

**Bonny Downs Baptist Church CIO**  
**Charity Registration No. : 1197719**  
**Report and Accounts**  
**For the period ended 31 March 2025**

# Bonny Downs Baptist Church CIO

## Charity Information      For the period ended 31 March 2025

<b>Address for correspondence</b>	Bonny Downs Baptist Church 18 Darwell Close East Ham London E6 6BT
<b>Charity Registration No. :</b>	1197719
<b>Governing Document</b>	Registered as a CIO -Association model on 31 January 2022.
<b>Status</b>	The church is a Registered Charity and a member of the Baptist Union
<b>Ministers</b>	David Hudson Mann Rev Dr Sally Mann
<b>Trustees</b>	David Hudson Mann Rev Dr Sally Mann (Chair) Stacey Cordery Angela Allgood Philippa King Sarah Louise Laing Mary Louise Smith
<b>Custodian Trustee</b>	London Baptist Property Board Ltd
<b>Bankers</b>	London Baptist Property Board Ltd The Co-operative Bank Plc
<b>Independent Examiner</b>	Brian Dexter 172 Sandford Road East Ham London E6 3PX

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## **BONNY DOWNS BAPTIST CHURCH CIO**

Charity Registration No. : 1197719

### **REPORT OF THE TRUSTEES FOR THE PERIOD TO 31ST MARCH 2025**

The Trustees have pleasure in submitting their Report and Accounts for the year.

#### **Objects of the charity**

Bonny Downs Mission was formed in 1908. In 1952 all deeds and conveyances were transferred to the London Baptist Property Board and the church became and remains Bonny Downs Baptist Church affiliated to the Baptist Union of Great Britain. The policy and operating decisions of the church rest with the Trustees (Leadership Team) who are nominated and appointed by members of the church. The motivation of the church is to see 'Jesus changing lives and transforming our community.'

We have a team of 5 co-vocational ministers sharing 1 stipend. A further 4 members of our Church serve as part of our Leadership Team.

In 1998 Bonny Downs Baptist Church (BDBC) set up a separate charitable company called Bonny Downs Community Association (BDCA) to work in collaboration with the church to fulfil more effectively its vision, both spiritual and practical. BDCA took on the lease from Newham Council of a shabby, neglected Community Centre close to the church. Church members worked hard to renovate the building now known as The Well Community Centre.

As a church we are proud of the work of this charity and the opportunities it affords for Christian witness and service. Many of our members remain involved on a day-to-day basis either as volunteers or in paid posts, one of our ministers is the chair, another is the CEO and two of our leaders are Co- directors.

In 2002, BDCA, through the inspiration and vision of church members, took over responsibility for an overgrown nine-acre playing field locally. This is now a thriving Sports and Community centre with an excellent Pavilion facility. An area of the field has been nurtured into a Community Garden which provides opportunity for local people of many ethnic groups to come together to learn gardening skills, share recipes and grow produce as well as providing a space to organise and celebrate Interfaith events.

'The Bonny Downs Mission' was originally started at the beginning of the 20th century through Christian vision in response to the grim poverty that was evident in the area known as Bonny Downs. In this respect, the church, in conjunction with BDCA has come full circle and in June 2013 we saw the establishment of a Food Bank and community lunch which provides hot meals for local residents each week during the foodbank hours. Church members and those from the local community volunteer their time and donate food and money in supporting this valuable service. During these sessions we hold reflective discussions and prayer which provide opportunities for people to share in a safe, non-judgemental environment.

In 2013, some of our Bonny Downs Church members played a key role in bringing together local Christian leaders across the borough to form the NEWway Project which was in response to the rising levels of homelessness in our area.

## **BONNY DOWNS BAPTIST CHURCH CIO**

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### **REPORT OF THE TRUSTEES FOR THE PERIOD TO 31ST MARCH 2025**

By working together across denominational divides they launched an interchurch night shelter and advocacy service to support local rough sleepers throughout the coldest months of the year. Bonny Downs Church signed up to become one of the initial 7 host church venues during the pilot circuit. A team of volunteers opened up the old church hall for one night per week and provided a safe welcoming place to sleep, a nutritious meal and friendly conversation for our 15 homeless guests.

The night shelter is also linked to NEWday, a project which meets for 5 days throughout the week to help the guests to move on. They offer a range of free daytime services (including free showers, laundry facilities, life skills workshops and employment support) to help their guests increase their resilience, health, independence and wellbeing.

One of our ministers leads a social enterprise business called NewLife which provides an opportunity for some of the most marginalised people to re-enter the workplace, gaining skills, experience and responsibility in real work environments.

