



**REPORT OF THE DIRECTORS  
and  
FINANCIAL STATEMENTS**

***for the year ended  
31<sup>st</sup> December 2024***

*Company No. 88218 registered in England*

Registered Office and Principal Office  
UNIT C2, 15 DOCK STREET  
LONDON E1 8JN

# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## **REPORT OF THE DIRECTORS and FINANCIAL STATEMENTS for the year ended 31<sup>st</sup> DECEMBER 2024**

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### **Officers and Key Management Personnel:**

*Chairman:*

Mr DAVID K READER BA PGCE ACIB

*Treasurer:*

Mr ANTHONY J A PIKE, MA FIA FCSI

*Trust Officer:*

Mr J MARTIN SHAW, JP Dip LS Cert BFM

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*Solicitors:*

Carter Lemon Camerons LLP, 3<sup>rd</sup> Floor, 20 King Street, London, EC2V 8EG

*Surveyors:*

Rapleys LLP, 66 St James's Street, St James's, London, SW1A 1NE

*Bankers:*

Barclays Bank plc, Barclays Commercial Bank, 1 Churchill Place, London, E14 5HP

*Auditor:*

Xeinadin Audit Limited, Chartered Accountants  
5 Robin Hood Lane, Sutton, SM1 2SW

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# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## REPORT OF THE DIRECTORS

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The directors present their annual report and the audited financial statements for the year ended 31<sup>st</sup> December 2024, which have been prepared in accordance with the Companies Act 2006 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)) and Financial Reporting Standard 102 (FRS 102).

### **AIMS and OBJECTIVES**

The principal object for which the company was formed in 1906 is set out in the company's Memorandum and Articles of Association:

The advancement of the Christian religion in particular by the means and in accordance with the principles of the Baptist denomination.

In furthering this aim, the company serves the work of the Baptist denomination by

- (a) acting as custodian or holding trustee for churches and other organisations associated with the Baptist denomination; and
- (b) operating a deposit and loan fund in order to make loans available to churches in membership with the London Baptist Association and churches and organisations in trust with the company for the purpose of the purchase, repair or improvements of church property.

The company operates principally, but not exclusively, in London.

The company has continued to focus on its core tasks throughout the year, including offering support to churches with an annual income of over £100,000 as they have registered with the Charity Commission.

### **HOW THE COMPANY'S ACTIVITIES DELIVER PUBLIC BENEFIT**

The directors are aware of and have regard to the Charity Commission's published guidance on public benefit. The company delivers a public benefit by offering services to local Baptist churches that facilitate the provision of places for public worship and premises from which local churches are able to serve the needs of the community in Christian outreach. The company also offers support and guidance to the trustees of local Baptist churches to help them to comply with the requirements of charity law and to follow best practice in their responsibilities as charity trustees.

In addition to this any surplus that does not need to be retained by the company for its continuing work is given by way of grant to the London Baptist Association ('LBA'), with a recommendation to designate a proportion to the Baptist Union Home Mission appeal. Both the LBA and Baptist Union are registered charities and serve the public benefit by the promotion of the Christian faith.

#### ***The company as holding trustee***

The company acts as custodian trustee for 310 churches and certain other organisations as listed at the back of this document. A record of the deeds is maintained to ensure that these assets are segregated from the company's own assets. In most instances, a trust deed will establish the role of the company as the custodian or holding trustee.

Churches began to resume more normal levels of operations following the disruption caused by the COVID 19 pandemic. However, the cost-of-living crisis and in particular energy price inflation has affected all churches to a greater or lesser extent. During the year under review, one church closed as a result of dwindling numbers. four properties were sold, four properties were purchased and taken into Trust. A further nine Leases were sealed in relation to properties held in Trust. In addition to this the company continues to give approval for alterations to church premises and its staff offer support to churches on an increasingly wide range of matters as the regulatory environment around property ownership and charity management continues to evolve.



# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## REPORT OF THE DIRECTORS (continued)

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### ***The Deposit and Loan Funds***

The deposit and loan funds operated by the company serve a public benefit by enabling churches to have access to loan funding in order to purchase, repair or improve premises that are used for public worship or that further the charitable objects of the churches.

Two new loans were agreed by the directors during the year. Loans are advance to enable churches to refurbish and purchase manses and generally develop church buildings.

Political uncertainty was a key factor for the global economy during 2024, with elections covering more than half of the world's population, including the UK and US. Global economic growth slowed and company profitable came under pressure. On the plus side, inflationary pressure eased, with oil prices falling further from their peak at the start of the conflict in Ukraine. As a result, interest rates started to fall, but only by small amounts. The coming year should again see modest growth, with the possibility of interest rates gradually falling further, but the outlook is clouded by uncertainty about US economic policy under the Trump administration and ongoing conflicts in Ukraine and the Middle East. The directors continue to monitor closely the company's investments, with a view to maximising returns without undue risk, and seek to set appropriate and equitable rates of interest payable both to depositors and by borrowers, taking into account the general interest rate environment and alternative funding and investments available to our Baptist churches in London.

During the year, the deposit fund increased by £1,863,893 to £19,469,792 at 31 December 2024. The increase was attributable to increased deposits by churches, offset by a large withdrawal by the LBA to fund a property purchase. Many churches also allow their interest income to roll up within their deposit account. With interest rates at higher levels, this also contributed to the increase in the deposit fund. In the same period, the loan fund reduced by £754,323 to £1,991,632. The fall was in large part the result of repayment of a bridging loan, with only one new loan drawn down. Churches continue to repay their loans on time, and for the present there appears to be little appetite for debt given the increased costs of finance and a degree of wariness around the overall economic environment.

