

**THE BOSTON UNITARIAN MEETING HOUSE**

**TRUSTEES' REPORT AND ACCOUNTS  
FOR THE YEAR ENDED  
31 MARCH 2025**

**THE BOSTON UNITARIAN MEETING HOUSE**

**CHARITY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2025**

**Trustees:** Adrian Isaac  
East Midlands Unitarians

**Address:** 22 Spayne Road  
Boston  
Lincolnshire  
PE21 6JP

**Charity Number:** 246817

**Independent examiner:** Mrs Nicola Lenton FCCA  
Dexter and Sharpe  
Chartered Certified Accountants  
The Old Vicarage  
Church Close  
Boston  
Lincs  
PE21 6NA

## THE BOSTON UNITARIAN MEETING HOUSE

### ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

#### Objectives of the Charity

To provide maintenance of a burial ground, provide financial assistance to sick or poor members of the congregation of Spayne Road Congregational Chapel, carry out repairs to the Chapel building and put any residue towards the support of public worship in the Chapel.

#### Activities and Achievements this Year

Our services continue to be held at 5.00pm on the first and third Sundays of each month with the exception, as always, of our shared carol service at the Lincoln Chapel in mid-December. We reciprocate by inviting the Lincoln congregation to a strawberry tea in early July followed by a joint service in the Meeting House.

We continue to let our Hall to the JCADA dance group and the Meeting House to a number of different parties thus providing a venue for many social activities in the town.

After a comprehensive refurbishment and insulation of our house at 24 Tunnard Street we have made a small contribution to combating climate change, the biggest challenge in the world.

Finally, we thank Ann Morgan for her loyal support as our secretary over many years and welcome Chris Pilkington into the role. We are also most grateful to our Honorary Treasurer Gerry Tawton for bringing our annual accounts up to date and for retiring the Matilda Stainbank Bequest name, the Charity now re-registered as The Boston Unitarian Meeting House.

#### Change of Name

As noted above, the Charity has changed its' name from Matilda Stainbank Bequest to The Boston Unitarian Meeting House. This was approved by the Charity Commission on 19<sup>th</sup> May 2025 following agreement at a meeting of the members on 4<sup>th</sup> May 2025.

#### Financial Position and Reserves

The Receipts and Payments account shows a deficit for the year 31 March 2025 of £12,783 (2024 surplus £6,297) and our cash reserves stand at £1,152 in total, of which £1,152 are unrestricted (2024 £3,935) and £NIL are restricted (2024 £10,000).

Figures for 2025:	Total receipts	146,455
	Total payments	159,238
		<hr/>
	(Decrease) in funds	(12,783)
		<hr/>
	Total Reserves	1,152
		<hr/>

The charity also held restricted investments as at 31<sup>st</sup> March 2025 £12,078 (2024 - £12,304).

The trustees consider that the reserves are adequate to continue the charity's current level of activity.

#### Risk Management

The trustees have undertaken a review of the major risks to which the charity is exposed, and systems to mitigate those risks have been considered and are adequate.

#### Trustees

Trustees at this year ending are:

Adrian Bennett Isaac

East Midlands Unitarians

#### Trustees' Responsibilities

The trustees are required under the Charities Act 2011 to prepare financial statements for each year, selecting an appropriate consistent basis for preparation.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ensure that the financial statements comply with applicable law and regulations. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Trustees are nominated and seconded by committee members at the AGM.

The report was approved by the trustees on the 21 September 2025 and signed on their behalf.



MR A B ISAAC  
Trustee

**THE BOSTON UNITARIAN MEETING HOUSE**

**INDEPENDENT EXAMINER'S REPORT  
TO THE TRUSTEES OF  
THE BOSTON UNITARIAN MEETING HOUSE**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 March 2025, which are set out on pages 3 to 4.

**Responsibilities and basis of report**

As the charity trustees of the Trust, 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 such records
- 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.



