



London Association In Aid Of Moravian Missions

Charity number: 247127

Trustees' Report and Unaudited Aggregated Financial Statements

For the year ended 5 April 2024

London Association In Aid Of Moravian Missions

Summary of trust for the year ended 5 April 2024

Charity number	247127
Registered Address	Moravian Church House 5 – 7 Muswell Hill London N10 3TJ
Trustees	L.A.M.M. Limited (Holding trustee) Mr. John Henry Martin Mrs. Jacqueline Kay Morten Mr. Keith Morten Mrs. Gillian Taylor Rev. Joachim Kreusel Ms. Maureen Colbert Rev. Robert James Hopcroft
Independent Examiner	Julie Mutton FCA CLA Evelyn Partners Limited Old Library Chambers Chartered Accountants 21 Chipper Lane Salisbury Wiltshire SP1 1BG
Bankers	CAF Bank Limited 25 Kings Hill West Malling Kent ME19 4JQ NatWest Bank plc Wood Green Branch 14 The Broadway London N22 6BZ
Solicitors	Bartletts Solicitors 38 Willoughby Road London N8 OJQ

The London Association in Aid of Moravian Missions

Annual Report for the year ended 5 April 2024

The trustees present their report and financial statements for the year ended 5 April 2024. The financial statements comply with current statutory requirements and the charity's governing documents.

Reference and administrative details

The London Association in Aid of Moravian Missions is registered with the Charity Commission, No 247127. It is an unincorporated charity and is governed by its constitution. This report and financial statements include the affairs of the Latimer & Ridley Trust which is a linked charity.

The London Association was founded in the year 1817 by members of several denominations in Britain to assist the missionary activities of the Moravian Church. Under God's providence, it has raised funds for its work for over 180 years and helped the Moravian Church in many countries to fulfil in some small measure the Lord's command to preach the gospel to all nations.

The Latimer & Ridley Trust was established by Trust Deed on 6 August 1903. The income of the Trust is to be paid to the Association. The capital is not expendable.

The holding trustee of the London Association in Aid of Moravian Missions is L.A.M.M. Limited. L.A.M.M. Limited also acts as holding trustee for the Latimer & Ridley Trust. The managing trustees of the charity and the directors of L.A.M.M. Limited throughout the year were:

Mr. John Henry Martin
Mr. Keith Morten
Rev. Joachim Kreusel
Rev. Robert James Hopcroft

Mrs. Jacqueline Kay Morten
Mrs. Gillian Taylor
Ms. Maureen Colbert

The directors of L.A.M.M. Limited are elected by the members of the company.

The charity is connected, by commonality of objects and through common Trustees with the British Province of the Unitas Fratrum (Moravian Church), registered charity No 251211.

Structure, governance and management

The Trust Deed or other constitutional documents cannot be found and are believed to have been destroyed by enemy action in the Second World War. The Directors of L.A.M.M. Limited meet regularly to direct the affairs of the Charity. At their meetings, the Directors consider the work of the Charity and approve, amongst other things, the Annual Accounts and Budget, material changes to the investment property and the appointment and/or dismissal of Directors and Auditors. New Directors are appointed in accordance with the Articles of Association of L.A.M.M. Limited.

Recruitment and Training of Trustees

When a vacancy occurs on the Board, the PEC of the Moravian Church is invited to approach people with the essential skills and recommend them to the Trustees for their consideration. Having considered the CVs of prospective candidates, one individual is invited by the Trustees to attend a Board meeting as an observer. If the Board feel that the candidate is suitable, and the candidate feels similarly, he/she is invited to the next meeting and to be elected to the Board.

Trustees are directed to read the trustee handbook and guidance provided by the Charity Commission.

The London Association in Aid of Moravian Missions

Annual Report for the year ended 5 April 2024

Objectives and Activities for the Public Benefit

The aim of the charity is to assist the missionary activities of the Moravian Church.

Activities that help to deliver this strategy include the efficient management of the investment property.

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Trust's aims and objectives in planning future activities and setting the grant making policy for the year.

Achievements and Performance

The charity does not engage in fund raising activities. The charity administers the property obtaining a fair rent.

Other forms of income are from Trusts not within the charity's control.

Financial Review

A £60,000 grant was awarded to the Moravian Union for overseas mission work during the year (2023 - £60,000).

The Charity's investment property was professionally valued in 2018 and the Trustees consider this still to be the fair market value.

Reserves

The charity aims to have free reserves equivalent to three months' expenditure. Currently free reserves stand at £27,927 (2023 - £33,142), equivalent to five months' expenditure.

It is the policy of the Trustees to apply substantially the whole of the net recurring income to the mission work of the Moravian Church.

Plans for future periods

The plan for the future is to maintain the current level of income to be able to support the Moravian Church's overseas mission work.