### **Future Plans**

The company intends to continue its present activities as it supports the work of Baptist churches in and around London and to carry out its duties as custodian trustee of such churches. For some years, the LBPB Directors have worked on their strategic objectives and, during 2024, we were able to implement some of these objectives in practical ways by involving ourselves with the training of leaders in skills in governance and oversight. We expect this to continue during 2025. We continue to review our portfolio of property held in trust and have an even better understanding of those churches requiring assistance. The extra capacity given by two additional members of the Regional Ministry Team has increased our ability to work alongside churches seeking to refurbish or redevelop their sites. There are a number of churches now engaging with us and our professional advisers on these kinds of projects and we anticipate further work in this area during 2025.

## **FINANCIAL REVIEW**

The financial results of the company for the year 2024 are set out in the accompanying financial statements.

There was a positive movement of funds in the year, after revaluation adjustments, of £93,241 (2023: *positive movement of £1,800*). The directors resolved during the year to make an appropriation of £80,000 to the LBA (2023: £25,000). The directors have also resolved to make an appropriation of £90,000 to the LBA in the year 2025.

The company does not measure its success in terms of its financial results but by the measure of how well it serves the needs of the churches held in trust. The financial objective of the company is primarily to cover the costs of its activities through the operation of the deposit and loan funds, and out of any surplus to make appropriations to the LBA. This objective was met in the year.



# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## REPORT OF THE DIRECTORS (continued)

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### ***Investment Policy and Financial Controls***

The directors maintain a cautious approach to investment, seeking both to safeguard the capital held on behalf of churches and to retain sufficient short term funds to meet potential demands by depositors or borrowers. With regard to longer term investments, the company holds Charifund income units with the intention of providing both income and capital growth. Investments have also been made in property with the dual aim of assisting the LBA or particular churches and bringing longer-term capital growth for the company.

The short term deposits are currently spread across four financial institutions, with returns being kept under regular review. The concentration risk is mitigated because deposits with two of the institutions are in money market funds with substantial diversification of credit risk.

The directors receive monthly reports monitoring cash flow and key financial ratios as a control procedure. The directors reviewed and amended their investment policy and financial control procedures during 2024.

### ***Capital and Reserves***

As the principal financial activity of the company is to make loans available to churches and organisations (see “Objects and Activities” above) and appropriations are usually only made out of operating profits, the policy is to accumulate surpluses realised from the disposal of tangible assets and investments in the General Investment and Contingency Reserve. This reserve was £2,656,284 at the end of the year. The accumulated reserve is used to support the expansion of the future lending business of the Company and is considered adequate to support the ongoing activities of the company.

### ***Fundraising policy***

The company asks all churches that are involved in a property transaction to make a donation towards the expenses incurred by the company. The company also requests a small annual donation to cover costs from churches for whom the company holds investments as nominee. Other than this, the company does not actively seek third party donations.

## **GOVERNANCE and MANAGEMENT**

### ***Governing document***

The company was created in 1906 by the Council of the LBA. The company is incorporated under the Companies Acts (Registered No: 88218), is a registered charity (Charity Registration No: 249768) and is governed by its Memorandum and Articles of Association. The current Memorandum and Articles of Association were adopted by the company on 23 July 2002. Amendments to the Articles of Association were adopted on 25 November 2003 and on 24 January 2006. Further amendments were adopted in 2009 to make provision relating to directors’ conflicts of interest. Its registered office is Unit C2, 15 Dock Street, London, E1 8JN.

With effect from 1<sup>st</sup> January 2002, all the “A” shares in The London Baptist Property Board Limited were transferred to the ownership of the LBA, so that the company is a wholly-owned subsidiary of the LBA.

### ***The Board of Directors***

The directors of the company are appointed by the LBA. The directors who have served during the year and to the date of this report are listed on page 6. In the year 2024, the directors met on eleven occasions. The directors continue to be grateful for the attendance and assistance of representatives of Carter Lemon Camerons (solicitors) and Rapleys (surveyors).

Rev Paul Winchester resigned as a director in March 2025, having served the Board as a director for 23 years, 10 of those years as Chairman. The directors wish to express their deep gratitude to him for his service, expertise, wisdom and guidance during that period.

# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## REPORT OF THE DIRECTORS (continued)

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The directors have received formal training on their legal responsibilities as directors of a charitable company. In addition, the presence of professional advisers at all meetings continues to ensure that the directors have access to help and guidance where necessary in the exercise of their responsibilities. In dealing with loan applications, the directors are indebted to two honorary Loans Officers: Mr David Golder and Mr Paul Scott-Evans.

No director of the company received remuneration of any kind by virtue of holding that office.

### ***Risk Management***

The company has conducted an assessment of the major risks to which it is exposed and has reviewed these risks during the course of the year. The main risks identified and managed are:

- Inability to recruit and maintain Directors and staff with appropriate skills to manage the company effectively.
- Providing incorrect or inadequate advice to churches in trust with the Board.
- Loss of trust or reputation as a result of actions taken by the Directors, staff or the wider Baptist family, leading to a significant and rapid loss of deposits.
- Loss of data through failure of IT systems or financial loss as result of IT system errors.
- Loss of competitiveness in deposit rates leading to a significant and rapid loss of deposits.
- Failure to anticipate or identify a deterioration in financial performance.
- Churches operating outside the terms of their trust deeds, leading to excessive time and cost implications for the Board.

The Directors have assessed these risks and, where possible, taken measures have been taken to mitigate risks, including taking of financial appropriate professional advice, through insurance cover and through regular monitoring and reporting performance. The Directors recognise that some risks identified are outside their direct control.

