

CRANBROOK BAPTIST CHURCH
TRUSTEES' ANNUAL REPORT FOR THE PERIOD FROM
1 JANUARY 2024 TO 31 DECEMBER 2024

Administrative details

Charity Address: Cranbrook Baptist Church, Wellesley Road, Ilford, IG1 4JT Charitable Status: The Church is a Registered Charity, operating as a Charitable Incorporated Organisation.
Charity Number: 1193925

Charity Trustees:

Reverend Gilson Gwendu (Minister)
Norhann Crowley (Church Secretary)
Mark Durdle
Sam Nelli
Charmaine Russell

There was no Treasurer during 2024, the Treasurer's tasks were shared between some of the Trustees and Tania Yessa.

Charity's Custodian Trustee: London Baptist Property Board Ltd. which holds the legal title to property of which the Church is the beneficial owner.

Charitable Objective

The principal purpose of the Church is the advancement of the Christian faith according to the principles of the Baptist denomination, including the advancement of education, community service and such other general charitable purposes in such parts of the United Kingdom and the world as the Church shall determine.

Organisational structure and decision-making process

The Church was created under a Trust Deed and operates in accordance with a constitution which was last revised in 2020/2021.

Membership is by acceptance at a church meeting of those applying in accordance with the Church Constitution: on profession of faith in Jesus Christ, followed by baptism where applicable; by a certificate of transfer from another Baptist church; or by an acceptable document of commendation from another Christian body.

The Church Members' Meeting normally takes place six times per year and has responsibility for the overall policy of the Church. In accordance with the Constitution, the Members appoint up to ten Deacons, who together with the Minister are the Trustees of the Church and are responsible for the day to day running of the Church's work and witness and the financial and legal aspects of the charity. The Church Secretary and Treasurer are appointed by the Members from the Deacons. 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

In order 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.

Activities

Central to the work and witness of the Church is the provision of regular public services of Christian worship. These services usually take place each Sunday at 10.30am, with Communion twice a month on the first and third Sundays. The church seeks to be a friendly and welcoming community and anybody is free to attend any of these services. The verse for 2024 was taken from Micah 6:8: "He has told you, O man, what is good; and what does the Lord require of you but to do justice, and to love kindness, and to walk humbly with your God?" The year began with a month of Prayer and Fasting in January.

A number of regular activities ran in 2024, including some new ones. These include short 'prayer boost' sessions online on Mondays, a Tuesday Tea and Coffee Club at the Church, a Friday afternoon prayer walk around the local area and a Bible study once a month (with supper).

The Parent/Carer and Toddler Group (Rainbow Toddlers) meets in the Church premises on Friday mornings during term time, with the purpose of assisting the community and demonstrating the love of Jesus Christ. The group offers active play, access to a wide range of toys, craft and singing.

We continue to run Creative Zone for Kids, which runs once a month on a Friday evening (for ages 6-16).

Music tuition sessions also run on Fridays, open to anyone wanting to learn to play an instrument. This has helped lead to the restarting of the worship group in October, currently up to 8 people who lead worship every Sunday.

In August, an International Day was celebrated, with flags of some of the fellowship's countries of origin displayed inside. Participants were encouraged to wear their national dress and to set up a table representing their country. Like previous years, we made good use of the church garden for a BBQ afterwards.

We have also done a number of Walk and Talks during 2024. These are walks through an area of interest or natural beauty. One such trip was a guided walk around historical landmarks in London. It isn't just church people as it is also used as a form of outreach, where we try to invite friends/family who don't normally go to church as well.

The Church has 3 home groups that run during the week; meeting in people's homes and the church.

Throughout the year, monthly prayer diaries have been produced containing suggestions for prayer topics which all the church can pray about on the same day.

We have continued the shared lunch on the first Sunday of the month and a church breakfast on the second Sunday. Which helps to build community.

Several bazaars were held during the year in the church front garden, allowing conversations with passers-by or those coming in for tea or coffee as well as raising money towards the church and its charitable objectives.

