

ANNUAL REPORT FOR BOSTON BAPTIST TRUST YEAR ENDED 31ST MARCH 2025

The Charity continued to meet its objectives for the year. It has made grants of £12,000 to Boston Baptist Church to support the ministry of the church. In addition, it has continued in a major restoration/refurbishment project to the church buildings amounting to £85,356. In addition, the Trust purchased a new Manse (£327,928) in anticipation of Boston Baptist Church appointing a new minister in the near future.

Although fundraising has continued to be a challenge, the rental properties have performed well with good occupancy and the investments with NS&I have shown a better return due to higher interest rates. Although it is anticipated this will reduce as reserves used for the restoration/refurbishment of the buildings will reduce the amount invested.

It is anticipated that the investment in the buildings of the church will be completed in early 2026 with the completion of the car park resurfacing and that the charity will be exploring the issue of grants to a wider field of applicants in 2025/26.

The trust also said farewell to its chairman Mr Kevin Smithbone and two other trustees after several years of faithful service. Recruitment of new trustees is currently underway.

BOSTON BAPTIST TRUST (1196748)
NOTES TO THE ACCOUNTS
1st April 2024 - 31st March 2025

Notes

1 Income from Property Rentals

1 Elmwood Avenue					
INCOME			EXPENDITURE		
from rental	£19,000.00		Management fees	£1,082.16	
Insurance Refund			Insurance	£1,934.92	
			Total Repairs and Maintenance		
Total Income	£19,000.00	Total expenditure		£3,017.08	Net Income
					£1,600.92
Farnford					
INCOME			EXPENDITURE		
from rental			Management fees	£-0.00	
Repayment to tenant			exp	£32.67	
Total Income	£-0.00	Total expenditure		£32.67	Net Income
					-£32.67
22 Lime Walk, Old Leake					
INCOME			EXPENDITURE		
from rental	£19,260.00		Management fees	£1,761.68	
Insurance Refund			Insurance		
			Total Repairs and Maintenance	£1,251.08	
Total Income	£19,260.00	Total expenditure		£3,012.76	Net Income
					£1,247.24
8 Alderfield Close					
INCOME			EXPENDITURE		
from rental	£7,260.00		Management fees	£1,077.68	
Insurance Refund			Insurance		
			Total Repairs and Maintenance	£3,763.96	
Total Income	£7,260.00	Total expenditure		£4,841.64	Net Income
					-£1,418.44
1 Heson Way					
INCOME			EXPENDITURE		
from rental	£19,580.00		Management fees	£1,280.98	
Insurance Refund			Insurance	£325.88	
			Total Repairs and Maintenance		
Total Income	£19,580.00	Total expenditure		£1,606.86	Net Income
					£16,973.14
3 Heson Way					
INCOME			EXPENDITURE		
from rental	£11,180.00		Management fees	£1,686.98	
Insurance Refund			Insurance	£325.88	
			Total Repairs and Maintenance		
Total Income	£11,180.00	Total expenditure		£2,012.86	Net Income
					£9,167.14
38 Copper Gardens Heson Way					
INCOME			EXPENDITURE		
from rental	£-0.00		Management fees	£-0.00	
Insurance Refund			Insurance	£417.08	
			Total Repairs and Maintenance		
Total Income	£-0.00	Total expenditure		£417.08	Net Income
					-£417.08
Total income from Property	£49,020.00	Total expenditure from Property		£14,845.74	£34,591.32
Total Net income from property rentals	£34,591.32			£14,428.80	£34,574.26

2 Income from Investments

CAF Gold Account	£2,169.22
NS&I	£12,865.64
	£15,034.86

3 Resources Expended

Church Ministry	£12,060.00
Church Building & Misc	£66,808.44
	£78,868.44

4 Boston Baptist Cemetery

Insurance	£6,793.00
Maintenance	£6,793.00
	£13,586.00

5 Costs of Governance

Bank Charges	£80.00
Legal fees/insurance	£294.00
	£374.00

6 Fixed Assets

	fixed	additions	disposals	revaluation	fixed	
Farm House					£-0.00	
Elmwood Avenue	£125,000.00				£125,000.00	
Lime Walk	£137,422.83				£137,422.83	
Alderfield Close	£158,856.32				£158,856.32	
1 Heson Way	£193,000.00				£193,000.00	
3 Heson Way	£193,000.00				£193,000.00	
38 Copper Gdns (Hesnal Church)			£321,808.46			
Farm Land	£90,000.00				£90,000.00	
	£-0.00				£-0.00	
					£-0.00	
	£772,278.96		£321,808.46	£-0.00	£1,100,207.42	£321,808.46