We also spend time during the week at 'Family Hub', a support group for families encountered during the pandemic who have NRPF. Each week families meet together within The WELLcome Hub - a safe place for them to get advice, participate in craft activities, prepare and cook lunch together and to generally 'share life'.

The church actively supports BDCA's three week Summer Holiday Scheme catering for up to 180 children per day for children aged 4 ½ to 14 which provides an opportunity for our young people to take up work and training opportunities. This includes us helping to lead start of the day talks to encourage and support our young leaders to be the best versions of themselves whilst at the same time providing opportunities for them to reflect, some of these young leaders have then gone on to help lead our Sunday School classes

Bonny Downs is proud to be an officially inclusive Church and in February 2019 we became part of the 'Inclusive Church' which is a network of churches, groups and individuals uniting around a shared vision:

"We believe in inclusive Church - church which does not discriminate, on any level, on grounds of economic power, gender, mental health, physical ability, race or sexuality. We believe in Church which welcomes and serves all people in the name of Jesus Christ; which is scripturally faithful; which seeks to proclaim the Gospel afresh for each generation; and which, in the power of the Holy Spirit, allows all people to grasp how wide and long and high and deep is the love of Jesus Christ."

One of our ministers helps to lead Two:23, a network of Christians, connected by LGBT (Lesbian, gay, bisexual and transgender) issues. Their vision is to create a space where absolutely everyone is welcome, whoever you are and wherever you're at in terms of church or issues of sexuality and sexual identity.

Bonny Downs Church is also part of Red Letter Christians UK, finding ways to live out the words of Jesus. Staying true to the foundation of combining Jesus and justice, Red Letter Christians mobilises people into a movement of believers who live out Jesus' counter-cultural teachings.

## **BONNY DOWNS BAPTIST CHURCH CIO**

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### **REPORT OF THE TRUSTEES FOR THE PERIOD TO 31ST MARCH 2025**

Two of our ministers are Co-Directors and founding trustees of RLC UK and are passionate about raising the voices of grassroots leaders and the work they're doing to live out God's kingdom in tangible ways.

In 2018 one of our ministers published a book called 'Looking for Lydia' this includes memoirs of over 20 years of church ministry in the East End of London and it recalls encounters with people who shaped how they began to understand the reach of the Gospel, the mission of the Church, and their own call as ministers. This book makes for an inspiring read and is available to buy on Amazon.

### **BONNY DOWNS CHURCH**

Lockdown saw the introduction of our Church Prayer Walk's and Creative Worship within the community garden following which we decided as a Church to continue to meet in the Community Garden between the months of April and September and then return indoors for the winter months.

We were delighted when 'Songs of Praise' visited to film both our walking Church and walking football, as part of this they interviewed some of those within our community who had started to attend and engage with us as a result of some of our midweek ministries.

To nurture faith during the week, there are fellowship and support groups that meet regularly to discuss the word of God, provide opportunities for connection & friendship and to support mental health & wellbeing, this includes The Life Support Group, bible study groups, a choir, evenings of music & worship and the sharing of food. There are also a variety of online activities to help people connect and reflect, including our Virtual worship Face Book page and morning Reflections which include weekly daily contemplative prayer on our virtual church Facebook page.

We are proud to be a "blurry edge" church, where worship doesn't end when the Sunday service does—it flows seamlessly into our community as we step outside the doors each Sunday!

### **Bonny Downs Abbey**

Bonny Downs Baptist Church Is working with NEWway project, J49 Housing Association and Bonny Downs Community Association (BDCA) to redevelop the old Bonny Downs Church Hall. The new building, our 'Abbey', will provide a small number of housing units for community living above a ground floor community space. Since being granted planning permission in January 2024 we have been working with J49 and contractors BMR on the detailed design and raising the funds we need – now all but complete. We hope that demolition will start by the end of the year!

### **Our Vision Statement**

Bonny Downs Abbey will be an intentional community committed to sharing life and enabling people to flourish – both residents and those in the surrounding community. The ground floor will have community space and a chapel, with housing above. Up to eight studio homes will welcome single people who have experienced homelessness, who will stay for an agreed period of supported tenancy.

## **BONNY DOWNS BAPTIST CHURCH CIO**

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### **REPORT OF THE TRUSTEES FOR THE PERIOD TO 31ST MARCH 2025**

Two flats will enable community workers to make their home with us. All will share communal living space. The whole community will share cooking, cleaning, and food growing. Residents will also be invited to volunteer at the daytime services for homeless people based on the ground floor, work together through NEWlife Newham gardening social enterprise, explore creativity, and to join in the rhythm of daily prayer with Bonny Downs Church. Acting as a therapeutic community, it will be a place to rebuild lives, and to foster purpose and belonging. The Abbey will be a hub for the existing partnership between Bonny Downs Baptist Church, Bonny Downs Community Association (BDCA) and NEWway Project, an established charity that provides care, support and accommodation to those who find themselves homeless in our borough. This new development will be an expression of the sense of community which already exists around the building. The 'resident' and 'scattered' community will share in regular meals, daily prayer, and serving on a management committee. Governance will be modelled on participation and inclusion.