The Church takes the safeguarding of children and adults at risk seriously and undertakes Disclosure and Barring Service checks on people working with these groups.

The Church Trustees have had regard to the guidance issued by the Charity Commission on public benefit and are satisfied that the activities outlined above clearly demonstrate that the charity is providing a benefit to the public.

Chaplaincy

The Workplace Chaplaincy has continued, with co-founder Simon Standen from High Road Baptist Church, we have been able to interact with many people in the local area. Providing them with a kind ear and praying for people when it has been requested.

Workplace Chaplaincy has been well received in the town, so far all has been going well.

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 while there were challenges in 2024, it was a good year in the life of the Church with those involved growing in their loving concern for others. The Trustees believe that the Church will be able to pursue its discipleship and mission purposes in 2025 with enthusiasm.

Membership has been unchanged this year. Average attendance at Sunday Services does vary a lot. Often getting 60+ when we have a shared meal after the service. At the end of the year the church membership stood at 33.

Financial review

The Church continues to raise the funds which it needs to carry on its activities from within its own membership and congregation and by letting its rooms and flat.

The Church expressed its part in the life of the wider church by contributions to the work of BMS World Mission, the London Baptists' Home Mission Fund, and the Redbridge Christian Education Project - organisations with Christian aims and objectives compatible with the Church's own charitable purpose. As part of its BMS World Mission giving, the Church specifically supports Ben Francis in Calcutta and Dave and Michele Mahon in Peru.

We collected 2 special offerings this year: The Thank Offering went to the Mahon family, missionaries in Peru. Plus the Harvest Offering went to Teen Challenge.

The Church is heavily dependent on its membership working as volunteers in all aspects of the church's activity, 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. The financial results for the year, together with a summary of the accounting policies adopted are set out in the accompanying financial statements.

The Trustees have established a Reserves Policy and are satisfied that sufficient reserves exist at the end of the year together with ongoing income anticipated, to enable the Church to function as a CIO effectively in the coming year.

The Trustees have made an assessment of the major risks facing the Church, and are satisfied that there are policies in place to minimise these risks. We believe we have in place sufficient public liability and employer's liability insurance.

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees and members of Cranbrook Baptist Church on the accounts for the year ended 31 December 2024, which are set out on pages 6 to 24.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commissioners (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. 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.

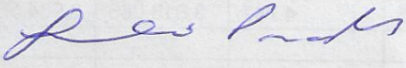
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:		Date:	17/10/25
Name:	JULIE PRINGLE		
Professional qualifications (if any)	FCCA		
Address	5 WATERMILL RD, FEEBING, ESSEX, CO5 9SR		

CRANBROOK BAPTIST CHURCH, Registered Charity No. 1193925, operating as a Charitable Incorporated Organisation

Accounting statement for the financial year ended on 31 December 2024

**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR
ENDED 31 DECEMBER 2024**

		Unrestricted	Unrestricted	Restricted	Total	Total
		General	designated	funds	Funds	Funds
		Funds	funds		2024	2023
	Note	£	£	£	£	£
Income from:						
Giving	6	51,893	-	2,177	54,070	63,570
Interest	7	95	2,242	-	2,337	972
Lettings	8	43,610	-	-	43,610	20,713
Other income	9	2,800	2,193	455	5,448	47,428
Total Income		98,398	4,435	2,632	105,465	132,683
Expenditure on:						
Housekeeping	10	23,266	-	-	23,266	25,858
Ministry and mission	11	54,332	-	2,177	56,509	50,182
Fabric costs	12	14,349	-	-	14,349	7,258
Management and administration	13	4,717	-	-	4,717	3,516
Total Expenditure		96,664	-	2,177	98,841	86,814
Gains on revaluation of fixed assets	14			409,663	409,663	269,173
Net income/(expenditure) before transfers		1,734	4,435	410,118	416,287	315,042
Transfers Between funds	24				-	-
Gross transfers - In		1,000			1,000	
Gross transfers - Out				(1,000)	(1,000)	
Net movement in funds		2,734	4,435	409,118	416,287	315,042
Reconciliation of funds						
Total funds brought forward at 1 January 2024 - Restated		141,695	4,747	3,818,086	3,964,528	3,649,486
Total funds carried forward at 31 December 2024		144,429	9,182	4,227,204	4,380,815	3,964,528

The notes on pages 8 to 22 form part of these accounts.

