff Expenses	7	-	-	7	7
	164	-	154	318	335

No Trustee is remunerated by CBC apart from the below amounts related to the Pastor and Associate Pastor who are Office Holders, as permitted by the CIO Constitution.

	2025				2024			
	Stipend £000	ERs NI £000	Pension £000	Benefits in Kind £000	Stipend £000	ERs NI £000	Pension £000	Benefits in Kind £000
Nigel Butcher	36	5	6	5	36	4	6	4
Christopher Fry	-	-	-	-	27	3	4	5
Neil Richardson	15	2	2	3	-	-	-	-
	51	7	8	8	63	7	10	9

No employee or office holder received over £60,000 emoluments. No employee or office holder received a redundancy or termination payment in the current or preceding year.

The number of Office Holders, plus employees, was 5 (2024: 7), plus 10 Pre-school employees (2024: 10).

9 Activities

	Unrestricted funds £000	Designated funds £000	Restricted funds £000	2025 £000	2024 £000
Pre-school (note 14 ^a)	-	-	15	15	11
Specified Grants (Note 9 ^a)	-	-	5	5	35
Moldova	2	-	13	15	10
Adult activities	18	-	-	18	11
Youth activities	3	-	3	6	9
FIEC Membership	9	-	-	9	8
Worship	3	-	-	3	7
	35	-	36	71	91

(a) Grants from Restricted Funds – Specified Beneficiaries

	2025 £000	2024 £000
Campbell, Darren & Ruthie (SIM)	-	10
Greenwood, Luke & Ania (Steiger)	-	10
Slessenger, Mark (Message Trust)	-	11
Various CBC Missionaries	-	2
Steiger Expansion Campaign	1	-
Hardship etc	1	-
Other	3	2
	5	35

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10 Mission/Missionary Support Grants

	Unrestricted Funds		Restricted Funds		2025	2024
	2025	2024	2025	2024		
	£000	£000	£000	£000	£000	£000
Individuals						
Campbell, Darren & Ruthie (SIM)	29	29	-	-	29	29
Greenwood, Jan (Latin Link)	-	1	-	-	-	1
Greenwood, Luke & Ania (Steiger)	25	24	-	-	25	24
Slessenger, Mark (Living Hope)	25	15	-	-	25	15
Zyrianova, Matthew & Vika (Steiger)	-	5	-	-	-	5
Edu, Eduard & Victoria (ARCA)	4	-	-	-	4	-
Khromov, Andrei & Natasha (ARCA)	6	-	-	-	6	-
Various	-	-	-	-	-	-
	89	74	-	-	89	74
International Christian Ministries						
Steiger Poland/Lahore Bible Ministries	10	-	-	-	10	-
UK Christian Ministries						
Reach South	25	20	-	-	25	20
Sutton-Schools Work/Community Works	4	3	-	-	4	3
Other (St Raphaels)	-	2	-	-	-	2
	128	99	-	-	128	99

11 Fixed Assets for Charity Use

	Freehold Land and Property	Right of use & Leasehold Buildings	Equipment /Furniture	Total
	£000	£000	£000	£000
Cost at 1 Jan 2025	679	1,097	125	1,901
Additions	-	-	-	-
Disposals	-	-	(22)	(22)
At 31 Dec 2025	679	1,097	103	1,879
Accumulated depreciation at 1 Jan 2025	-	14	96	110
Charge for year	-	-	16	16
Disposals	-	-	(22)	(22)
At 31 Dec 2025	-	14	90	104
Net book value				
At 31 Dec 2025	679	1,083	13	1,775
At 31 Dec 2024	679	1,083	29	1,791

12 Debtors and prepayments

	2025	2024
	£000	£000
Income Tax Recoverable	16	17
Legacy debtor	175	-
Debtors & Prepayments	2	4
	193	21

13 Liabilities falling due within one year

	2025	2024
	£000	£000
Accruals	13	15
Advance Receipts	18	19
	31	34

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Unaudited Report and Financial Statements for the year ended 31 December 2025

14 Restricted funds

2025	Balance at 01-Jan-25	Income	Expenditure	Transfers (Net)	Balance at 31-Dec-25
	£000	£000	£000	£000	£000
Departments (incl Pre-school) ^a	84	167	(170)	(12)	69
World Mission General	-	295	-	-	295
Missionary Specified Beneficiaries	-	-	-	-	-
Specified Beneficiaries	62	32	(38)	-	56
	146	494	(208)	(12)	420

2024	Balance at 01-Jan-24	Income	Expenditure	Transfers (Net)	Balance at 31-Dec-24
	£000	£000	£000	£000	£000
Departments (incl Pre-school) ^a	65	181	(147)	(15)	84
Missionary Specified Beneficiaries	-	33	(33)	-	-
Specified Beneficiaries	1	120	(39)	(20)	62
	66	334	(219)	(35)	146

Departments – consolidated departmental funds, a large proportion of which is attributable to Pre-school. During 2025 Pre-school contributed £12,000 (2024: £15,000) towards their premises/utilities/services costs.