### ***Staffing***

The key management personnel of the company as listed at the front of the report are in charge of directing, controlling, running and operating the charity on a day to day basis. Remuneration of key management personnel is set with reference to available market information for similar roles, including within the Baptist denomination. The LBA Directors have formal responsibility to agree senior management salaries.

The day to day work of the company is conducted by its staff, who have continued to serve the company effectively and efficiently through the course of the year: Mr Martin Shaw (Trust Officer), and Ms Deborah Scott (Finance Manager). The company benefits from the support of the full-time LB Association Administrator. During 2024, for a short time this was Ms. Laura Tomlinson, and then Mr. Nigel Redford. The Company also benefits from the support of the LB Regional Ministry Team, of which three act as Company Directors.

### ***Related parties***

The company is a wholly-owned subsidiary of the LBA. The staff working for the company are employed by the LBA but undertake duties by agreement for the company. All their costs for work for the company are fully reimbursed to the LBA. The company provides financial support to the LBA through an annual appropriation from available surpluses. The work of the company is viewed by the directors of the LBA as an integral part of the support and guidance that the Association is able to offer to its member churches.



# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## REPORT OF THE DIRECTORS (continued)

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### DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Policies).

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors 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 charitable company and of incoming resources and application of resources, including the income and expenditure of the charitable company for that period. In preparing these financial statements the directors are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK 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 company will continue in its operations.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with charity law and the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information for the company included on the LBA website.

### DISCLOSURE OF INFORMATION TO THE AUDITORS

In so far as the Directors are aware at the time of approving our Directors' Annual Report:

- There is no relevant information, being information needed by the auditor in connection with preparing their report, of which the charity's auditor is unaware; and
- The Trustees, having made enquiries of fellow directors and the charity's auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a Director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

### AUDITORS

The directors intend to re-appoint Xeinadin Audit Limited as auditors of the company for the ensuing year.

### SMALL COMPANY

The above report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

**Signed on behalf of the Directors**



**Anthony J A Pike**  
Director

6 May 2025

# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## DIRECTORS DURING THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024 AND TO THE DATE OF THIS REPORT

The following Directors served throughout the year and to the date of this report, except as shown:

**Mr David K Reader BA PGCE ACIB (Chairman)**

Formerly Regional Director, Transaction Services ; National Westminster Bank PLC. Managing Director DKR Trade Training & Support Limited. Member of Edmonton Baptist Church

**Rev Philip E Barnard BTh**

Regional Minister (Team Leader), London Baptist Association. Member of Baptists Together Core Leadership Team and Baptist Union Council. Member of Mitcham Lane Baptist Church.

**Rev Joshua J Kane BA MA**

Regional Minister, London Baptist Association. Co-Pastor Mill Hill East Church. Director of Dockyard Collective

**Rev Claire Nicholls BSc PGCE MA**

Regional Minister, London Baptist Association. Member of Joint Public Issues Team Strategy and Policy Group (Baptist Union, Methodist Church and URC). Member of Trinity Baptist Church, Bexleyheath.

**Rev Michael B Mensah MSc ACCA (from 16 March 2024)**

Minister, Brockley Baptist Church

**Mr Olusegun O Obidipe ACMA MBA**

Chartered Management Accountant. Senior Partner of Graceolu & Co. Director of Baptist Union Corporation Ltd. Director/Treasurer of Canning Hall Trust. Member of Harringay United Church-Baptist

**Mr Anthony J A Pike MA FIA FCSI (Treasurer)**

Fellow of the Institute of Actuaries. Chartered FCSI. Former Head of Investments, BP Investment Management Limited. Director of Baptist Pension Trust Ltd and Moderator of the Investment Committee. Trustee of Scripture Gift Mission Pension Fund. Former Treasurer (and Trustee) of Croham Road Baptist Church, South Croydon. Treasurer (and Trustee) of the Parochial Church Council of All Saints, Otley

**Mrs Sylvia C Salamanca-Espín BSc MNAEA**

Acquisitions & Disposal Manager, London City Mission. Formerly Business Manager, Vanet Property Asset Management Ltd. Secretary (and Trustee) of the London Spanish-Speaking Charismatic Baptist Church.

**Mrs Monica Sisimayi (nee Muchena) BA, FCCA**

Accountant. Treasurer (and Trustee) of Stoke Newington Baptist Church.

**Rev Paul A Winchester BD ACIB FCT (until 10 March 2025)**

Former Regional Managing Director, UK and Europe, National Westminster Bank plc. Former Minister (and Trustee) of Stone Baptist Church, Dartford, Member of Crayford Baptist Church.



INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF  
THE LONDON BAPTIST PROPERTY BOARD LIMITED

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**Opinion**

We have audited the financial statements of The London Baptist Property Board Limited (the 'charity') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**Other information**

The other information comprises the information included in the annual report, including the directors' report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.



INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF  
THE LONDON BAPTIST PROPERTY BOARD LIMITED (continued)

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**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included with the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement, the trustees' (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity, we identified that the principal risks of non-compliance with laws and regulations related to financial reporting legislation and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Charities Act 2011.



INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF  
THE LONDON BAPTIST PROPERTY BOARD LIMITED (continued)

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We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to making inaccurate electronic banking payments, the valuation of freehold property, presentation of separately disclosed items and management override of controls.

In response to the risks identified we designed procedures which included, but were not limited to reviewing the controls over electronic banking, challenging property valuations, agreeing financial statement disclosures to underlying supporting documentation, reviewing trustees minutes, evaluating the internal controls, and testing journal entries.

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and regulations made under that Act. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.



