

**THE LONDON BUDDHIST CENTRE**  
**COUNCIL MEMBERS' REPORT AND CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**The London Buddhist Centre**  
**Legal and Administrative Information**  
**For the year ended 31 March 2021**

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<b>Council Members</b>	Mr J Reeves Ms E Light Mr P Groves Mr S Skelton Ms M Healy Sandra Turner (Suryagupta), Chair Ms C Edwards Mr D Waterston Mr O Brock Ms J Weiss Mr S Okotie (Resigned on 23 June 2020)
<b>Charity Number</b>	255420
<b>Auditor</b>	Saffery Champness LLP St Catherine's Court Berkeley Place Clifton Bristol BS8 1BQ
<b>Bankers</b>	Lloyds Bank 70-71 Cheapside London EC2V 6EN  Triodos Bank 11 The Promenade Clifton Bristol BS8 3NN  Clydesdale Bank PLC London SW1Y 4ND
<b>Solicitors</b>	Edward Harte & Co 6 Pavilion Parade Brighton East Sussex BN1 1RA

**The London Buddhist Centre**  
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**For the year ended 31 March 2021**

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### **Change, Challenge and Creativity**

Change, challenge and creativity are the three words I would use to sum up my experience at the LBC during the last year. The LBC, along with many other organisations and Sanghas, was forced to temporarily stop all activities, the first time this has happened in our 43 years history. After a short pause taking in the enormity of the unfolding global crisis, we were faced with reinventing a way of being and functioning online. We were fortunate in having people living and or working at the centre who were skilled technically and the rest of us put our heads together and envisioned a way forward. The LBC Online was born and we began sharing the Dharma to our existing community and reaching many new people locally and across the world. It was gratifying and indeed sometimes thrilling to see our reach extending as far as Tasmania, the Caribbean and the Middle East. This affirmed our aspiration that we established as a council in February 2020 that the LBC communicates the Dharma not just locally but globally too.

I want to express my deep gratitude for all those who supported the LBC during this year. From our talented and committed teachers, the LBC team, our numerous volunteers, our donors and many who offered their support to friends, mitras and other Order members. Because of this great collective effort, the LBC continued to grow during this year. I feel proud that among the suffering and inevitable pain of the situation the LBC team and Sangha have continued their great tradition of sharing the Dharma in a way that is relevant and accessible to many.

### **Fundraising: a culture of generosity**

We are always looking to grow and develop this vision of generosity. The Covid crisis has coincided with a renewed emphasis on fundraising within the Sangha that was underway even before the first lockdown in March 2020. Amalayodhin, our fundraiser, has reached out to mitras by directly asking for monthly gifts while also making it clear that nobody needed to pay to use the centre. Over 160 mitras were personally asked for a monthly gift over the last year. The result has been a significant shift in giving levels, with a doubling of the share of Mitras giving monthly to the centre to around 60%, and a doubling of the number of total monthly donors to around 380 at the end of 2021. Financially this has resulted in £60,000 in new annual income from monthly gifts. Thank you to all our teachers who have made dana requests over the last year. It has contributed to a very positive shift in giving around the centre. Thank you to everyone as well who has given donations no matter how small. Putting generosity at the heart of what we do is vital and I hope we continue to move in that direction over the coming year.

### **Finances**

In 2020-21 the activities of the centre (and therefore its financial results) were greatly impacted by the Covid pandemic. In the face of challenging circumstances the LBC was able to respond creatively to keep fulfilling its mission. Thanks to this and to the generosity of our Sangha (see fundraising section above), the LBC showed financial resilience in a tough climate, generating a modest cash surplus over the year and a small increase to cash reserves.

### **Vajrasana, Pure Land Ltd and the LBC**

One of the unfortunate consequences of lockdown was our inability to go on in-person retreats at Vajrasana. Vajrasana was managed by a trading subsidiary called Pure Land Limited and it began losing money. Pure Land sought professional help and was advised to put Vajrasana on sale. I am delighted to share that the LBC now officially owns and manages Vajrasana and it is therefore part of our charitable assets. I would like to take this opportunity to thank the community at Vajrasana, Saddhaketu, Jnanaruchi and Dridhakarini who managed this period of uncertainty with a great deal of patience, understanding and commitment.

I'd also like to thank Prajnamanas, our Centre Director, and Hippolyte Morello, our Finance Manager. I really appreciated the intelligence, attention to detail and care they both brought to what was a very complex financial and legal matter. Sadhu!

### **Diversity, Access and Inclusion**

While Covid 19 was turning our world upside down a very old - and for some, an ever-present - problem burst into the world's collective consciousness. The tragic death of George Floyd was a catalyst for protests and conversations about racial injustice in many spheres of life from businesses to governments, friends and families. I had been leading the People of Colour meditation group along with Bodhilila and a dedicated team of Order members and mitras and hearing many stories of their experience in majority white Sanghas such as ours. Many people also got in contact with me asking about the LBC's approach to diversity and inclusion. It was this level of interest and concern among our Sangha and wider Triratna that was the catalyst for the public conversations I had with Subhuti last summer. Following this the LBC council formed its first working group on race made up of trustees and experienced Order members. The group spent time developing a plan for how the LBC could be more racially inclusive. I am very grateful for the efforts the working group made and the depth of conversation they had with each other.

As a council we also had important discussions regarding disability access and inclusion at the LBC. We have agreed to undergo disability awareness training and in general look at how we can make the LBC more inclusive to people regardless of any particular characteristics such as race, gender, disability, sexual orientation etc.