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BALANCE SHEET AT 31 DECEMBER 2024						
			Unrestricted	Unrestricted	Restricted	Total
			general	designated	funds	funds
			funds	funds	2024	2024
	Note		£	£	£	£
Fixed Assets						
Church premises	14	-	-	3,333,704	3,333,704	3,220,936
Other property & property-related assets	15	-	-	886,976	886,976	590,081
Furniture & equipment	16				-	-
<i>Total fixed assets</i>		-	-	4,220,680	4,220,680	3,811,017
Current Assets						
Prepayments	17	-	-	-	-	-
Debtors	18	5,071	-	-	5,071	7,475
Cash at bank - short term deposits	19	145,364	8,166	6,167	159,697	145,698
Cash in hand	20	-1,946	1,016	1,005	75	638
<i>Total current assets</i>		148,489	9,182	7,172	164,843	153,811
<i>Amounts falling due within one year:</i>						
Accruals	21	2,657	-	648	3,305	-
Creditors and advance receipts	22	1,403	-	-	1,403	300
Subtotal		4,060	-	648	4,708	300
<i>Net current assets</i>		144,429	9,182	6,524	160,135	153,511
<i>Total assets less current liabilities</i>		144,429	9,182	4,227,204	4,380,815	3,964,528
Provision for liabilities	23	-	-	-	-	-
Total net assets		144,429	9,182	4,227,204	4,380,815	3,964,528
Funds of the church						
Restricted funds	24	-	-	4,227,204	4,227,204	3,817,996
Unrestricted general funds	24	144,429	-	-	144,429	141,695
Unrestricted designated funds	24	-	9,182	-	9,182	4,837
Total church funds		144,429	9,182	4,227,204	4,380,815	3,964,528

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024

1. Legal information

Cranbrook Baptist Church ('the Church') is a Registered Charity operating as a Charitable Incorporated Organisation (CIO). It was registered on 26 March 2021 with Registered Charity No. 1193925.

Church Address: Cranbrook Baptist Church, Wellesley Road, Ilford, Essex IG1 4JT

Trustees during 2024:

Reverend Gilson Gwendu (Minister)
Mark Durdle
Norhann Crowley
Charmaine Russell (From May 2022)
Sandeep Nelli

2. Accounting policies

The accounts have been prepared on an accruals and going concern basis under the historical cost convention. The same accounting policies have been used by the Church (as a CIO). The accounting policies below have been applied consistently in dealing with the items which are considered material in relation to the Church's financial statements.

a) Basis of preparation

The accounts (financial statements) have been prepared in accordance with 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 Republic of Ireland (FRS102) second edition – October 2019 [subsequently referred to as SORP FRS 102] and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the SORP FRS 102 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

b) Assessment of going concern

The trustees have no material uncertainties about the Church's ability to continue as a going concern for at least the next twelve months.

c) Funds structure

The Church holds unrestricted and restricted funds.

Unrestricted funds are spent or applied at the discretion of the trustees. The trustees have set apart some of the unrestricted funds as a Designated Building Reserve in anticipation of major building work and refurbishment needed on the church premises.