Bonny Downs Baptist Church is pioneering this innovative use of the church site to meet the needs of the neighbourhood it has been committed to for over 100 years already. Through founding BDCA it has helped to revitalise four local venues and launch activities and services that benefit 1000s of local people across the generations each year. Growing from this, NEWway has developed a holistic model of support for people experiencing homelessness. This new building will continue to embody our commitment to do life together in this place.

Our vision reflects Hebrew Scripture: Isaiah 58:12

"You'll use the old rubble of past lives to build anew, rebuild the foundations from out of your past.

You'll be known as those who can fix anything, restore old ruins, rebuild and renovate, make the community liveable again."

#### **The building**

Back in 1933, members of the church crowdfunded and pooled their skills to build the single-storey church hall on the corner of Darwell Close and Flanders Road in East Ham. It has been well used and much loved by local people, but is in an extremely poor state of repair. Before it deteriorates further to become an eyesore, we want to redevelop it to create a useful and beautiful building that enhances the neighbourhood.

What we expect to see:

There will be an 80-seat hall on the ground floor along with a kitchen, pantry and chapel. The ground floor will be used for the NewDay centre in the week, church on Sunday and will be available to hire by local people for evening and weekend activities. On two floors above will be eight studios for affordable rent, two flats community/church workers, plus a communal lounge, kitchen and roof garden on the first floor for residents to share life together.

We received almost £150,000 in grant/loan from the GLA via Community Led Housing London to develop this project, and we have worked with Panter Hudspith Architects to design a beautiful and energy-efficient building.

## **BONNY DOWNS BAPTIST CHURCH CIO**

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### **REPORT OF THE TRUSTEES FOR THE PERIOD TO 31ST MARCH 2025**

These are the same architects who designed the new houses at the end of Darwell Close and Brede Close. Since January 2024 we have been working with J49 Housing Association and BMR building contractors.

#### **Benefit to the community**

This will provide a particular and much-needed kind of supported housing for a number of people who have already benefited from short-term hostel/move on accommodation available in Newham but are not yet ready to manage a tenancy alone.

The new building will provide a small number of housing units for community living above a ground floor community space. This will be used in the daytime for services to those facing homelessness or food poverty.

As part of this redevelopment we Bonny Downs Baptist Church (Newham London) became a CIO. Our new legal name became Bonny Downs Baptist Church and the Charity Commission registered the CIO under Charity Number 1197719. The date of the transfer was 31 May 2022.

This project has been led by one of our Trustees who has raised significant funds to develop this project.

We are now looking forward to seeing our vision become reality!

#### **FINANCIAL REVIEW**

The church set aside 10% of its total receipts in a 'Giving Fund' to support other charitable organisations and to contribute to meeting other needs both locally and abroad.

We don't hold weekly money collections during the Sunday service, instead we encourage donors to make regular contributions through Stewardship.

Income on our General Fund for the year amounted to £62,377. Payments made from the Giving Fund in the year amounted to £8,747. There was a deficit for the year on the General Fund of £17,670 leaving a balance on General Fund at the end of the year of £98,712 to be carried forward. The trustees consider that this is a satisfactory position although recognise that the church needs to be looking for an increase in giving in the following year.

The Building Futures project, aiming to renew the old church building has received £112,474 during this year. The project having been given the go-ahead has spent £191,307 leaving a balance of £59,996. These funds are held in a separate bank deposit account. Other restricted funds remain at £2,533.

The total income of the church for the year from all sources amounted to £174,851.

# **BONNY DOWNS BAPTIST CHURCH CIO**

Charity Registration No. : 1197719

## **REPORT OF THE TRUSTEES FOR THE PERIOD TO 31ST MARCH 2025**

### **RESERVES POLICY**

The trustees have determined that the charity should aim to hold unrestricted cash of no less than £20,000 (which equates to about 3 months' of unrestricted expenditure) so that the charity could continue to operate should income and / or expenditure vary adversely. At the year end, the charity held unrestricted cash of £98,712 and the charity is complying with its reserves policy.