### **Meetings and Partings**

During 2020-2021 we said an appreciative goodbye to the following team members:

- Danayutta, the co-founder of our yoga project.
- Prajnamala, manager of Jamabala
- Moksadhi, team member at Lama's Pyjamas
- Padmapalita, our IT specialist
- Ksantikara, our publicity manager
- Jnanadaya, our caretaker

And we were delighted to be joined by:

- Caro Smith, Breathing Space development manager
- Idoia Acha, communications manager
- Hippolyte Morello, finance manager
- Michael Curtis, Bookings manager and communications assistant
- Polly Welsby, team member at Jambala

**Other Welcomes**

We welcomed Sthiramanas (ex-Gus Miller) into our local Order with our first live streamed public ordination. Sadhu!

We also welcomed Jyotismati on to the LBC Council.



**Suryagupta**

**Chair**

[suryagupta@lbc.org.uk](mailto:suryagupta@lbc.org.uk)

**The London Buddhist Centre  
Council Members' Report  
For the year ended 31 March 2021**

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The Council Members (which is the board of trustees for charity law purposes) present their annual report and accounts for the year ended 31 March 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities Act 2011, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (as amended for accounting periods commencing from 1 January 2019)".

**Structure, governance and management**

The Charity is constituted as an unincorporated association and is governed by its Rules.

The Charity is governed by its Council whose members are all of the Triratna Buddhist Order. The members of the Council, who served throughout the year and since except where stated otherwise, are shown below. Some individual members of the Council also hold executive posts for the day-to-day management of the Charity. One quarter of the Council members, being the longest-serving, normally step down at the Annual General Meeting and are then eligible for re-election at the same meeting.

The Council meets monthly. The Finance Manager, who is not a Trustee, reports on financial matters to the Council once per quarter, under supervision of the Charity's Treasurer. Day-to-day running of the Charity is undertaken by the Centre Support Team, which is managed by a senior team and directed by the Chair of Trustees.

The Charity inducts new Council members by providing them with a copy of 'The Effective Trustee, A Guide for Members of FWBO Councils' (February 2002), the Charity Commission's 'Responsibilities of Charity trustees' and 'The Essential Trustee: An introduction' and by discussing their role during council meetings. Trustees are aware of the Charity Governance Code and fulfil their trusteeships in that spirit - they are thus able to explain the charity's aims and how those aims are achieved, and are confident of the integrity of the charity's function in the public benefit.

The Council members who served during the year were:

Mr J Reeves  
Ms E Light  
Mr P Groves  
Mr S Skelton  
Ms M Healy  
Sandra Turner (Suryagupta), Chair  
Ms C Edwards  
Mr D Waterston  
Mr O Brock  
Ms J Weiss  
Mr S Okotie (Resigned 23 June 2021)

### **Objectives and activities**

The objects of the Charity are the advancement of the Buddhist religion; in particular: to encourage members and others to live in accordance with the Teachings of the Buddha; to support ordained members of the Triratna Buddhist Order, at the discretion of the Council of the London Buddhist Centre ("LBC"); to maintain close communication with and work under the guidance of the Triratna Buddhist Order and Community and their institutions; to use applications of the Buddha's teaching to promote the health and well-being of all.

In pursuit of its objects the Charity runs a variety of activities, both introductory and those designed to help people deepen their practice and understanding of Buddhism. It is also an objective of the Charity to encourage the establishment of residential communities, where Buddhists can live and practise together, and businesses where they can work in accordance with the Buddhist principle of Right Livelihood. Breathing Space, initiated in, uses mindfulness-based approaches (MBAs) to help people address specific issues such as depression, addiction, stress/anxiety and chronic pain.

When planning the activities for the year, the trustees considered the Charity Commission's guidance on public benefit and are satisfied that the Charity's activities met the principles laid out in that guidance. The Charity's strategy for achieving its objectives is to agree a list of priorities for the year and to move towards these objectives through agreeing actions at Council meetings, the yearly Council retreat and at meetings with people who regularly attend the London Buddhist Centre.

### **Achievements and performance**

The Charity fulfilled its objectives for the year by continuing to run a full programme of classes at its property and principal office at 51 Roman Road, London E2. The majority of the classes were run online due to the centre having to close to the public for the major part of the year under government regulations in the covid pandemic. The transition from in-person to online classes was very successful and the Charity was able to reach more people from more varied places over the year.

The Charity's retreat centre in Suffolk, Vajrasana, was forced to close its doors to the public for most of the year as well, and as a result we were not able to run retreats during that time. As a result the income from retreats at Vajrasana for the year was negligible.

The Charity also continued to support members of the Triratna Buddhist Order engaged in the organisation of the Charity by the provision of allowances and the opportunity to attend retreats.

The Charity continued to let properties to communities of Buddhists to enable them to practise the teachings of Buddhism. It also continued to rent out the refurbished flat at 83a Roman Road.

The Charity continued to offer residential breaks for carers in Tower Hamlets and Hackney, funded by the respective London Boroughs.



### **Financial review**

The Charity and its subsidiary achieved a consolidated surplus for the year of £499,949 (2020: a deficit of £4,142,826 as restated). This has increased reserves from £3,277,433 to £3,777,382.

The Charity's largest regular funding source in the period was donations, 40% of total income (2020: 13.7%). In 2020 the largest source of income was from courses, classes and retreats however this reduced to 20.1% (2020: 47.5%) of total income in the current year due to enforced closures as a result of the coronavirus pandemic and a surge in donations. The Charity also relies on rental income, 39.7% of total income (2020: 22.7%) as well as income from its charity shops, Lama's Pyjamas and Jambala 9.3% of total income (2020: 16.1%). As well as the investment property at 83a Roman Road mentioned above, the restaurant at 241-245 Globe Road continues to be let to the World's Larder Ltd. The Charity's own bookshop in the centre provides additional income.

The Charity's unrestricted reserves are split into designated and general funds.

Designated funds are a Fixed Assets fund representing resources tied up in fixed assets, a Major repairs fund representing funds set aside for major repairs to the Charity's buildings and a fund related to the residential community. The designated funds increased from £621,073 in 2020 to £940,844 at 31 March 2021. See note 25 for further information on these funds.