Restricted funds can only be used for the purpose for which they were given or collected. The Church is the beneficial owner of some property and property-related assets, the legal title of which is held by the Church's custodian trustee, the London Baptist Property Board Ltd. These assets cannot be disposed of without the permission of the London Baptist Property Board and then only in accordance with their directions. They are therefore treated as three restricted funds:

- Church premises
- Church manse
- 75B Auckland Road + 75 Auckland Road freehold

In 2024 a number of additional restricted funds operated as follows:

- Thank Offering 2024 collected to support BMS missionaries Dave & Michele Mahon in their outreach programme.
- Harvest Offering 2024 collected to support Teen Challenge UK
- The proceeds of the bazaar to Cranbrook Designated building fund
- BMS Birthday Scheme: comprising money collected for this scheme and remitted to BMS World Mission at intervals.
- Special Pastoral Fund: comprising funds given to allow needs of acute hardship, beyond the remit of the fellowship purse, to be addressed by means of gifts or loans
- Rainbow Toddlers: comprising funds collected from those attending Rainbow Toddlers sessions to allow the purchase of refreshments and equipment

d) Income recognition

As permitted by paragraph 4.22 of SORP FRS 102, income has been analysed by a natural classification. All income is recognised once the Church has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably. In consequence: gifts and donations have been recognised when actually received during the accounting period: Gift Aid and Gift Aid Small Donation Scheme tax to be recovered, quarterly on calculation of amounts to be claimed; interest when shown on a bank statement; lettings income after the hiring session takes place; income from goods donated for bazaars when items are sold.

e) Expenditure recognition

As permitted by paragraph 4.22 of SORP FRS 102, expenditure has been analysed by a natural classification. Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Church to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

f) Tangible fixed assets

The Church premises are included in the balance sheet at insurance value because reliable cost information is not available and valuation would incur significant costs which would be onerous compared with the additional benefit gained by the user of the accounts. They are revalued annually in accordance with changes to the insured value.

The Church holds insurance for contents at the Church premises but the items covered are not individually identified and it is considered that if individual items were sold off separately they would not realise a material sum.

The manse and the Church's share of the flat at 75b Auckland Road are included in the balance sheet at a deemed historical cost, that being their fair value as estimated by the trustees at 1 January 2015, the transition date to SORP FRS 102.

The freehold of 75 Auckland Road, Ilford (2 flats) is included in the balance sheet at historical cost, that being its purchase price.

The trustees consider that the land and buildings have an indefinitely long useful life and should not be depreciated.

Expenditure on repairs to the buildings is charged as resources expended in the year incurred as is expenditure on fixtures, furniture and equipment except where furniture or equipment is purchased at a cost of over £500. Furniture and equipment over £500 is depreciated on a straight-line basis over three years.

g) Debtors

Debtors are measured at their recoverable amounts i.e. the amount the Church anticipates it will receive from a debt owed to the charity but not received during the accounting period.

h) Prepayments

Prepayments are measured as the amount which the Church has paid in advance for goods or services not used during the accounting period.

i) Creditors and provisions for liabilities

Liabilities are recognised for the amount that the Church anticipates it will pay to settle a debt or the amount it has received as an advance payment for services. The term accruals is used for services which the Church has used but not been invoiced for during the accounting period, the term creditors for invoiced amounts owed by the charity but not paid during the accounting period, and the term advance receipts for amounts received during the accounting period for use in a future period.

Provisions for liabilities arising from legal or constructive obligations are recognised only where there is a present obligation at the reporting date as a result of a past event, it is probable that a transfer of cash will be required in settlement and the amount of the settlement can be estimated reliably but the timing of its settlement is uncertain.

j) Cash at bank

Cash at bank is measured as the amount shown on the bank statement at the end of the accounting period less any cheques issued by the church but not cashed by that date. The CAFbank account, HSBC account and Charity Bank account are immediate access accounts.

3. Related party transactions and trustee's expenses and remuneration

a) One trustee, the Minister (appointed 1/2/21), is also an employee and lives in housing of which the church is the beneficial owner (legal title is held by the London Baptist Property Board). The Church paid pension contributions for him to the Baptist Pension

Scheme defined contribution scheme. The amounts of these payments are shown in note 11 and further information about the manse is included in notes 12 and 15.

The other trustees all give freely their time and expertise without any form of remuneration or other benefit in cash or kind (2023: £nil) and no expenses were paid to the trustees during the period covered by these accounts (2023: £nil).

c) Apart from the above there were no other related party transactions.