**Miriam Hickson FCA (Senior Statutory Auditor)**  
**for and on behalf of Xeinaudit Limited**  
**Statutory Auditor**  
**Chartered Accountants**

5 Robin Hood Lane  
Sutton  
Surrey  
SM1 2SW

Dated: 2 June 2026

# THE LONDON BAPTIST PROPERTY BOARD LIMITED

Registered Charity No: 249768

Company No: 88218

## STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024

(incorporating the Income and Expenditure Account)

		2024		2023	
	Note	General Funds £	Designated Funds £	2024 Total £	2023 Total £
<b>Income from:</b>					
Charitable activities - Loan interest		140,699	-	140,699	148,311
Investments	2	894,764	-	894,764	707,681
Donations and legacies		14,316	-	14,316	18,370
<b>Total income</b>		<u>1,049,779</u>	<u>-</u>	<u>1,049,779</u>	<u>874,362</u>
<b>Expenditure on:</b>					
<i>Raising funds</i>					
Investment property management costs		8,648	-	8,648	10,537
<i>Charitable activities</i>					
Appropriation to London Baptist Association		80,000	-	80,000	25,000
Interest payable on deposits		756,943	-	756,943	631,239
Support and governance costs	3	162,091	-	162,091	148,454
		<u>999,034</u>	<u>-</u>	<u>999,034</u>	<u>804,693</u>
<b>Total expenditure</b>		<u>1,007,682</u>	<u>-</u>	<u>1,007,682</u>	<u>815,230</u>
Net gains/(losses) on investments		51,144	-	51,144	(57,332)
<b>Net income/(expenditure)</b>		93,241	-	93,241	1,800
Transfers between funds		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>		<b>93,241</b>	<b>-</b>	<b>93,241</b>	<b>1,800</b>
<b>Reconciliation of funds</b>					
Fund balances brought forward	9,10	<u>1,178,416</u>	<u>2,659,499</u>	<u>3,837,915</u>	<u>3,836,115</u>
Fund balances carried forward		<u>1,271,657</u>	<u>2,659,499</u>	<u>3,931,156</u>	<u>3,837,915</u>

All of these results relate to continuing activities.



# THE LONDON BAPTIST PROPERTY BOARD LIMITED

Registered Charity No: 249768

Company No: 88218

## BALANCE SHEET

AS AT 31<sup>st</sup> DECEMBER 2024

	Note	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	4		-		-
Investments	5		2,412,954		2,361,810
			<u>2,412,954</u>		<u>2,361,810</u>
<b>Current assets</b>					
Debtors	6	2,168,813		2,854,670	
(including £1,513,664 (2023: £1,856,465) recoverable after more than one year)					
Short term deposits - bank		18,098,032		11,235,834	
Cash at bank		<u>746,104</u>		<u>5,011,396</u>	
		21,012,949		19,101,900	
<b>Creditors:</b> Amounts falling due within one year	7	<u>19,483,107</u>		<u>17,614,155</u>	
<b>Net current assets</b>			<u>1,529,842</u>		<u>1,487,745</u>
<b>Net assets</b>	13		<u><u>3,942,796</u></u>		<u><u>3,849,555</u></u>
<b>Capital and reserves</b>					
Called up share capital	8		11,640		11,640
General Funds:	9				
Income and expenditure account		137,242		95,145	
Revaluation reserve		<u>1,134,415</u>		<u>1,083,271</u>	
			1,271,657		1,178,416
Designated Funds:	10				
General investment and contingencies reserve		2,656,284		2,656,284	
Quinquennial survey support fund		<u>3,215</u>		<u>3,215</u>	
			<u>2,659,499</u>		<u>2,659,499</u>
<b>Total shareholders' funds</b>	11		<u><u>3,942,796</u></u>		<u><u>3,849,555</u></u>

The financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

The financial statements were approved by the Directors on 6 May 2025 and signed on their behalf by



**Anthony J A Pike**

Director

# THE LONDON BAPTIST PROPERTY BOARD LIMITED

Registered Charity No: 249768

Company No: 88218

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024

		2024		2023	
	Note	£	£	£	£
<b>Cash provided by operating activities</b>	i)		1,702,142		1,507,797
<b>Cash flows from investing activities</b>					
Interest received		822,554		638,282	
Rental income from investment properties		72,210		69,399	
Proceeds on disposal of investments		-		644,916	
<b>Cash provided by investing activities</b>			<u>894,764</u>		<u>1,352,597</u>
<b>Net cash inflow/(outflow)</b>			2,596,906		2,860,394
Cash and cash equivalents at 1st January			<u>16,247,230</u>		<u>13,386,835</u>
<b>Cash and cash equivalents at 31st December</b>			<u><u>18,844,136</u></u>		<u><u>16,247,229</u></u>
<b>i) Cash flows from operating activities</b>					
<b>Net income</b>			93,241		1,800
<i>Adjustments for:</i>					
Interest received shown in investing activities			(822,554)		(638,282)
Rental income received shown in investing activities			(72,210)		(69,399)
Depreciation			-		-
(Gains)/losses on investments			(51,144)		57,332
Change in provisions			-		-
Decrease in debtors			685,857		210,791
Increase in creditors			1,868,952		1,945,555
<b>Cash provided by/(used in) operating activities</b>			<u><u>1,702,142</u></u>		<u><u>1,507,797</u></u>



# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024

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### 1 ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1.1 Accounting convention

The financial statements have been prepared under the Companies Act 2006 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)) and Financial Reporting Standard 102 (FRS 102). The financial statements are drawn up on the historical cost basis of accounting, as modified by the revaluation of investment properties and other investments. The financial statements are prepared in sterling rounded to the nearest pound. There are no material uncertainties about the charity's ability to continue in operation.