Subsequent to the year end, the investment property has been sold. The proceeds will be reinvested to generate future income.

Risk analysis

The trustees recognise that it is not possible to eliminate risk entirely. However, they are continually monitoring their original assessment of major risks to which the charity is exposed, in particular those relating to the operations and finances of the charity.

The trustees maintain the position that they are satisfied there are systems and controls in place within the Charity to mitigate the risks to which they are exposed.

The London Association in Aid of Moravian Missions

Annual Report for the year ended 5 April 2024

Going concern uncertainties

The charity was reliant on its investment property being rented and the support from voluntary donations. The property has been sold subsequent to the year end and the proceeds will be reinvested to generate future income. The Trustees also believe that support will continue for further periods into the future and have thus adopted the going concern basis for preparing the financial statements.

On behalf of the Trustees

Gillian Taylor

Mrs Gillian Taylor

Date: 4 February 2025

London Association in Aid of Moravian Missions

Trustees' Responsibilities for the Financial Statements for the year ended 5 April 2024

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable regulations). Under that law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources 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 judgements 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 which are sufficient to show and explain the Charity's transactions and 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 Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

London Association in Aid of Moravian Missions

Independent examiner's report to the trustees of The London Association in Aid of Moravian Missions

I report to the trustees on my examination of the accounts of The London Association in Aid of Moravian Missions for the year ended 5 April 2024 which comprise the Aggregated Statement of Financial Activities, the Aggregated Balance Sheet and the notes to the accounts, including a summary of significant accounting policies.

Respective responsibilities of trustees and examiner 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 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

I have completed my examination. I confirm that no material 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 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.

Julie Mutton

Julie Mutton, Fellow of The Institute of Chartered Accountants in England & Wales
CLA Evelyn Partners Limited
Chartered Accountants
Old Library Chambers
21 Chipper Lane
Salisbury
Wiltshire
SP1 1BG

Date: **5 February 2025**

The London Association in Aid of Moravian Missions

Aggregated Statement of Financial Activities for the year ended 5 April 2024

	Note	Unrestricted Funds 2024 £	Endowment Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
INCOME					
Donations and legacies					
John Christie Trust		4,722	-	4,722	5,663
A. M. Bird Trust		12,631	-	12,631	240
Investments income					
Rents and service charges		62,113	-	62,113	61,905
Interest		784	-	784	187
TOTAL INCOME		80,250	-	80,250	67,995
EXPENDITURE					
Cost of raising funds:					
Investment management costs	5	11,413	-	11,413	4,481
Expenditure on charitable activities:					
Donations - Moravian Union	6	74,052	-	74,052	66,784
TOTAL EXPENDITURE		85,465	-	85,465	71,265
NET MOVEMENT IN FUNDS		(5,215)	-	(5,215)	(3,270)
Accumulated funds brought forward		33,142	1,400,000	1,433,142	1,436,412
ACCUMULATED FUNDS CARRIED FORWARD	12	27,927	1,400,000	1,427,927	1,433,142

London Association in Aid of Moravian Missions

Aggregated Balance sheet as at 5 April 2024

	Note	£	2024 £	£	2023 £
Fixed Assets					
Investment property	7		1,400,000		1,400,000
Current Assets					
Debtors	8	2,222		2,425	
Bank deposits		90,999		96,011	
			93,221	98,436	
Liabilities					
Creditors: Amounts falling due within one year	9	(65,294)		(65,294)	
Net Current Assets			27,927		33,142
Net Assets			1,427,927		1,433,142
Represented by:					
Permanent Endowment fund	12		1,400,000		1,400,000
Unrestricted funds	12		27,927		33,142
Total Funds			1,427,927		1,433,142

The accounts were approved by the Trustees and signed on their behalf by

Gillian Taylor

Mrs Gillian Taylor
Trustee

Date: 4 February 2025

London Association In Aid Of Moravian Missions

Notes to the accounts for the year ended 5 April 2024

Status

The London Association in Aid of Moravian Missions ("the charity") is an unincorporated registered charity with the Charity Commission. The charity number is 247127. Its principal address is Moravian Church House, 5 – 7 Muswell Hill, London N10 3TJ.

1 Accounting policies

The principal accounting policies are summarised below:

Basis of preparation

The financial statements have been prepared in accordance with The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS102") including Section 1A, and with the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with FRS102 (effective 1 January 2019). The financial statements are also prepared in accordance with the Charities Act 2011.

The charity is a public benefit entity as defined by FRS 102.

The financial statements have been prepared under the historical cost convention except as otherwise stated.

The financial statements aggregate the accounts of the Association and those of the Latimer & Ridley Trust, a linked subsidiary charity having the same trustees as the Association and which is obliged to pay its income to the Association. The Trust is included in these financial statements as endowment funds.

Exemption

The Charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102.