4. Reserves Policy

Unrestricted general funds are needed:

- i) to cover housekeeping, ministry, administration and normal fabric costs without which the church could not function.
- ii) to contribute towards expenditure resulting from major repairs to church premises.
- iii) to provide funds which can be designated to specific projects approved by the church members meeting to enable those projects to be undertaken at short notice.

The trustees consider it prudent that unrestricted general reserves should be sufficient to cover at least six months budgeted housekeeping, ministry, administration and normal fabric costs plus currently an amount of around £9,000 towards anticipated major repairs in 2025.

At 31 December 2024 unrestricted general reserves are at about this level. The extent of reserves is monitored and reviewed by the trustees at least once a year.

5. Other information

- a) Much of the charitable work of the Church is carried out by unpaid volunteers. Volunteers also provide the practical and administrative support for the Church.
- b) The average number of staff employed during the year was one (2023:one). No employee received employee benefits (excluding employer pension costs) of more than £60,000 during the year (2023:nil).
- c) The Independent Examiner carried out her examination on a voluntary basis, receiving no fee or expenses.

6. Giving

		Unrestricted	Unrestricted	Restricted	Total	Total
		general	designated	funds	funds	funds
		funds	funds			
		2024	2024	2024	2024	2023
		£	£	£	£	£
Loose offerings		10,526		-	10,526	19,695
Gift Aid		31,650			31,650	29,842
Tax recoverable on Gift Aid		8,185		436	8,621	9,954
Tax recoverable under GASDS		1,532			1,532	956
Thank Offering (exc. Gift Aid)				1,223	1,223	993
BMS Birthday Scheme gifts (exc. Gift Aid)				60	60	120
Special Collections (not Gift aid)				-	-	560
Harvest offering (exc. Gift Aid)		-		458	458	1,450
		51,893	-	2,177	54,070	63,570
a) Gift Aid and tax recovered on restricted funds is split as follows:						
			Gift Aid £	Tax recovered £		
Thank Offering			1,223	306		
BMS Birthday Scheme			60	15		
Harvest Offering			458	115		
			1,741	436		

7. Interest

	Unrestricted		Unrestricted	Restricted	Total	Total
	general		designated	funds	funds	Funds
	funds		funds			
	2024		2024	2024	2024	2023
	£		£	£	£	£
Interest on Main Church Fund		95			95	73
Interest on Designated Building Reserve			2,242		2,242	899
		95	2,242	-	2,337	972

8. Lettings income

	Unrestricted	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	Funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Rent of Church Flat	13,200			13,200	12,605
75b Auckland Road - Rental	8,800			8,800	-
Ground Rent - Auckland Road	-				50
Hall/room Lettings	17,550			17,550	8,058
75A Auckland Road - Service charges related	4,060			4,060	-
	43,610	-	-	43,610	20,713

- a) The flat has been let since September 2021.
- b) 75B Auckland Road let in 2024 following death of joint lessee. Cranbrook retain freehold of 75 Auckland and let 75B Auckland to a church member whilst 75A is under a leasehold agreement. No ground rent charge is applicable following the lease extension in 2023.

9. Other income

	Unrestricted	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Donations	150			150	2,067
Rainbow Toddlers	-250		455	205	477
Insurance claim	2,900			2,900	
Bazaars		1,121		1,121	3,054
Bazaar other		1,072		1,072	30
Miscellaneous				-	41,800
	2,800	2,193	455	5,448	47,428

- a) Church members held two bazaars. At the request of the organisers, the trustees agreed that the money raised be added to the Designated Building Reserve.
- b) Insurance claim income of £2,900 was for the drainage work at 75 Auckland Road (see note 12).