The London Baptist Property Board meets the definition of a public benefit entity under FRS 102. It is an incorporated company with share capital, registered in England with registered office at Unit C2, 15 Dock Street London, E1 8JN.

#### 1.2 Investments

##### *Investment properties*

Investment properties are shown at fair value at the balance sheet date and surpluses/(deficiencies) arising on the revaluation are treated as unrealised surpluses/(losses) which are credited/(debited) directly to the revaluation reserve.

##### *Other investments*

Other investments are stated at market value.

#### 1.3 Fixed assets

Tangible fixed assets are included at cost less depreciation. The useful life of the office equipment is estimated to be 4 years and of computer equipment is estimated to be 3 years. Depreciation is provided at rates calculated to write off the cost, less estimated residual value, of each asset over its useful life. Computer and office equipment with a cost of over £500 is capitalised.

#### 1.4 Dividends and interest receivable

Dividends and interest receivable on government and commercial securities are recognised on an accruals basis.

#### 1.5 Grants and appropriations payable

Grants and appropriations payable are recognised once payment has been made.

#### 1.6 Expense allocation

The company carries out no separate fundraising activities. In view of the company's principal activities, all administrative support costs and governance costs are regarded as charitable expenditure.

(Note continued on next page)

# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024 (continued)

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### 1 ACCOUNTING POLICIES (continued)

#### 1.7 Income

Voluntary income and donations (including legacies) are accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured.

Loan interest receivable and interest payable on deposits is recognised on an accruals basis.

#### 1.8 Debtors

Grants receivable and other debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

#### 1.9 Cash at bank

Cash at bank includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

#### 1.10 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

#### 1.11 Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognized at transaction value and subsequently measured using amortised cost on the effective interest rate method.

#### 1.12 Fund accounting

Details of the nature and purpose of each fund is given in Note 10.

#### 1.13 Pensions

The charity contributes to the Baptist Pension Scheme, via the London Baptist Association, in respect of its employees. This is a defined contribution scheme and contributions are accounted for as they fall due.

#### 1.14 Critical accounting estimates and areas of judgement

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the Trustees to have most significant effect on amounts recognized in the financial statements:

1. The judgement in the valuation of properties
2. The presumed economic life of properties and the depreciation or lack thereof

#### 1.15 Going concern

The trustees have prepared detailed forecasts and cash flow projections which they believe are based upon reasonable assumptions with no material uncertainties. The forecasts show that the charity should be able to operate for the foreseeable future and thus the trustees consider it appropriate to prepare the financial statements on a going concern basis.



# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024 (continued)

<b>2 INVESTMENT INCOME</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Rental income from investment properties	72,210	69,399
Dividends and interest received:		
Other investments	12,375	11,756
Interest receivable:		
Short term deposits	810,179	626,526
	<u>894,764</u>	<u>707,681</u>
<b>3 SUPPORT AND GOVERNANCE COSTS</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Employment costs	63,524	60,647
Office rental and service charge	28,906	25,690
Professional fees	50,880	43,201
Other charges	11,981	12,196
Auditor's remuneration	6,800	6,720
Other governance costs	-	-
	<u>162,091</u>	<u>148,454</u>
Employment costs comprise:		
Salaries	52,688	50,544
National insurance	5,567	5,094
Pension contributions	5,269	5,009
	<u>63,524</u>	<u>60,647</u>

There were two employees (equivalent to two full-time employees) during the year. There were no employees who received employee benefits of more than £60,000. The key management personnel received employee benefits of £49,323 (2023: £45,612) during the year and were reimbursed travel expenses of £2,278 (2023: £1,412).

# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024 (continued)

### 4 TANGIBLE FIXED ASSETS

#### Computer and office equipment

<b>Cost or valuation</b>	<b>£</b>
At 1st January 2024	10,525
Additions	-
Disposals	-
At 31st December 2024	<u>10,525</u>
<b>Depreciation</b>	
At 1st January 2024	10,525
Charge for year	-
At 31st December 2024	<u>10,525</u>
<b>Net book value</b>	
At 31st December 2024	<u>-</u>
At 31st December 2023	<u>-</u>

### 5 INVESTMENTS

	<b>Other investments</b>	<b>Freehold investment properties</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Valuation</b>			
At 1st January 2024	197,310	2,164,500	2,361,810
Revaluation surplus	5,144	46,000	51,144
Disposals	-	-	-
At 31st December 2024	<u>202,454</u>	<u>2,210,500</u>	<u>2,412,954</u>
<b>Historical cost</b>			
At 31st December 2024	<u>20,149</u>	<u>1,258,389</u>	<u>1,278,538</u>
At 31st December 2023	<u>20,149</u>	<u>1,258,389</u>	<u>1,278,538</u>

The freehold investment properties were professionally valued at 31 December 2020 by independent valuers who held recognised and relevant professional qualifications and have experience in the location and type of the properties being valued. The Directors have taken professional advice concerning the changes in values in the year and have adopted revised valuations at 31 December 2024 totalling £2,210,500 in these accounts.



# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024 (continued)

<b>6 DEBTORS</b>		<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
Advances (financial assets measured at amortised cost)			
Churches		1,441,995	1,755,737
Manse		418,168	461,259
Denominational societies		131,469	528,959
		<u>1,991,632</u>	<u>2,745,955</u>
Prepayments		4,000	2,928
Accrued income		173,181	105,787
		<u>2,168,813</u>	<u>2,854,670</u>
<b>7 CREDITORS: Amounts falling due within one year</b>		<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
7 day notice deposits			
Churches		17,590,032	14,848,794
Denominational societies		1,879,760	2,757,105
		<u>19,469,792</u>	<u>17,605,899</u>
Accruals		13,315	8,256
		<u>19,483,107</u>	<u>17,614,155</u>
<b>8 SHARE CAPITAL</b>			
	<b>Authorised</b>	<b>Allotted, issued &amp; fully paid</b>	
	<b>2024</b>	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>£</b>	<b>£</b>
Ordinary shares of £10 each:			
A shares	411	4,110	4,110
B shares	1,589	7,530	7,530
	<u>2,000</u>	<u>11,640</u>	<u>11,640</u>

The A shares carry one vote per share. The B shares have no voting rights.

# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024 (continued)

### 9 GENERAL FUNDS

	Income and Expenditure £	Revaluation Reserve £	Total funds £
At 1st January 2024	95,145	1,083,271	1,178,416
Net income before investment gains	42,097	-	42,097
Net gains on investments	-	51,144	51,144
At 31st December 2024	<u>137,242</u>	<u>1,134,415</u>	<u>1,271,657</u>
<i>At 1st January 2023</i>	<i>36,097</i>	<i>1,483,617</i>	<i>1,519,714</i>
<i>Net income before investment gains</i>	<i>59,132</i>	<i>-</i>	<i>59,132</i>
<i>Net gains on investments</i>	<i>1,916</i>	<i>(59,248)</i>	<i>(57,332)</i>
<i>Transfer to General Investment Reserve</i>	<i>(2,000)</i>	<i>(341,098)</i>	<i>(343,098)</i>
<i>At 31st December 2023</i>	<u><i>95,145</i></u>	<u><i>1,083,271</i></u>	<u><i>1,178,416</i></u>

### 10 DESIGNATED FUNDS

	General investment and contingencies reserve £	Quinquennial survey support fund £	Total funds £
At 1st January 2024	2,656,284	3,215	2,659,499
Transfer from Income and Expenditure	-	-	-
At 31st December 2024	<u>2,656,284</u>	<u>3,215</u>	<u>2,659,499</u>
<i>At 1st January 2023</i>	<i>2,313,186</i>	<i>3,215</i>	<i>2,316,401</i>
<i>Transfer to Income and Expenditure</i>	<i>343,098</i>	<i>-</i>	<i>343,098</i>
<i>At 31st December 2023</i>	<u><i>2,656,284</i></u>	<u><i>3,215</i></u>	<u><i>2,659,499</i></u>

The general investment and contingencies reserve has arisen from the realised gains on investment disposals over a number of years. It is held to support the continuing operations of the charity.

The quinquennial survey support fund has arisen from transfers made from the income and expenditure account. The funds are available to provide financial support to churches requiring a survey of their premises.

### 11 RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2024 £	2023 £
At 1st January	3,849,555	3,847,755
Net income before investment gains	42,097	59,132
Gains (losses) on investments	51,144	(57,332)
At 31st December	<u>3,942,796</u>	<u>3,849,555</u>



# THE LONDON BAPTIST PROPERTY BOARD LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2024 (continued)

### 12 COMMITMENTS

	2024 £	2023 £
The company has the following commitments at 31st December	<u>-</u>	<u>531,000</u>

### 13 ANALYSIS OF NET ASSETS BETWEEN FUNDS

2024	Fixed assets £	Net current assets £	Total assets £
<b>Unrestricted and designated funds</b>			
Income and expenditure	-	137,242	137,242
Revaluation reserve	1,134,415	-	1,134,415
General investment and contingencies reserve	1,278,539	1,377,745	2,656,284
Quinquennial survey support fund	-	3,215	3,215
	<u>2,412,954</u>	<u>1,518,202</u>	<u>3,931,156</u>
<b>Share capital</b>	-	11,640	11,640
	<u>2,412,954</u>	<u>1,529,842</u>	<u>3,942,796</u>
2023	Fixed assets	Net current assets	Total assets
<b>Unrestricted and designated funds</b>			
Income and expenditure	-	95,145	95,145
Revaluation reserve	1,083,271	-	1,083,271
General investment and contingencies reserve	1,278,539	1,377,745	2,656,284
Quinquennial survey support fund	-	3,215	3,215
	<u>2,361,810</u>	<u>1,476,105</u>	<u>3,837,915</u>
<b>Share capital</b>	-	11,640	11,640
	<u>2,361,810</u>	<u>1,487,745</u>	<u>3,849,555</u>

14 RELATED PARTIES

The key management personnel of the charity are considered to be related parties and the total employee benefits are set out in note 3 above. The directors receive no remuneration in respect of their services as directors. No expenses were paid to any director during the year (2023: £8) for expenses incurred in carrying out their duties. As disclosed on page 6, the Directors are variously Officers and/or members of churches which are affiliated to the London Baptist Association, and those churches may place deposits from time to time with the LBPB. The rates payable on such deposits are identical to those offered to all churches.

The “A” shares are wholly owned by the London Baptist Association (LBA) (registered charity number 1091160, company number 04325272). The object of the LBA is the advancement of Christianity in and through its member churches individually and acting together, in accordance with the principles of the Baptist denomination. The LBA is affiliated to the Baptist Union of Great Britain. The LBA seeks to fulfil its purpose through resourcing, supporting and encouraging the life and mission of its member churches. The company's results have been included in the consolidated accounts which are available from the registered office.

At the year end, the company had the following loan and deposit balances with the LBA:

	2024	2023
	£	£
Loans advanced	<u>91,584</u>	<u>489,840</u>
Deposits held	<u>1,787,630</u>	<u>1,840,163</u>

Interest is received on the loans and paid on the deposits at the standard rates.