MRS NICOLA LENTON FCCA  
**Independent Examiner**  
**Dexter & Sharpe**  
**Chartered Certified Accountants**  
**The Old Vicarage**  
**Church Close**  
**Boston**  
**Lincolnshire**  
**PE21 6NA**

21 September 2025

**THE BOSTON UNITARIAN MEETING HOUSE**

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

	<u>Restricted</u> £	<u>Unrestricted</u> £	<u>2025</u> <u>Total</u> £	<u>2024</u> <u>Total</u> £
<b>Receipts</b>				
<b>Grants and Donations:</b>				
Donations and Collections	45,000	935	45,935	9,150
East Midlands Unitarian Church	65,000	533	65,533	22,550
	<u>110,000</u>	<u>1,468</u>	<u>111,468</u>	<u>31,700</u>
<b>Other Income:</b>				
Rent	-	23,448	23,448	21,332
Dividends	-	344	344	338
Gift Aid	-	2,195	2,195	3,737
Loan	-	9,000	9,000	-
	<u>-</u>	<u>34,987</u>	<u>34,987</u>	<u>25,407</u>
<b>Total Receipts</b>	<u>110,000</u>	<u>36,455</u>	<u>146,455</u>	<u>57,107</u>
<b>Direct Charitable Expenditure:</b>				
Council Tax and Water Rates	-	440	440	294
Electricity & Gas	-	2,431	2,431	8,110
Repairs, Renewals and Waste Collection	120,000	23,679	143,679	29,489
Ministers	-	8,400	8,400	8,400
Insurance	-	1,864	1,864	1,758
Telephone	-	850	850	770
Subscriptions and Donations	-	353	353	318
Bank Charges	-	62	62	62
Quota Payment	-	350	350	700
Caretaker and Cleaning	-	94	94	174
Website	-	715	715	735
<b>Total Payments</b>	<u>120,000</u>	<u>39,238</u>	<u>159,238</u>	<u>50,810</u>
<b>NET (DEFICIT)/SURPLUS FOR THE YEAR</b>	<b>(10,000)</b>	<b>(2,783)</b>	<b>(12,783)</b>	<b>6,297</b>
<b>Cash funds brought forward</b>	<u>10,000</u>	<u>3,935</u>	<u>13,935</u>	<u>7,638</u>
<b>Cash funds carried forward</b>	<u>-</u>	<u>1,152</u>	<u>1,152</u>	<u>13,935</u>

**THE BOSTON UNITARIAN MEETING HOUSE**

**STATEMENT OF ASSETS AND LIABILITIES AS AT 31 MARCH 2025**

	<u>Restricted</u> £	<u>Unrestricted</u> £	<u>2025</u> <u>Total</u> £	<u>2024</u> <u>Total</u> £
<b>Fixed Assets</b>				
Freehold property	-	315,000	315,000	315,000
Property improvements	-	23,385	23,385	23,385
Fixtures and fittings-	-	5,272	5,272	5,272
Investments	12,078	-	12,078	12,304
	<u>12,078</u>	<u>343,657</u>	<u>355,735</u>	<u>355,961</u>
<b>Cash Funds</b>				
Current Account	-	1,152	1,152	13,935
	<u>-</u>	<u>1,152</u>	<u>1,152</u>	<u>13,935</u>
<b>Total Assets</b>	<u>12,078</u>	<u>344,809</u>	<u>356,887</u>	<u>369,896</u>
<b>Debtors Due Within One Year</b>				
SSE Energy Supply- Refund	-	-	-	6,000
Gift Aid	-	11,441	11,441	-
	<u>-</u>	<u>11,441</u>	<u>11,441</u>	<u>6,000</u>
<b>Creditors Due Within One Year</b>				
Accountancy fees	-	516	516	480
Loan from Trustee	-	9,000	9,000	-
Repairs	-	2,348	2,348	-
<b>Total Liabilities</b>	<u>-</u>	<u>11,864</u>	<u>11,864</u>	<u>480</u>

Approved for and on behalf of the charity on 21 September 2025

*A.B. Isaac*  
MR A B ISAAC  
Trustee

**THE BOSTON UNITARIAN MEETING HOUSE**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

**1. RELATED PARTY TRANSACTIONS**

The charity received a £9000.00 interest-free loan from Mr A B Isaac, a trustee of the charity. This is repayable when funds are sufficient to do so.