- the requirements of Section 7 Statement of Cash Flows.

Going concern

The charity was reliant on its investment property being rented and the support from voluntary donations. The property has been sold subsequent to the year end and the proceeds will be reinvested to generate future income. The Trustees also believe that support will continue for further periods into the future and have thus adopted the going concern basis for preparing the financial statements.

Income

All income is recognised when the charity has entitlement to the income, when its receipt is probable and when it can be measured with reasonable certainty.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. Expenditure is charged on an accruals basis. Charitable activities represent expenditure on meeting the charitable objectives. Grants payable are payments to the Moravian Union in furtherance of the charitable objects of the Association. Investment management costs comprise those costs associated with the management of the investment property. Governance costs include those costs which have been incurred in complying with the charity's constitutional and regulatory obligations.

Investment property

Investment properties are included in the Aggregated balance sheet at their open market value in accordance with applicable accounting standards and are not depreciated.

Operating leases – Lessor accounting

Investment properties are held for use in operating leases. Rentals receivable are credited to income on a straight line basis over the lease term.

London Association In Aid Of Moravian Missions

Notes to the accounts for the year ended 5 April 2024

3 Key judgements and estimation uncertainty

The preparation of financial statements in conformity with generally accepted accounting practice requires management to make estimates and judgements that affect the reported amounts of assets and liabilities as well as the disclosure of contingent assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the reporting period.

Judgements

The most significant judgement made by the Trustees in preparing the financial statements relates to the use of the going concern basis for the preparation of the financial statements, as described in note 2.

Estimation uncertainties

There are no significant sources of estimation uncertainty other than the valuation of investment properties which requires the judgement of the trustees after taking appropriate independent valuation advice.

4 Employees

The average number of monthly employees, including Trustees, during the year was nil (2023 - nil).

5 Investment management costs

	2024	2023
	£	£
Property outgoings	11,413	4,481
	11,413	4,481

London Association In Aid Of Moravian Missions

Notes to the accounts for the year ended 5 April 2024

6 Analysis of charitable expenditure

The charity undertakes its charitable activities through grant making and awarded grants to a number of individuals and institutions in furtherance of its charitable activities.

	Grant funded activity	Support costs	Total	Total
	2024	2024	2024	2023
	£	£	£	£
Moravian Union	60,000	14,052	74,052	66,784
	60,000	14,052	74,052	66,784

The breakdown of support costs is shown in the table below:

	2024	2023
	£	£
Independent examination fees (governance cost)	4,813	4,707
Legal and professional fees	9,156	2,057
Other costs	83	20
	14,052	6,784

All support costs are allocated to charitable activities.

7 Investment property

	Freehold property
	£
Valuation	
At 6 April 2023	1,400,000
Surplus on revaluation	-
At 5 April 2024	1,400,000
Comprising	
Cost	305,169
Annual revaluation surplus / (deficit):	
2007	514,331
2008	(40,975)
2014	(203,525)
2015	625,000
2018	200,000
	1,400,000

Charlton House was revalued from £1,200,000 to £1,400,000 based on Drivers & Norris Chartered Surveyors' August 2018 valuation. The investment property is used to generate investment income for the charity and has been included at the trustees' assessment of open market value as at 5 April 2024.

London Association In Aid Of Moravian Missions

Notes to the accounts for the year ended 5 April 2024

8 Debtors

	2024	2023
	£	£
Prepayments	2,222	2,175
Other debtors	-	250
	<u>2,222</u>	<u>2,425</u>

9 Creditors: Amounts falling due within one year

	2024	2023
	£	£
Grants payable	60,000	60,000
Accruals	5,294	5,294
Legal and professional fees	-	-
	<u>65,294</u>	<u>65,294</u>

10 Trustees and related party transactions

No trustee received any remuneration nor was reimbursed any expenses in the year ended 5 April 2024 (2023 – none).

11 Taxation

Under current tax legislation, the charity is exempt from taxation on income and gains, to the extent that these are applied to its charitable objects.

12 Funds - Analysis of net assets

	Unrestricted Funds	Endowment Funds	Total Funds	Total Funds
	2024	2024	2024	2023
	£	£	£	£
Freehold property	-	1,400,000	1,400,000	1,400,000
Debtors	2,222	-	2,222	2,425
Bank and cash	90,999	-	90,999	96,011
Creditors	(65,294)	-	(65,294)	(65,294)
	<u>27,927</u>	<u>1,400,000</u>	<u>1,427,927</u>	<u>1,433,142</u>

The Endowment Fund represents those assets held permanently by the trust. The revalued amount of the investment property listed in the Latimer & Ridley Trust's accounts is represented by the amount listed within the Endowment Fund.

13 Post balance sheet event

Subsequent to the year end, Charlton House was sold. The proceeds were £1.65m and this will be reinvested to generate further income moving forwards.