**THE LONDON BAPTIST PROPERTY BOARD LIMITED**  
**CHURCHES AND ASSOCIATIONS FOR WHICH**  
**THE COMPANY WAS ACTING AS CUSTODIAN TRUSTEE at 31<sup>st</sup> DECEMBER 2024**

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**(A) CHURCHES IN MEMBERSHIP WITH THE LONDON BAPTIST ASSOCIATION**

Abbey Road Baptist Church	Central Baptist Church, Stratford	Goodmayes Baptist Church
Acton Baptist Church	Chadwell Heath Baptist Church	Grange Park Baptist Church
Albany Park Baptist Church	Chalk Farm Baptist Church	Green Street Green Baptist Church
Aldersbrook Baptist Church	Charis Baptist Church	Greenford Baptist Church
All Nations Baptist Church (Clapham Park)	Chatsworth Baptist Church	Greenleaf Road Baptist Church
All Nations Church, Manor Park	Chelsea Community Church	Haddon Hall Baptist Church
Alpertown Baptist Church	Christ Church, New Southgate	Hainault Baptist Church
Amott Road Baptist Church	City on the Hill Romanian Baptist Church	Ham Christian Centre
Ashford Baptist Church	Clapham Baptist Church	Hampstead Garden Suburb Free
Ashford Common Baptist Church	Claremont Free Church	Hampton Mission Partnership
Ashurst Drive Baptist Church Ilford	Coldharbour Lane Baptist Church	Hampton Wick Baptist Church
Avenue Baptist Church	Coney Hill Baptist Church	Harlington Baptist Church
Baldwyns Park Baptist Church	Cranbrook Baptist Church	Harringay United Church-Baptist
Balham Baptist Church	Crayford Baptist Church CIO	Harrow Baptist Church
Baptist chm Tamil Congregation	Cricklewood Baptist Church	Hatch End Free Church
Barking Baptist Church	Crofton Park Baptist Church	Haven Green Baptist Church
Barnes Baptist Church	Croham Road Baptist Church CIO	Heath Street Baptist Church
Battersea Chapel Baptist Church	Cross Street Baptist Church	Hendon Baptist Church
Beckenham Baptist Church	Crossharbour Community Church	Herne Hill Baptist Church
Bedford Hill Baptist Church	Crossway Revival Baptist Church	Hersham Baptist Church CIO
Belvedere Baptist Church	Crown Road Baptist Church	Highams Park Baptist Church
Bethel Baptist Church	Custom House Baptist Church CIO	Highfield Road Baptist Church
Blackheath and Charlton Baptist Church	Denmark Place Baptist Church	Hillingdon Park Baptist Church
Blackhorse Road Baptist Church	Disciples Baptist Church	HGBCHURCH CIO
Bloomsbury Central Baptist Church	Earlsfield Baptist Church CIO	Honor Oak Baptist Church
Bonny Downs Baptist Church CIO	East Barnet Baptist Church	Hornsey Rise Baptist Church
Boston Road Baptist Church	East Ham Baptist Church	Ilford High Road Baptist Church
Bow Baptist Church	East Hill Baptist Church	Joy Christian Centre International
Braemar Avenue Baptist Church	East Plumstead Baptist Church	Kensal Rise Baptist Tabernacle
Brandon Baptist Church	East Sheen Baptist Church	Kenton Baptist Church
Brentford Free Church	Eastern Avenue Baptist Church	Kingsbury Baptist Church
Brighton Road Baptist Church	Edmonton Baptist Church	Kingswood Community Church
Brixton Baptist Church	Eldon Road Baptist Church	Leytonstone United Free Church
Broadmead Baptist Church	Eltham Park Baptist Church	Likewise Christian Ministries
Bromley Baptist Church	Emmanuel Baptist Church, Hounslow	Lindsay Park Baptist Church
Bromley Common Baptist Church	Emmanuel Church (Thamesmead)	Little Ilford Baptist Church
Brondesbury Christian Church	Enfield Baptist Church	Living Flames Baptist Church, New Cross
Brownhill Road Baptist Church	Epsom Baptist Church Centre	Living Waters Baptist Church
Buckhurst Hill Baptist Church CIO	Everyday Church Kingston	London Arabic Evangelical Church
Camden Road Baptist Church	Everyday Church Southfields	London Network Church
Campsbourne Baptist Church	Faith Baptist Church (London)	London Spanish-Speaking Baptist Church
Camrose Baptist Church	Finchley Baptist Church	Longheath Baptist Church
Cann Hall & Harrow Green Baptist Church	Foots Cray Baptist Church	Lordship Lane Baptist Church
Carshalton Baptist Church	Frampton Park Baptist Church	Major Road Baptist Church
Carshalton Beeches Baptist Free Church	Fulham Baptist Church	Manor Park Christian Centre