### **TRUSTEES' RESPONSIBILITIES**

Charity Law requires us as Trustees to prepare financial statements for each accounting year which record the receipts and payments of the charity for the year.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable us to ensure that the financial statements comply with the Charities Act 2011.

We also have a responsibility to safeguard the assets of the charity and to take reasonable steps to prevent fraud or other irregularities and to provide reasonable assurances that:

- 1 The church is operating efficiently and effectively
- 2 Its assets are safeguarded against unauthorised use or disposition
- 3 Financial information used within the church or for publication is reliable
- 4 The church complies with relevant laws and regulations

Approved by the Trustees and signed on their behalf on the

2025 by:

-----  
Stacey Cordery      Trustee



**BONNY DOWNS BAPTIST CHURCH**

**Charity Registration No. : 1197719**

**Receipts and Payments Account for the year ended 31st March 2025**

Independent Examiner's Report  
To the Trustees of  
Bonny Downs Baptist Church CIO

I report to the trustees on my examination of the accounts of the above charity ("the CIO") for the year ended 31 March 2025.

As the charity trustees of the CIO, 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 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 which gives me cause to believe that in, any material respect: ·

- accounting records were not kept in accordance with section 130 of the Act or ·
- the accounts do not accord with the accounting records

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

*BJ Dexter*

Brian Dexter ACMA

January 2026

A Thousand Hills Ltd  
172 Sandford Road  
LONDON  
E6 3PX

**BONNY DOWNS BAPTIST CHURCH**Charity Registration No. : **1197719****Receipts and Payments Account for the year ended 31st March 2025**

		2025			2024		
	Notes	Unrestricted Funds	Restricted Funds	Total 2024	Unrestricted Funds	Restricted Funds	Total 2023
Receipts							
Giving to the Church	2	49,072	103,542	152,614	47,105	13,183	60,288
Bank Interest		-	1,992	1,992	431	1,148	1,578
Hall Lettings		13,305		13,305	28,390		28,390
Other Receipts		-	6,940	6,940	-	1,606	1,606
Grants Received	2	-	-	-	-	17,673	17,673
Total Income		62,377	112,474	174,851	75,925	33,609	109,535
Payments							
Charitable Activities							
Church Costs		71,301	191,307	262,608	64,595	6,617	71,212
Grants paid		8,747	-	8,747	8,279	-	8,279
Total Payments		80,048	191,307	271,355	72,875	6,617	79,492
Net receipts/(Payments) before Transfers							
Transfers	-	17,670	- 78,833	- 96,504	3,051	26,992	30,043
Transfers between Funds							
		-	-	-	-	-	-
Net Movement In Funds	-	17,670	- 78,833	- 96,504	3,051	26,992	30,043
Balances 1st April 2024		116,383	141,362	257,745	113,332	114,370	227,702
Balances 31st March 2025		98,712	62,529	161,241	116,383	141,362	257,745

The notes on pages 11-12 form part of these accounts

**BONNY DOWNS BAPTIST CHURCH**Charity Registration No. : **1197719****Statement of Assets and Liabilities 31st March 2025****1 Fixed Assets**

The insurance re-instatement values of the assets owned by the church in 2025 were:

	£	
	Church Building	Other Equipment
As at 1 april 2024	487,495	38,778
Adjustments	0	-
Balance 31 March 2025	487,495	38,778

For the year ended 31 March 2025

**2025****2024**

£

£

**2 Debtors**

Income tax recoverable on Gift Aid

-

-

Other debtors and prepayments

-

-

-

-

**3 Bank balances**

Bank operating accounts

100,116

139,212

Deposits

66,212

123,319

Petty cash

55

55

166,383

262,586

**4 Liabilities**

Creditors- from general funds

2,452

1,827

Creditors- from restricted Funds

46,216

4,287

Accruals

600

800

49,268

6,914

The notes on pages 11-12 form part of these accounts

Approved by the Trustees and signed on their behalf on the of by:

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Stacey Cordery

**BONNY DOWNS BAPTIST CHURCH**

Charity Registration No. :

**1197719****Receipts and Payments Account for the year ended 31st March 2025.****Notes to the accounts****1 Accounting Policies**

The accounts have been prepared on the receipts and payments basis with a Statement of Assets and Liabilities.