It is intended that the General fund will be maintained between a lower level equal to two months' expenditure of the Charity and an upper level of six months' expenditure (in each case disregarding exceptional expenditure). In the event of either limit being exceeded, action to return the General fund to within the limits set out above will be decided upon by the Council.

At the year end the General unrestricted funds amounted to £2,810,105 (2020: £2,677,845 as restated). The charity holds restricted funds of £26,433 (2020: £19,822 as restated), for use towards the work of the Triratna Buddhist Order in India.

### **Plans for future periods**

The Charity will continue to run a full programme of courses, classes and retreats in Buddhism and meditation. It will also continue to develop and expand its range of teaching activities and continue to develop Breathing Space. Online classes and courses are one of the main development priorities for the near future. We will continue to make good use of the retreat centre at Vajrasana, with a wide offering of our own retreats as well as making it available to other centres of the Triratna Buddhist Community.

### **Volunteers**

Volunteers are recruited by the Charity to assist with the office and general administration work at the London Buddhist Centre including cleaning and reception duties. Volunteers also assist in the LBC's charity shops. Order members teach classes and run retreats without reimbursement, with assistance from volunteers.

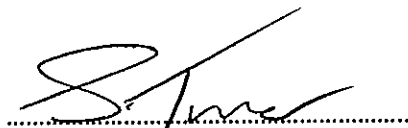
### **Risk Management**

The Council Members keep under review the principal risks faced by the charity and seek to mitigate these. The key risks include the ability of the charity to retain appropriately skilled volunteers and staff to facilitate running events and other sessions, as well as to retain the support of sufficient donors to ensure the charity can continue to operate.

### **Connected Charities**

The Charity is part of a worldwide network of similar organisations and charities associated with the Triratna Buddhist Order and Community, each of which is legally autonomous. The various charities in the network co-operate in their shared objective of advancing the Buddhist religion. Specifically, the Charity contributes financially to the Triratna Buddhist Community European Chairs' Assembly, the network's administrative headquarters, and the India Dhamma Trust, which provides support for ordinations in India.

The Council Members' report was approved by the Board of Council Members.



**Sandra Turner (Suryagupta), Chair**  
Chair of trustees

Dated: 25/01/2022

**The London Buddhist Centre**  
**Statement of Council Members' Responsibilities**  
**For the year ended 31 March 2021**

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The Council Members are responsible for preparing the Council Members' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Council Members to prepare financial statements for each financial year which 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 year.

In preparing these financial statements, the Council Members 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 operation.

The Council Members are responsible for keeping sufficient accounting records that 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 Charity (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.

## **Opinion**

We have audited the financial statements of The London Buddhist Centre (the 'Charity') and its subsidiary (together the 'Group') for the year ended 31 March 2021 which comprise the consolidated statement of financial activities, the consolidated balance sheet, the Charity balance sheet, the consolidated statement of cash flows and notes to the financial statements, including 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 Group's and Charity's affairs as at 31 March 2021 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 Charities Act 2011.

## **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 Charity 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 Council Members' 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 Group's and Charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

### **Other information**

The Council Members are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

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

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the Council Members' Annual Report is inconsistent in any material respect with the financial statements; or
- the Charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

### **Responsibilities of council members**

As explained more fully in the Council Members' Responsibilities Statement set out on page 8, the Council Members 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 Council Members 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 Council Members are responsible for assessing the Charity'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 Council Members either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditors under the Charities Act 2011 and report in accordance with regulations made under that Act.

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 auditors' 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

#### **Identifying and assessing risks related to irregularities:**

We assessed the susceptibility of the Charity's financial statements to material misstatement and how fraud might occur, including through discussions with the Council Members, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the Charity by discussions with Council Members and updating our understanding of the sector in which the Charity operates.

Laws and regulations of direct significance in the context of the Charity include the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and guidance issued by the Charity Commission for England and Wales.

#### **Audit response to risks identified:**

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the Charity's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the Charity's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

**The London Buddhist Centre**

**Independent Auditor's Report to the Council Members of the London Buddhist Centre (continued)**

**For the year ended 31 March 2021**

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During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](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 Charity's Council Members, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Council Members those matters we are required to state to them in an auditor's 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 Charity and the Council Members as a body, for our audit work, for this report, or for the opinions we have formed.

Michael Strong (Senior Statutory Auditor)  
Saffery Champness LLP Chartered Accountants  
Statutory Auditor

Date:

St Catherine's Court  
Berkeley Place  
Clifton  
Bristol  
BS5 6AL

Saffery Champness LLP is eligible for appointment as auditor of the Charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006.

**The London Buddhist Centre**  
**Consolidated Statement of Financial Activities including Income and Expenditure Account**  
**For the year ended 31 March 2021**

		Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Total 2020 £ As restated
	Notes				
<b>Income from:</b>					
Donations and legacies	3	467,855	34,979	502,834	210,199
Charitable activities	5	581,591	-	581,591	1,059,664
Trading activities – shops	4	108,723	-	108,723	246,848
Investments	6	14,344	-	14,344	16,900
<b>Total income</b>		<b>1,172,513</b>	<b>34,979</b>	<b>1,207,492</b>	<b>1,533,611</b>
<b>Expenditure on:</b>					
Raising funds – shops running costs	7	175,380	-	175,380	209,369
Charitable activities	8	770,252	28,368	798,620	5,478,068
<b>Total resources expended</b>		<b>945,632</b>	<b>28,368</b>	<b>974,000</b>	<b>5,687,437</b>
Net gains/(losses) on investments	14	-	-	-	11,000
Exceptional item	9	266,457	-	266,457	-
<b>Net (expenditure)/income for the year/ Net movement in funds</b>		<b>493,338</b>	<b>6,611</b>	<b>499,949</b>	<b>(4,142,826)</b>
Fund balances at 1 April 2020 (as restated)		3,257,611	19,822	3,277,433	7,420,259
<b>Fund balances at 31 March 2021</b>		<b>3,750,949</b>	<b>26,433</b>	<b>3,777,382</b>	<b>3,277,433</b>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

See note 33 for fund accounting comparative figures.