## THE LONDON BAPTIST PROPERTY BOARD LIMITED

CHURCHES AND ASSOCIATIONS FOR WHICH  
THE COMPANY WAS ACTING AS CUSTODIAN TRUSTEE at 31<sup>st</sup> DECEMBER 2024

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Memorial Community Church	Romford Baptist Church	Tooting Junction Baptist Church
Merton Park Baptist Church	Royal Docks Community Church	Tottenham Baptist Church
Mill Hill East Church	Ruislip Baptist Church	Totteridge Road Baptist Church
Mitcham Baptist Church	Rye Lane Baptist Chapel	Trinity Baptist Church, Woolwich
Morden Baptist Church	Salem Baptist Church	Trinity Baptist Church {West Norwood}
Morden Park Baptist Church	Selsdon Baptist Church	Trinity Baptist Church Bexleyheath
Muswell Hill Baptist Church	Shoreditch Tabernacle Baptist Church	True Life Baptist Church
Myanmar Christian Fellowship	Shrublands Christian Fellowship	Twickenham Green Baptist Church
New Addington Baptist Church	Sidcup Baptist Church	Underhill Baptist Church
New Life Church	Slade Green Christian Fellowship	Union Church and Community Centre
New River Baptist Church	South Hanwell Baptist Church	Upper Holloway Baptist Church
Norbury Baptist Church	South Harrow Baptist Church	Victoria Park Baptist Church
North Cheam Baptist Church	South London Tabernacle	Victory Baptist Church, Tooting
North Hanwell Baptist Church	South Norwood Baptist Church	Victory Life Baptist Church
North Peckham Baptist Church	South Street Baptist Church	Wallington Baptist Church
Northcote Road Baptist Church	Southall Baptist Church	Waltham Abbey Baptist Church
Northolt Grange Baptist Church	Southborough Lane Baptist Church	Walton Baptist Church
Northolt Park Baptist Church	Springfield Baptist Church	Wanstead Baptist Church
Northumberland Heath Baptist Church	Spruce Hill Baptist Church	Wealdstone Baptist Church
Oakwood Baptist Church	St Andrew's Church, Walthamstow	West Croydon Baptist Church
Oasis Charitable Trust	Stanmore Baptist Church	West Drayton Baptist Church
Oasis Church Colliers Wood	Stoke Newington Baptist Church	West Green Baptist Church
Old Lodge Lane Baptist Church	Stone Baptist Church	West Hendon Baptist Church
Oldfield Free Church (Baptist)	Stoneleigh Baptist Church	West Wickham & Shirley Baptist Church
Open Doors Baptist Church	Streatham Baptist Church	Westbury Avenue Baptist Church
Pawsons Road Baptist Church	Streatham Vale Baptist Church	Whitton Baptist Church
Peckham Park Road Baptist Church CIO	Stroud Green Baptist Church	Willesden Green Baptist Church
Penge Baptist Church	Sudbury Baptist Church	Wimbledon & District Korean Baptist Church
Pentecost Baptist Church	Suffolks Baptist Church	Winchmore Hill Baptist Church
Perry Rise Baptist Church	Surbiton New Life Baptist Church	Woodford Baptist Church
Pinner Baptist Church	Sutton Baptist Church	Woodgrange Baptist Church
Pollards Hill Baptist Church	Tasso Baptist Church	Woodmansterne Baptist Church
Purley Baptist Church	Teddington Baptist Church CIO	Woodside Baptist Church
Queen Street Baptist Church	Temple Hill Baptist Church	Woolwich Central Baptist Church
Ravenscourt Baptist Church	The King's Cross Baptist Church	Worcester Park Baptist Church
Rayners Lane Baptist Church	The Vine Christian Fellowship	Yiewsley Baptist Church
Roding Lane Free Church	The Well Community Church	



## THE LONDON BAPTIST PROPERTY BOARD LIMITED

CHURCHES AND ASSOCIATIONS FOR WHICH  
THE COMPANY WAS ACTING AS CUSTODIAN TRUSTEE at 31<sup>st</sup> DECEMBER 2024 (continued)

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### (B) CHURCHES IN MEMBERSHIP WITH THE EASTERN BAPTIST ASSOCIATION

Becontree Avenue Baptist Church	Earls Hall Baptist Church, Westcliff	Ramsden Bellhouse Baptist Church
Benfleet Baptist Church	Elm Park Baptist Church	Shoeburyness and Thorpe Bay Baptist
Brentwood Baptist Church	Friars Baptist Church	Shotgate Baptist Church
Canvey Island Baptist Church	Hadleigh Baptist Church	Upminster Baptist Church
Chase Cross Baptist Church	Hawkwell Baptist Church	Winter Gardens Baptist Church
Cranham Baptist Church	Oxlow Lane Baptist Church	Wood Lane Baptist Church
Dagenham Baptist Church	Pilgrims Hatch Baptist Church	

### (C) CHURCHES IN MEMBERSHIP WITH OTHER ASSOCIATIONS

Cippenham Baptist Church	Godstone Baptist Church	Potters Bar Baptist Church
Dormansland Baptist Church	Life Church, Cuffley	

### (D) CHURCHES NOT IN MEMBERSHIP WITH AN ASSOCIATION

Beulah Church	East Finchley Baptist Church	King's Church London
Biggin Hill Christian Fellowship Trust	East London Tabernacle Baptist	Leghorn Road Baptist Church
Central Baptist Church, Walthamstow	East Street Baptist Church	Leyton Baptist Church
Cheam Baptist Church	Elmstead Baptist Church	Lighthouse Baptist Church
Childs Hill Baptist Church	Everyday Church Wimbledon	Metropolitan Tabernacle
Chiswick Baptist Church	Gresham Baptist Church	Olivet Baptist Church
City Hope Church London	Gunnersbury Baptist Church	Twynholm Baptist Church
Clementswood Baptist Church	Harmondsworth Baptist Church	Upney Baptist Church
Community Church, Putney	Hatton Road Baptist Church	West Kilburn Baptist Church
Cranford Baptist Church	High Barnet Baptist Church	Westbourne Grove Church
Days Lane Baptist Church	Hitherfield Road Baptist Church	Westminster Baptist Church
Ealing Road Baptist Church	Ichthus New Life Centre, Greenwich	
East Dulwich Tabernacle	King's Church Iver	

### (E) OTHER ORGANISATIONS

Regent's Park College	Spurgeon's College	The London Baptist Association
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