World Mission General - for receipt and distribution (at World Mission Partners' discretion) of general gifts, legacies and donations given for World Mission which have not been designated for a specific missionary or mission organisation.

Missionary Specified Beneficiaries– for receipt and disbursement of gifts for designated beneficiaries, supported by the Church and involved in World Mission.

Specified Beneficiaries Fund – for receipt and disbursement of miscellaneous designated gifts to societies, individuals undertaking Church supported activities and miscellaneous church projects.

(a) Pre-school

The Church operates a school for children aged 2 to 5 years. The income and expenditure of the Pre-school during 2025 is summarised below:

	2025	2024
Income	£000	£000
Fees	19	22
LB Sutton - Nursery Grant	144	153
Other	2	2
	165	177
Expenditure		
Staff remuneration	153	135
Activities/Other	15	11
	168	146
Contribution re	12	15
	180	161
Surplus/(Deficit) for year	(15)	16

15 Net assets

The following table provides an analysis of the net assets by Fund as at 31 December:

2025	Restricted	Fixed Assets	Other Designated	General	Total
	£	£	£	£	£
Tangible Fixed Assets	-	1,775	-	-	1,775
Current Assets	435	-	262	139	836
Current Liabilities	(15)	-	-	(16)	(31)
Long-term Liabilities	-	-	-	-	-
	420	1,775	262	123	2,580

CHEAM BAPTIST CHURCH

Unaudited Report and Financial Statements for the year ended 31 December 2025

15 Net Assets (cont'd)

2024	Restricted	Fixed Assets	Other Designated	General	Total
	£000	£000	£000	£000	£000
Tangible Fixed Assets	-	1,791	-	-	1,791
Current Assets	168	-	182	171	521
Current Liabilities	(22)	-	-	(12)	(34)
Long-term Liabilities	-	-	-	-	-
	146	1,791	182	159	2,278

16 Unrestricted designated Funds

2025	Balance at 01-Jan-25	Expenditure	Transfers (Net)	Balance at 31-Dec-25
	£000	£000	£000	£000
Fabric	182	-	80	262
Fixed assets fund	1,791	(16)	-	1,775
Total designated funds	1,973	(16)	80	2,037

2024	Balance at 01-Jan-24	Expenditure	Transfers (Net)	Balance at 31-Dec-24
	£000	£000	£000	£000
Fabric	162	-	20	182
Fixed assets fund	1,807	(16)	-	1,791
Total designated funds	1,969	(16)	20	1,973

Fabric Fund – an administrative fund to allow for variations in expenditure from year to year. This is for maintenance, security, Health & Safety, the Fire Alarm System, decoration and refurbishment of the Church, Halls and Manses.

Fixed Assets Fund (note 11). Depreciation of £16,000 was expensed in 2025 (2024: £16,000) and no additions were purchased in 2025 (2024: £nil).

17 Operating lease commitments

As at 31 December 2025 the church had outstanding commitments for future minimum lease payments, under non-cancellable leases, which fall due as follows:

	2025	2024
	£000	£000
Due within 1 year	2	2
Due within 2-5 years	1	3
	3	5
Lease expense for the year	2	2

18 Related party transactions

Six Trustees and related parties (2024: 6) were reimbursed expenses incurred on behalf of the church. Speaker fees of £315 were paid to two Trustees and travel costs of £1,230 were paid for 3 Trustees to visit a Grant Partner. Trustees waive certain expenses incurred in performing their duties, most of which are small and cannot easily be identified (hospital car parking, stationery etc).

Trustees & related parties made personal pre-Gift Aid donations to CBC of £55,000 (2024: £69,000) during their time in office.

£1,000 (2024: £5,000) was paid to CES who employ Trustee, David Hore. £2,500 was paid to SSCWT of which Nigel Butcher is a Trustee.

Two relatives of Trustees were employed during the year. Their total employee benefits amounted to £50,000 (2024: £67,000). Another relative (2024: 3) provided Pre-school Assistant services during the year amounting to £1,000 (2024: £3,000).