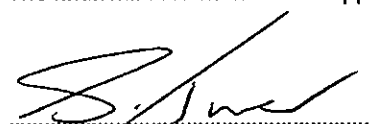
The notes on pages 17 to 38 form part of these financial statements.



**The London Buddhist Centre  
Consolidated Balance Sheet  
For the year ended 31 March 2021**

		2021		2020	
	Notes	£	£	£	£
					As restated
<b>Fixed assets</b>					
Tangible assets	15		1,579,735		3,488,620
Investment properties	16		556,000		556,000
			<u>2,135,735</u>		<u>4,044,620</u>
<b>Current assets</b>					
Stocks	18	10,252		17,074	
Debtors due within one year	19	2,290,425		88,920	
Cash at bank and in hand		776,135		761,640	
		<u>3,076,812</u>		<u>867,634</u>	
<b>Creditors: Amounts falling due within one year</b>	20	<u>(153,695)</u>		<u>(208,862)</u>	
Net current assets			<u>2,923,117</u>		<u>658,772</u>
Total assets less current liabilities			<u>5,058,852</u>		<u>4,703,392</u>
<b>Creditors: Amounts falling due after more than one year</b>	21		<u>(1,281,470)</u>		<u>(1,425,959)</u>
<b>Net assets</b>			<u>3,777,382</u>		<u>3,277,433</u>
<b>Income funds</b>					
Restricted funds	24		26,433		19,822
Designated funds	25	940,844		621,073	
General unrestricted funds		2,810,105		2,636,538	
			<u>3,750,949</u>		<u>3,257,611</u>
<b>Total Funds</b>			<u>3,777,382</u>		<u>3,277,433</u>

The financial statements were approved by the Council Members on 25/01/2022

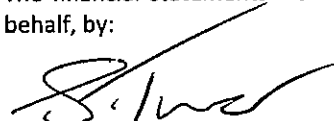


Sandra Turner (Suryagupta), Chair  
Trustee

**The London Buddhist Centre  
Charity Balance Sheet  
For the year ended 31 March 2021**

	Notes	2021 £	£	2020 £	£ As restated
<b>Fixed assets</b>					
Tangible assets	15		1,579,735		1,600,273
Investment properties	16		556,000		556,000
			<u>2,135,735</u>		<u>2,156,273</u>
<b>Current assets</b>					
Stocks	18	10,252		10,252	
Debtors due after more than one year	19	-		2,000,000	
Debtors due within one year	19	2,290,425		187,371	
Cash at bank and in hand		776,135		610,621	
		<u>3,076,812</u>		<u>2,808,244</u>	
<b>Creditors: Amounts falling due within one year</b>	20	<u>(153,695)</u>		<u>(142,948)</u>	
<b>Net current assets</b>			<u>2,923,117</u>		<u>2,665,296</u>
<b>Total assets less current liabilities</b>			<u>5,058,852</u>		<u>4,821,569</u>
<b>Creditors: Amounts falling due after more than one year</b>	21		<u>(1,281,470)</u>		<u>(1,425,959)</u>
<b>Net assets</b>			<u>3,777,382</u>		<u>3,395,610</u>
<b>Income funds</b>					
Restricted funds	24		26,433		19,822
Designated funds	25	940,844		621,073	
General unrestricted funds		2,810,105		2,754,715	
			<u>3,750,949</u>		<u>3,375,788</u>
<b>Total Funds</b>			<u>3,777,382</u>		<u>3,395,610</u>

The financial statements were approved by Council Members on 25/01/2022 and signed on their behalf, by:

  
Sandra Turner (Suryagupta)  
Chair

**The London Buddhist Centre**  
**Consolidated Statement of Cash Flows**  
**For the year ended 31 March 2021**

		2021	2020
	Notes	£	£
<b>Cash flows from operating activities</b>			
Cash generated from operations	31	184,260	233,534
<b>Investing activities</b>			
Purchase of tangible fixed assets		(26,210)	(57,405)
<b>Net cash used in investing activities</b>		(26,210)	(57,405)
<b>Financing activities</b>			
Repayment of borrowings		(8,164)	(7,691)
Repayment of bank loans		(135,391)	(94,712)
<b>Net cash used in financing activities</b>		(143,555)	(102,403)
<b>Net increase in cash and cash equivalents</b>		14,495	73,726
Cash and cash equivalents at beginning of year		761,640	687,914
<b>Cash and cash equivalents at end of year</b>	30	776,135	761,640

**1. Accounting policies**

**1.1 Accounting convention**

The accounts have been prepared in accordance with the Charity's Rules, the Charities Act 2011, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)". The Charity is a Public Benefit Entity as defined by FRS 102.

The accounts are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value.

The Statement of Financial Activities (SOFA) and Balance Sheet consolidate the financial statements of the Charity and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

No separate SOFA has been presented for the Charity alone. The net income for the year dealt with in the accounts of the Charity was £527,626 (2020 - net loss of £4,309,003).

**1.2 Prior period adjustment**

A prior period adjustment has been posted to restate the other debtors included in the balance sheet due to a duplicated debtor related to gift aid claims payable recognised in the prior period. The impact of the adjustment is detailed in note 32.

**1.3 Going concern**

At the time of approving the financial statements, the Council Members have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Council Members continue to adopt the going concern basis of accounting in preparing the financial statements.

In the period the charity's subsidiary, Pure Land Limited, was severely impacted by the enforced closures as a result of the coronavirus pandemic. Following discussions between its board of directors and the charity's Council Members the company appointed liquidators on 30 November 2020.