10. Housekeeping expenditure

	Unrestricted	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Cleaning	16			16	18
Telephone and Internet access	758			758	744
Office supplies/photocopying	187			187	105
Household provisions	636			636	34
Subscriptions	517			517	574
Heat & light	10,184			10,184	16,274
Council tax & water rates	4,058			4,058	1,670
Minor equipt. purchase/replacement	720			720	397
Insurance	4,828			4,828	4,383
Waste collections	302			302	398
Catering	737			737	713
Pest control	312			312	192
Miscellaneous	10			10	356
	23,266	-	-	23,266	25,858

Council tax is for 75b Auckland Road. Water rates are water and sewerage for church and water for manse.

11. Ministry and mission expenditure

	Unrestricted	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Stipend – G.Gwendu (Minister)	27,831			27,831	26,406
Employer's pension contrib.-G.Gwendu	3,259			3,259	3,251
Staff expenses – G.Gwendu	278			278	733
Minister's manse related expenses	11,583			11,583	4,313
Virtual service software	22			22	-
Visiting speakers	660			660	201
Family church & youth work				-	1,578
Local evangelism projects	278			278	1,075
Training	881			881	417
BMS World Mission	2,479			2,479	2,430
BMS – Ben Francis	1,239			1,239	1,215
BMS – Dave & Michele Mahon	1,239			1,239	1,215
BMS Birthday Scheme payments			75	75	-
Home Mission Fund	2,479			2,479	2,430
Christian Education Project	1,964			1,964	1,925
Other Mission causes	120			120	
Kids Club expenditure	20			20	6
Rainbow Toddlers Expenditure				-	544
Thank Offering			1,529	1,529	993
Harvest Offering			573	573	1,450
Special collections				-	-
	54,332	-	2,177	56,509	50,182

- Minister's manse related expenses comprise Council Tax, water rates and broadband charges for the manse.
- Employer's National Insurance would normally have been due, but the church was able to claim this amount in 2024 as Employer's National Insurance Allowance.
- The 2024 Thank Offering was given to the Mahon Family.
- The 2024 Harvest Offering was given to a local Teen Challenge.

12. Fabric expenditure

	Unrestricted	Unrestricted	Restrict	Total	Total
	general	designated	d funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Church maintenance	1,270			1,270	4,865
Church housing expenses	996			996	1,556
Heating maintenance				-	837
75 Auckland road - Communal cost	5,560			5,560	0
75b Auckland road -Fabric & repair (non communal)	6,522			6,522	0
	14,349	-	-	14,349	7,258

75 Auckland Road – Communal cost include expenditure of £2,988 for drainage works at 75 Auckland Road. This was largely funded by insurance claim income of £2,900 (see note 9).

13. Management and administration

	Unrestrict	Unrestrict	Restricted	Total	Total
	d general	d designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Bank charges	163			163	175
Landlord's gas certificates				-	192
Fire precautions	1,127			1,127	366
Royalties	589			589	558
TV licence				-	0
Agency fees for church flat letting	1,978			1,978	1322
Landlord's licence for church flat	860			860	0
Professional fees re: conversion to CIO				-	0
Professional fees re: Building works				-	903
	4,717	-	-	4,717	3,516

Landlord license cost for 2024 covers 2 properties, 75b Auckland Road (not a recoverable communal cost) and the church flat.

14. Church premises

The Church is the beneficial owner of the Church premises in Wellesley Road, Ilford, the legal title of which is held by the Church's custodian trustee, the London Baptist Property Board Ltd. In the absence of reliable cost information, the premises are included in the balance sheet at insurance value. The insured value was reviewed in 2015 following a visit from a Baptist Insurance Surveyor, subject to routine increases recommended by Baptist Insurance annually, reviewed again by a Baptist Insurance Surveyor in 2019 and subject to further routine increases recommended by Baptist Insurance since then.

	Church premises in Wellesley Road £
Insured value at 31/12/22	2,971,344
Revaluation movement 24/06/23	249,592
Insured value at 31/12/23	3,220,936
Revaluation movement 24/06/24	112,768
Insured value at 31/12/24	3,333,704

15. Other property and property-related assets

The Church is the beneficial owner of the following assets, the legal title of which is held by the Church's custodian trustee, the London Baptist Property Board Ltd.