7 Investments

NS&I	£302,561.00	£302,561.00				
						£1,074,829.86
						£1,596.84
						£1,602,146.84

8 Cash in hand and Bank

CAF CASH	Balance as at 31st July 2023		£12,641.26			
CAF GOLD	Balance as at 31st July 2023		£37.26			
			£12,678.52			

9 Funds of the Charity

General Fund	fixed		£110,562.37			£1,461,146.84
	Income/expenditure from operations		£33,084.92			-£386,030.00
	fixed		£143,647.29			

10 Restricted Funds

	fixed		£1,357,196.27			
	Charge in the year		-£85,356.62			
	fixed		£1,271,839.65			

BOSTON BAPTIST TRUST (1196748)
STATEMENT OF ACTIVITIES
1st April 2024 - 31st March 2025

	Notes	Unrestricted Funds	Prior Year	VARIANCE
Income				
Net Income from property rentals	1	£34,174.26	34470.31	-£296.05
Income from Investments	2	£19,660.86	22271.95	-£2,611.09
Income from disposal of assets				£0.00
Excess of Income over expenditure from Fundraising activities		£53,835.12	£56,742.26	-£2,907.14
Resources Expended				
Charitable Activities				
Boston Baptist Church	3	£12,000.00	18150	£6,150.00
Church Building ®		£85,356.62	109785.29	£24,428.67
Boston Free Church Cemetery	4	£6,750.00	0	-£6,750.00
Cost Of Grant Making		£104,106.62	£127,935.29	-£23,828.67
Governance Costs	5	£786.80	351.8	£435.00
Misc- Manse Insurance		£1,233.40	£-00	£1,233.40
Total resources expended		£106,126.82	£128,287.09	£22,160.27
NET (OUTGOING) INCOMING RESOURCES BEFORE TRANSFERS		-£52,291.70	-£71,544.83	£19,253.13
Transfers				
NET (OUTGOING) INCOMING RESOURCES BEFORE GAINS AND LOSSES		-£52,291.70	-£71,544.83	£19,253.13
Gains and Losses			£0.00	£0.00
NET MOVEMENT IN FUNDS		-£52,291.70	-£71,544.83	£19,253.13
Reconciliation of Funds				
Funds Brought forward				
Total Funds Carried Forward		-£52,291.70	-£71,544.83	£19,253.13

BOSTON BAPTIST TRUST (1196748)

BALANCE SHEET

31st March 2025

Fixed Assets		24/25 Current Year	23/24 Prior Year
Tangible Assets	Notes 6		
Farm House			
Elmwood Avenue		£125,000.00	£125,000.00
Lime Walk		£137,422.63	£137,422.63
Alderfield Close		£159,856.33	£159,856.33
1 Heron Way		£150,000.00	£150,000.00
3 Heron ay		£150,000.00	£150,000.00
50 Copper Gdns (manse)		£327,928.46	
Church		£-00	
Farm Land		£50,000.00	£50,000.00
	0		
Total Tangible Assets		£1,100,207.42	£772,278.96
Investments	7		
	NS&I	£302,551.00	£687,551.00
Total Fixed Assets		£1,402,758.42	£1,459,829.96
Current Assets			
Cash at Bank and in Hand	8	£12,698.52	£7,918.68
Total Current Assets		£1,415,456.94	£1,467,748.64
Liabilities			
Creditors falling due within one year		£-00	£-00
Total Assets less current Liabilities		£1,415,456.94	£1,467,748.64
Creditors falling due after more than one year		£-00	£-00
Net Assets		£1,415,456.94	£1,467,748.64
Funds of the Charity			
General Funds Bfwd	9	£143,617.29	£110,552.37
Restricted Funds Bfwd	10	£1,271,839.65	£1,357,196.27
Total Funds		£1,415,456.94	£1,467,748.64



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
Boston Baptist Church

On accounts for the year
ended

31st March 2025

Charity no
(if any)

1196748

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 03 / 2025**.

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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

30/07/2025

Name:

Andrew Gilbert

Relevant professional
qualification(s) or body
(if any):

ACCA (membership number 4399901)

Address:

26 Princess Avenue

Oakham, LE15 6PQ

Section B**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.