**1.4 Charitable funds**

General funds are unrestricted funds which are available for use at the discretion of the Council Members in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Council Members for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

## **1.5 Incoming resources**

All incoming resources are included in the Statement of Financial Activities when the Charity has entitlement to the funds, certainty of receipt and the amount can be measured with sufficient reliability. For legacies, entitlement is the earlier of the Charity being notified of an impending distribution or the legacy being received.

Donated services or facilities which comprise donated services, are included in income at a valuation which is an estimate of the financial cost borne by the donor where such a cost is quantifiable and measurable. No income is recognised where there is no financial cost borne by a third party.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grants receivable are accounted for when conditions for receipt have been complied with, and recognised in the period to which they relate. Grants relating to future periods are deferred and recognised in those future accounting periods.

## **1.6 Resources expended**

Expenditure is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities they have been allocated on a basis consistent with the use of the resources.

Support costs are those costs incurred directly in support of expenditure on the objects of the Charity. Governance costs are those incurred in connection with the governance of the Charity and are primarily associated with compliance with constitutional and statutory requirements. Support and governance costs have been allocated to activity cost categories on a basis consistent with the use of resources.

Staff costs are allocated on the basis of an estimate of the proportion of time spent by staff on those activities and are reviewed annually.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All resources expended are inclusive of irrecoverable VAT.

## **1.7 Tangible fixed assets**

All assets costing more than £500 are capitalised.

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land	Not depreciated
Freehold buildings	50 years
Furniture and equipment	5 years
Motor vehicles	4 years

**1.7 Tangible fixed assets (continued)**

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

**1.8 Investment properties**

The Charity's investment properties are carried forward at market rate. At the reporting date the Charity reviews the valuation of the property for impairment. If there is an indication that impairment has occurred, the carrying value of the properties would be reduced in accordance with that review.

**1.9 Impairment of fixed assets**

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated to determine the extent of the impairment loss (if any).

**1.10 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

**1.11 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**1.12 Financial instruments**

The Charity has elected to apply the provisions of Section 11 "Basic financial Instruments" to all its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

***Basic financial assets***

Basic financial assets, which include debtors and cash at bank balances, are measured at transaction price less any provision for impairment. Loans receivable are measured initially at fair value, net of transaction costs and are subsequently carried at amortised costs using the effective interest method, less any provision for impairment.

***Basic financial liabilities***

Basic financial liabilities, including creditors and bank loans, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

***Derecognition of financial liabilities***

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

**1.13 Leases**

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight-line basis over the term of the relevant lease.

**1.14 Other trading activities**

Income from trading activities includes income earned from trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services to raise funds and is recognised when entitlement has occurred.

Gifts in kind donated for resale are included at fair value, being the expected proceeds from sale less the expected costs of sale. Where estimating the fair value is practicable upon receipt it is recognised in stock and 'Income from other trading activities'. Upon sale, the value of the stock is charged against 'Income from other trading activities' and the proceeds are recognised as 'Income from other trading activities'. Where it is impracticable to fair value the items due to the volume of low value items they are not recognised in the financial statements until they are sold. This income is recognised within 'Income from other trading activities'.

**1.15 Creditors and provisions**

Creditors and provisions are recognised where the Charity has a present obligation resulting 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 normally recognised at their settlement amount after allowing for any trade discounts due.

## 2. Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the Council Members are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

During the year, the Charity's subsidiary, Pure Land Limited, was placed in members' voluntary liquidation (see notes 9 and 17). In the prior year the Charity estimated the proceeds recoverable from the liquidation are in the region of £2 million based on Information provided by the liquidators and have made provisions in the Group and Charity accounts against the carrying values of the subsidiary's property and the Charity's loan to the subsidiary, respectively. At the reporting date the Charity revised its estimate on proceeds recoverable to £2.25m based on the value of the property received in settlement of the debtor balances due and reversed part of the impairment recorded in the prior year as a result.

## 3. Income from donations and legacies

	Unrestricted funds £	Restricted funds £	Total 2021 £	Total 2020 £
<b>Group and Charity</b>				<b>As restated</b>
Donations and gifts	467,855	34,979	502,834	210,199
For the year ended 31 March 2020 (as restated)	164,350	45,849		210,199

## 4. Trading activities – shops

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
<b>Group and Charity</b>		
Shop Income	108,723	246,848



**The London Buddhist Centre**  
**Notes to the Financial Statements (continued)**  
**For the year ended 31 March 2021**

**5. Incoming resources from charitable activities - analysis by activities**

	<b>2021</b>	<b>2020</b>
<b>Group</b>	<b>£</b>	<b>£</b>
London Buddhist Centre events	111,768	216,155
Breathing Space	76,655	124,039
Retreat Centre events	46,966	387,610
Properties and Residential communities	346,202	331,860
	<u>581,591</u>	<u>1,059,664</u>

**6. Investments**

	<b>2021</b>	<b>2020</b>
<b>Group and Charity</b>	<b>£</b>	<b>£</b>
Investment property – rental income	14,250	16,900
Interest from bank deposits	94	-
	<u>14,344</u>	<u>16,900</u>

**7. Expenditure on raising funds - shops running costs**

	<b>Unrestricted funds</b>	<b>Unrestricted funds</b>
<b>Group and Charity</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<u>Fundraising and publicity</u>		
Shop running costs	20,685	59,900
Staff costs	105,924	117,762
Support and governance costs	48,771	31,707
	<u>175,380</u>	<u>209,369</u>

**The London Buddhist Centre**  
**Notes to the Financial Statements (continued)**  
**For the year ended 31 March 2021**