	Cost included in balance sheet £	Nature of cost data
Church manse at 225 Balfour Road, Ilford	410,000	Trustees' estimate of 'deemed historical cost' at 1/1/15
Revaluation movement 23/06/23	19,581	
Insured value at 31/12/23	429,581	
Revaluation movement 23/06/24	107,395	
Insured value at 31/12/24	536,976	
75B Auckland Road, Ilford	150,000	historically CBC lease retained 69% leasehold however following death of lessee, this is now 100%
Freehold of 75 Auckland Road, Ilford (2 flats)	10,500	Actual purchase price in 2011
Insured value at 31/12/23	160,500	
Revaluation movement 08/03/24	189,500	

Insured value at 31/12/24	350,000	Buildings insurance cover for 75 Auckland as a whole.
Value of all other assets	886,976	
Total Value increase	409,663	(All property)

16. Furniture & equipment

Cost		£			
At 1 January 2024				27,921	
+ Additions				0	
At 31 December 2024				27,921	
Accumulated depreciation					
At 1 January 2024				27,921	
+ Charge for year					
At 31 December 2024				27,921	
Net book value at 31 December 2024				0	
at 1 January 2024				0	

17. Prepayments

	Unrestricted	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			Restated
	2024	2024	2024	2024	2023
	£	£	£	£	£
Insurance					
Royalties and licences					
Manse council tax					
Waste collections					
Website hosting					
Virtual service software					
Church council tax					
	0	0	0		0

18. Debtors

	Unrestricte d	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Tax to be recovered from loose offerings					1931
Tax to be recovered on Gift Aid	5,071			5,071	5,544
Refund on church flat council tax					0
Refund re: electric meter works				0	0
	5,071	0	0	5,071	7,475

19. Cash at bank – short term deposits

	Unrestricte d	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
CAF Bank account	68,206	- 28,053	1,128	41,281	39,467
HSBC Account	40,449	1,945	4,973	47,367	37,424
Charity Bank	36,709	34,275	66	71,050	68,807
	145,364	8,166	6,167	159,697	145,698

20. Cash in hand

	Unrestricte d	Unrestricte d	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Cash in hand	- 1,986	1,016	1,005	35	598
Petty Cash (including cheques in hand)	40			40	40
	-1,946	1,016	1,005	75	638

21. Accruals

	Unrestricted	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Christian education project	491			491	
BMS World Mission	620			620	
BMS – Ben Francis	310			310	
BMS – Dave & Michele Mahon	310			310	
LBA Home Mission	620			620	
BMS Birthday scheme			75	75	
Thank offering	306			306	
Harvest offering			573	573	
LBA Home Mission (Q4)				-	
	2,657	-	648	3,305	-

22. Creditors and advance receipts

	Unrestricted	Unrestricted	Restricted	Total	Total
	general	designated	funds	funds	funds
	funds	funds			
	2024	2024	2024	2024	2023
	£	£	£	£	£
Heat & light	1,103			1,103	-
Deposits on car park remote controls	300			300	300
Advance receipt of church flat rent					
	1,403	-	-	1,403	300

23. Provision for liabilities

No provision for liabilities was necessary at 31 December 2024 (31 December 2023, nil).

24. Movement in Funds

		Fund Balances					Fund
		brought forward	Movement in resources				Balances
		Restated			Transfer s	Gains	carried forward
		1 Jan 24	Incomin g	Outgoi n g	In (out)	(losses)	2024
		£	£	£	£	£	£
Unrestricted general funds							
	Main Church Fund	141,695	98,398	96,664	1,000		144,429
Unrestricted designated funds							
	Designated Building Reserve	4,747	4,435				9,182
Restricted funds							
	Church premises	3,220,936				112,768	3,333,704
	Church manse	429,581				107,395	536,976
	75b Auckland Rd+75 freehold	160,500				189,500	350,000
	Thank Offering 2023	1,355			(1,000)		355
	Thank offering 2024		1,529	1,529			-
	Harvest Offering 2023	235					235
	Harvest Offering 2024		573	573			-
	Restricted Building Fund	155	-				155
	BMS Birthday Scheme	120	75	75			105
	Special collections	560	-				560
	Special Pastoral Fund	698					698
	Rainbow Toddlers	2,927	455				3,382
	Other youth activities	1,019					1,019
		3,964,528	105,465	98,841	-	409,663	4,380,815