	2025			2024		
	Unrestricted Funds	Restricted Funds	Total 2025	Unrestricted Funds	Restricted Funds	Total 2024
<b>2 Giving to the Church</b>						
Gift Aided Donations	19,506	29,750	49,256	25,480		25,480
Tax Recovered	9,624		9,624	8,830		8,830
Weekly offerings	2,410	-	2,410	10,170	2,726	12,896
Other regular Giving	13,094	-	13,094	2,375	9,652	12,027
Other gifts and donations	4,438	73,792	78,230	250	805	1,055
Grants	-	-	-	-	17,673	17,673
	49,072	103,542	152,614	47,105	30,856	77,961

Grant funding from GLA is for the building development project. £74,000 received in 2023, £17,673 received in 2024

**3 Church Costs**

Staff Costs	38,761	-	38,761	40,773	-	40,773
Secondment costs	-		-	-		-
Ministers Expenses & Training	-		-	393		393
Teaching Aids	58		58	86		86
Youth and Childrens' Work	661	-	661	412	-	412
Events	869		869	261		261
Training and conference costs	5,110		5,110	4,627		4,627
Professional Fees	626	191,307	191,933	-	6,617	6,617
Subscriptions	427		427	427		427
Church Activities	286	-	286	109	-	109
Cleaning	60		60	184		184
Other Expenses	873		873	873		873
Light, heat, water	6,901		6,901	6,364		6,364
Insurances	1,433		1,433	1,455		1,455
Bank Charges	-		-	-		-
Repairs and Maintenance	687		687	977		977
Equipment repairs and purchases	199		199	338		338
Hire of rooms	11,845		11,845	6,331		6,331
Telephone	614		614	198		198
Computer costs	732		732	429		429
Post and Stationery	858		858	357		357
Governance costs	300		300	-		-
	71,301	191,307	262,608	64,595	6,617	71,212

**4 Grants Paid**

Open Doors	-	-	-	-	-	-
Forgotten People project	2,062		2,062	1,300		1,300
Casa Haralul, Romania	960		960	1,120		1,120
GIV United WO	-		-	-		-
Ukrainian Evangelical support	-		-	-		-
Other < £500	5,725		5,725	5,859		5,859
	8,747	-	8,747	8,279	-	8,279

**BONNY DOWNS BAPTIST CHURCH**

Charity Registration No. :

**1197719****Receipts and Payments Account for the year ended 31st March 2025.****Notes to the accounts****6 Staff & Trustees**

The number of staff employed by the charity in the year was nil full time equivalent employed staff and 5 part time employed staff.

Its activities are generally carried out by volunteers.

Trustees, David Hudson Mann and Sarah Louise Laing, were employed by the charity in the year receiving aggregate remuneration of £19,400. These payments relate solely to ministerial and operational leadership duties, encompassing pastoral care, community outreach, and day-to-day administration. These payments are for services rendered as employees of the church; no remuneration or financial benefit was received for services provided in the capacity of a trustee.

Rachael Humphrey, the wife of Trustee, Philippa King, was also employed by the charity providing operational leadership duties, encompassing pastoral care, community outreach.

No staff received salaries at a rate of more than £60,000 per annum.

**7 Funds 2025**

	Opening balance £	Incoming resources £	Outgoing resources £	Transfers in the year £		Closing balance £
<b>Restricted funds:</b>						
Building Futures Fund	138,829	112,474	-191,307			59,996
Bursary Fund	38	0	0			38
Special Collection Fund	2,495	0	0			2,495
Total restricted funds	141,362	112,474	-191,307	0	0	62,529
<b>Unrestricted funds:</b>						
General fund	116,383	62,377	-71,301	-8,747	0	98,712
Giving fund	0	0	-8,747	8,747		0
<b>Total unrestricted funds</b>	116,383	62,377	-80,048	0	0	98,712
<b>Total funds</b>	257,745	174,851	-271,355	0	0	161,241

**Funds 2024**

	Opening balance £	Incoming resources £	Outgoing resources £	Transfers in the year £		Closing balance £
<b>Restricted funds:</b>						
Building Futures Fund	111,837	33,609	-6,617			138,829
Bursary Fund	38	0	0			38
Special Collection Fund	2,496	0	0			2,495
Total restricted funds	114,371	176,203	-61,833	0	0	141,362
<b>Unrestricted funds:</b>						
General fund	113,332	75,925	-65,015	-7,859	0	116,383
Giving fund	0		-7,859	7,859		0
<b>Total unrestricted funds</b>	113,332	75,925	-72,874	0	0	116,383
<b>Total funds</b>	227,703	295,049	-67,347	0	0	257,745

Incoming Resources in the year include £220,457 transfer from Bonny Downs Baptist Church [Newham London]

**Details of Funds.**

**The Building Futures fund** is set aside for the renewal of our ageing church building. The fund is also used to pay for support work and fundraising essential to this project.

**The Bursary fund** was set up to help young people to fund long term training (over six months) in Christian

**The Special Collections fund** is for special offerings dedicated to support chosen charities or organisations selected by the trustees and membership.