**8. Expenditure on charitable activities**

	Notes	London Buddhist Centre event 2021 £	Breathing space 2021 £	Buddhist community 2021 £	Grant payable 2021 £	Retreat centre event 2021 £	Total 2021 £	Total 2020 £
Staff costs		200,487	87,447	45,001	-	45,547	378,482	421,126
Depreciation	9	-	-	-	-	42,212	42,212	4,278,255
Reversal of impairment loss	28	-	-	-	(120,592)	-	(120,592)	-
Charitable activities		58,905	2,358	139,603	49,443	75,337	325,646	665,300
		<u>259,392</u>	<u>89,805</u>	<u>184,604</u>	<u>(71,149)</u>	<u>163,096</u>	<u>625,748</u>	<u>5,364,681</u>
Share of support costs (see note 11)		60,642	26,985	28,023	-	-	115,650	74,563
Share of governance costs (see note 11)		30,005	13,352	13,865	-	-	57,222	38,824
		<u>350,039</u>	<u>130,142</u>	<u>226,492</u>	<u>(71,149)</u>	<u>163,096</u>	<u>798,620</u>	<u>5,478,068</u>
<b>Analysis by fund</b>								
Unrestricted funds		321,671	130,142	226,492	(71,149)	163,096	770,252	5,445,786
Restricted funds		28,368	-	-	-	-	28,368	32,282
		<u>350,039</u>	<u>130,142</u>	<u>226,492</u>	<u>(71,149)</u>	<u>163,096</u>	<u>798,620</u>	<u>5,478,068</u>
<b>For the year ended 31 March 2020</b>								
Unrestricted funds		331,216	123,830	370,233	4,321,546	298,961		5,445,786
Restricted funds		32,282	-	-	-	-		32,282
		<u>363,498</u>	<u>123,830</u>	<u>370,233</u>	<u>4,321,546</u>	<u>298,961</u>		<u>5,478,068</u>

9. Exceptional item

During the year, on 30 November 2020, the Charity's subsidiary, Pure Land Limited ("Pure Land"), was placed in liquidation. At the date of entering liquidation, control of the company passed to the liquidators, as a result it is no longer considered a subsidiary of the charity and not subject to consolidation. The company had net liabilities of £266,547 at the date of liquidation therefore the consolidated accounts show a net surplus of £266,547 arising on disposal of all the assets and liabilities of Pure Land due to the removal of Pure Land from the consolidation.

10. Grants payable

	2021 £	2020 £
<b>Group and Charity</b>		
Grants to institutions		
Triratna Buddhist Order Central	39,910	38,605
Other grants under £2,000 each	9,533	4,686
	<u>49,443</u>	<u>43,291</u>
Grants to individuals	-	-
	<u>49,443</u>	<u>43,291</u>

11. Support costs

	Support costs £	Governance costs £	2021 £	2020 £	Basis of allocation
Depreciation	46,747	-	46,747	44,569	Staff time on activity
Postage and stationery	883	-	883	4,326	Staff time on activity
IT costs	27,481	-	27,481	26,882	Staff time on activity
Bank charges	4,754	-	4,754	3,699	Staff time on activity
Telephone	2,876	-	2,876	4,532	Staff time on activity
Travel	2,903	-	2,903	10,828	Staff time on activity
Sundry expenses	(10,773)	-	(10,773)	577	Staff time on activity
Insurance	29,416	-	29,416	-	Staff time on activity
Interest payable	43,994	-	43,994	-	Staff time on activity
Audit fees	-	15,200	15,200	13,400	Governance
Legal and professional fees	-	58,162	58,162	36,281	Governance
	<u>148,281</u>	<u>73,362</u>	<u>221,643</u>	<u>145,094</u>	
Analysed between					
Fundraising	32,631	16,140	48,771	31,707	
Charitable activities	115,650	57,222	172,872	113,387	
	<u>148,281</u>	<u>73,362</u>	<u>221,643</u>	<u>145,094</u>	

## 12. Employees

The average monthly number of employees during the year was:

Group and Charity	2021 Number	2020 Number
LBC charity shops	6	7
London Buddhist centre events	11	11
Breathing space	5	4
Retreat centre events	3	4
Buddhist communities	-	1
Support	3	3
Governance	1	1
	<b>29</b>	<b>31</b>

### Employment costs

Group and Charity	2021 £	2020 £
Wages and salaries	423,550	427,759
Social security costs	28,486	24,917
Other pension costs	32,370	31,118
	<b>484,406</b>	<b>483,794</b>

Each staff member has percentages allocated to the various activities, adding up to 100% of their time; these then produce totals for these categories, rounded to the nearest whole number of employees.

Staff costs represent living allowances paid to those involved in the running of the Charity, tax and national insurance due thereon, and the cost of retreats to enable them to develop their Buddhist practice. Although deemed to be taxable by HMRC, the purpose of the living allowances is to enable those concerned - all of whom are practising Buddhists - to continue with their Buddhist practice at the same time as helping the Charity. They do not represent remuneration for services rendered.

Staff costs for the year to March 2021 include £54,194 (2020 - £49,893) recharged to Pure Land Limited relating to the Vajrasana development.

The number in receipt of allowances in the Charity was 29 (2020 - 31). All staff were based at the London Buddhist Centre and cannot be easily categorised. All received less than £39,000 p.a. (2020 - £42,000). During the year, 5 members (2020 - 1) of the Charity's Council (who are the trustees for charity law purposes) were reimbursed expenses totalling £2,408 (2020 - £97) for costs incurred with respect to travel and accommodation.

**12. Employees (continued)**

The Charity's Rules allow for support - such as the living allowances mentioned above - to be given to members of Council who are members of the Triratna Buddhist Community and during the year 6 members (2020 - 6) of the Council received such allowances totalling £120,843 (2020 - £97,537). In pursuit of its objects, the Charity also paid for retreats for Council members during the year totalling £2,366 (2020 - £1,372).