- a) A transfer of £250 from Rainbow Toddlers to the Main Church Fund was made as a contribution towards heat and light.
- b) A transfer of £1000 from Thank Offering to Main church to correct incorrect allocation for payment made in December 2023.

25. Comparative figures for 2023

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

			Unrestricted	Unrestricted	Restricted	Total	Total Funds
			general	designated	funds	Funds	Restated
			funds	funds		2023	2022
	Note		£	£	£	£	£
Income from:							
	Giving	6	58,813	-	4,757	63,570	57,385
	Interest	7	73	899		972	1,265
	Lettings	8	20,713	-		20,713	18,190
	Other income	9	43,897	3,054	477	47,428	11,364
Total Income			123,496	3,953	5,234	132,683	88,204
Expenditure on:							
	Housekeeping	10	25,858	0	0	25,858	21,390
	Ministry and mission	11	47,195	0	2,987	50,182	44,439
	Fabric costs	12	7,258	0	0	7,258	189,393
	Management and administration	13	3,516	0	0	3,516	21,284
Total Expenditure			83,827	0	2,987	86,814	276,506
	Gains/losses on investment assets	14			269,173	269,173	289,613
Net income/(expenditure) before transfers							
			39,669	3,953	271,420	315,042	101,311
Transfers Between funds		24					
Other Gains on revaluation of fixed assets							
Net movement in funds			39,669	3,953	271,420	315,042	101,311
	Reconciliation of funds						
Total funds brought forward at 1 January 2023							
			102,026	884	3,546,576	3,649,486	3,548,175
Total funds carried forward at							

31 December 2023		141,695	4,837	3,817,996	3,964,528	3,649,486

BALANCE SHEET AT 31 DECEMBER 2023							
			Unrestricted	Unrestricted	Restricted	Total	Total Funds
			General	designated	funds	funds	Restated
			Funds	funds	2023	2023	2022
	Note		£	£	£	£	£
Fixed Assets							
Church premises	14				3,220,936	3,220,936	2,971,344
Other property & property-related assets	15				590,081	590,081	570,500
Furniture & equipment	16				0	0	0
<i>Total fixed assets</i>			0	0	3,811,017	3,811,017	3,541,844
Current Assets							
Prepayments	17				0	0	495
Debtors	18		7,475	0	0	7,475	2,819
Cash at bank - short term deposits	19		134,453	4,851	6,394	145,698	108,276
Cash in hand	20		67	-14	585	638	75
<i>Total current assets</i>			141,995	4,837	6,980	153,811	111,665
<i>Amounts falling due within one year:</i>							
Accruals	21		0	0	0	0	1,095
Creditors and advance receipts	22		300	0	0	300	2,928
Subtotal			300	0	0	300	4,023
<i>Net current assets</i>			141,695	4,837	6,980	153,511	107,642
<i>Total assets less current liabilities</i>			141,695	4,837	3,817,996	3,964,528	3,649,486
<i>Provision for liabilities</i>						0	0
Total net assets			141,695	4,837	3,817,996	3,964,528	3,649,486
Funds of the church							
Restricted funds	24				3,817,996	3,817,996	3,546,576
Unrestricted general funds	24		141,695			141,695	102,026
Unrestricted designated funds	24			4,837		4,837	884
Total church funds			141,695	4,837	3,817,996	3,964,528	3,649,486
The notes on pages 8 to 21 form part of these accounts.							

Agreed at the church meeting on 26th October 2025

Signed

Clissell
Charmaine Russell Trustee

Norhann B Crowley
Norhann Crowley Trustee

MS 
MARK DUKE - Trustee