**13. Remuneration paid to Council Members**

Remuneration was paid to the following Council members during the year: -

Jayaka (Jeff Reeves) £11,969 (2020 - £11,981)  
Maitrivajri (Erica Light) £23,515 (2020 - £20,826)  
Subhadramati (Mary Healy) £15,566 (2019 - £14,690)  
Vidyadaka (Alban Leigh) £nil (2020 - £13,480)  
Suryagupta (Sandra Turner) £38,225 (2020 - £41,013)  
Abhayanandi (Claudine Edwards) £16,211 (2020 - £14,434)  
Prajnamanas (Oliver Brock) £15,356 (2020 - £Nil)

**14. Net gains/(losses) on investments**

	<b>2021</b>	<b>2020</b>
<b>Group and Charity</b>	<b>£</b>	<b>£</b>
Revaluation of investment property	-	11,000

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The London Buddhist Centre  
Notes to the Financial Statements (continued)  
For the year ended 31 March 2021

15. Tangible fixed assets

	Freehold land and buildings £	Fixtures and equipment £	Motor vehicles £	Total £
<b>Group</b>				
<b>Cost</b>				
At 1 April 2020	8,462,535	279,492	28,507	8,770,534
Additions	13,635	12,575	-	26,210
Disposals	(6,263,516)	(187,256)	(7,047)	(6,457,819)
At 31 March 2021	2,212,654	104,811	21,460	2,338,925
<b>Depreciation and impairment</b>				
At 1 April 2020	5,037,711	228,594	15,609	5,281,914
Depreciation charged in the year	56,320	27,945	4,695	88,960
Eliminated on disposal	(4,442,250)	(165,178)	(4,256)	(4,611,684)
At 31 March 2021	651,781	91,361	16,048	759,190
<b>Carrying amount</b>				
At 31 March 2021	1,560,873	13,450	5,412	1,579,735
At 31 March 2020	3,424,824	50,898	12,898	3,488,620
	Freehold land and buildings £	Fixtures and equipment £	Motor vehicles £	Total £
<b>Charity</b>				
<b>Cost</b>				
At 1 April 2020	2,199,019	92,236	21,460	2,312,715
Additions	13,635	12,575	-	26,210
At 31 March 2021	2,212,654	104,811	21,460	2,338,925
<b>Depreciation and impairment</b>				
At 1 April 2020	611,531	88,384	12,527	712,442
Depreciation charged in the year	40,250	2,977	3,521	46,748
At 31 March 2021	651,781	91,361	16,048	759,190
<b>Carrying amount</b>				
At 31 March 2021	1,560,873	13,450	5,412	1,579,735
At 31 March 2020	1,587,488	3,852	8,933	1,600,273

**15 Tangible fixed assets (continued)**

The Charity owns a number of freehold properties held for charitable purposes (as well as the investment property included in note 16). All are in East London and owned by the Charity:

- 51 Roman Road houses the London Buddhist Centre, where most of its London activities are run, including the Breathing Space. The rest of the property houses Buddhist communities. The cost of land attributable to this property is £Nil.
- 241/3/5/7 Globe Road primarily houses a Buddhist community and the Charity's second-hand shop. Part of the ground floor is let on a commercial basis. The element of land in respect of these buildings which has not been subject to depreciation is £14,190.
- 16,18,20 and 22 Approach Road houses Buddhist communities. The element of land in respect of these buildings which has not been subject to depreciation is £97,396.

**16. Investment property**

	<b>2021</b>
	<b>£</b>
<b>Group and Charity</b>	
<b>Fair value</b>	
At 1 April 2020	556,000
Net gains or losses through fair value adjustments	-
 At 31 March 2021	 <u>556,000</u>

The fair value of the investment property has been arrived at based on a valuation carried out by Council Members. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

Council members are satisfied with the fair value of the investment property stated at the balance sheet date.

On a historical cost basis these would have been included at an original cost of £250,000 (2020 - £250,000).

## **17. Subsidiaries**

The Charity owned all the issued share capital of Pure Land Limited (Company Registration No. 02495212 (England and Wales)) ("Pure Land"). Pure Land was placed in liquidation on 30 November 2020 (see note 9) at which point it had net liabilities of £266,547.

As at 31 March 2021, the loan balance with Pure Land was increased to £2,120,000 (2020 - £2,000,000) due to the write back of the impairment recognised in the period to 31 March 2020 following updated information from the liquidators on the recoverability of the debtor. The original loan amount was £6,483,203 (2020 - £6,483,203) and was discounted to present value in order to comply with Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) and allocated between Investment cost and long-term loan.

The loan is at a fixed rate of interest of 1%. The loan is repayable on a monthly interest only basis, due starting from when the retreat centre opened in May 2016, with the capital due in four ten-yearly instalments (with early repayment possible without penalty). The interest payable in the year was £40,000 (2020 - £60,000).

Day to day management of the Company was carried out by the staff of the LBC up to the point of appointing liquidators and the cost was recharged to the Company. The costs charged in the period, including allocated support costs, was £54,194 (2020 - £49,893). The Company's turnover and expenditure for the year ended 31 March 2021 was £46,966 (2020 - £325,422) and £195,235 (2020 - £4,637,214) respectively with a recorded loss of £148,269 (2020 - £4,311,792).

Movements in the carrying cost of the Charity's investment in Pure Land are:

	2021 £	2020 £
Cost of investment brought forward	-	1,384,022
Unwinding of discount	-	52,272
Provision for impairment	-	(1,436,294)
	<hr/>	<hr/>
Cost of investment c/f	-	-
	<hr/>	<hr/>

## **18. Stocks**

	2021 Group £	2020 £	2021 Charity £	2020 £
Finished goods and goods resale	10,252	17,074	10,252	10,253
	<hr/>	<hr/>	<hr/>	<hr/>



19. Debtors

Amounts falling due within one year:

	2021	2020	2021	2020
	Group		Charity	
	£	£	£	£
	As restated		As restated	
Trade debtors	14,442	26,866	14,442	12,690
Amounts due from subsidiary undertakings	-	-	-	118,633
Other debtors	2,267,812	50,177	2,267,812	44,355
Prepayments and accrued income	8,171	11,877	8,171	11,693
	<u>2,290,425</u>	<u>88,920</u>	<u>2,290,425</u>	<u>187,371</u>

Amounts falling due after more than one year:

	2021	2020	2021	2020
	Group		Charity	
	£	£	£	£
	As restated		As restated	
Amounts due from subsidiary undertakings	-	-	-	5,087,353
Impairment in relation to intercompany loan	-	-	-	(3,087,353)
	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,000,000</u>
<b>Total debtors</b>	<u>2,290,425</u>	<u>88,920</u>	<u>2,290,425</u>	<u>2,187,371</u>

20. Creditors: amounts falling due within one year

		2021	2020	2021	2020
		Group		Charity	
Notes		£	£	£	£
Bank loans	22	96,370	89,517	96,370	89,517
Other borrowings: Windhorse Trust	22	-	5,919	-	5,919
Other taxation and social security		10,965	6,768	10,965	3,386
Deferred income		1,806	69,862	1,806	13,654
Trade creditors		1,105	-	1,105	-
Other creditors		11,538	16,669	11,538	12,345
Accruals		31,911	20,127	31,911	18,127
		<u>153,695</u>	<u>208,862</u>	<u>153,695</u>	<u>142,948</u>

Deferred income relates to income received in the period for events happening after the year end, which will be recognised in the following period.

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**21. Creditors: amounts falling due after more than one year**

		2021	2020	2021	2020
		Group		Charity	
Notes		£	£	£	£
Bank loans	22	1,281,470	1,423,714	1,281,470	1,423,714
Other borrowings: Windhorse Trust		-	2,245	-	2,245
		<u>1,281,470</u>	<u>1,425,959</u>	<u>1,281,470</u>	<u>1,425,959</u>

**22. Loans and overdrafts**

		2021	2020	2021	2020
		Group		Charity	
		£	£	£	£
Bank loans		1,377,840	1,513,231	1,377,840	1,513,231
Other loans		-	8,164	-	8,164
		<u>1,377,840</u>	<u>1,521,395</u>	<u>1,377,840</u>	<u>1,521,395</u>
Payable within one year		96,370	95,436	96,370	95,436
Payable after one year		<u>1,281,470</u>	<u>1,425,959</u>	<u>1,281,470</u>	<u>1,425,959</u>

The loans were all obtained to help finance the purchase of and/or works to various of the Group's properties.

A loan from Triodos Bank is secured on the Charity's freehold property at 51 Roman Road and is repayable over 20 years from September 2010 at the higher of 2% over base rate and 3.5%. Interest for the year was £21,797 (2020 - £23,579).

The loan from Windhorse Trust, which was provided for the purchase and a previous development of the Vajrasana retreat centre, is charged interest equivalent to the rate on the Triodos Bank loan. Interest for the year is included under Retreat centre costs and amounted to £107 (2020 - £344).

A further loan from Triodos Bank is secured on the Charity's freehold properties at 16, 18, 20 and 22 Approach Road and is repayable over 20 years from November 2016 at the higher of 2.25% over base rate and 2.75%. Interest for the year was £22,089 (2020 - £28,515).

**23. Financial instruments**

	2021 Group £	2020 £	2021 Charity £	2020 £
<b>Carrying amount of financial assets</b>				
Debt instruments measured at amortised cost	193,838	122,721	194,371	221,356
<b>Carrying amount of financial liabilities</b>				
Measured at amortised cost	1,415,208	1,558,191	1,445,119	1,551,867

**24. Restricted funds**

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 April 2020 £ As restated	Movement in funds		Balance at 31 March 2021 £
Group and Charity		Incoming resources £	Resources expended £	
Triratna Buddhist Order India	19,822	34,979	(28,368)	26,433

The Triratna Buddhist Order India fund represents grants and donations, inclusive of Gift Aid recoverable, restricted for use towards the work of the Triratna Buddhist Order in India.

## 25. Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

Group and Charity	Balance at 1 April 2019	Transfers	Balance at 1 April 2020	Transfers	Balance at 31 March 2021
		£	£	£	£
Vajrasana retreat centre	42,000	-	42,000	(42,000)	-
Fixed assets fund	436,000	70,500	506,500	347,500	854,000
Major repairs reserve	20,000	20,000	40,000	20,000	60,000
Residential community fund	20,774	11,799	32,573	(5,729)	26,844
	<u>518,774</u>	<u>102,299</u>	<u>621,073</u>	<u>319,771</u>	<u>940,844</u>

The Vajrasana fund represented funds set aside to loan to Pure Land Limited in case of need. Following the liquidation of Pure Land Limited in November 2020 this fund was released back to general unrestricted reserves.

The fixed assets fund represents the amount of the Group's funds tied up in fixed assets, including the investment properties. This is calculated as the net book value of tangible fixed assets less the long-term loans financing them (including the amounts due after and within one year) and the value of the investment property at 83 Roman Road (on the basis that the intention is for it to be held in the long term to generate income for the Charity's activities).

The major repairs reserve is held to meet the cost of major improvement or maintenance works to the exterior of the building, for example restoration to the roof or chimneys, or painting work on all window frames, the Trustees calculating that large costs of this kind are incurred approximately every six or seven years. The policy for this designated fund is therefore to set aside £20,000 per year until reaching £120,000. Any amounts in excess of this then go into the charity's unrestricted funds.

The residential community fund retains a certain amount per person per month from the rent payment to cover maintenance and voids on rooms as necessary. In 2020-21, this was at £35 per person per month (2020: £35pm). This fund is used at the community's discretion for a prescribed set of purposes.

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**26. Analysis of net assets between funds**

	Unrestricted £	Restricted £	Total £
<b>Fund balances at 31 March 2021 are represented by:</b>			
Tangible assets	1,579,735	-	1,579,735
Investment properties	556,000	-	556,000
Current assets/(liabilities)	2,896,684	26,433	2,923,117
Long term liabilities	(1,281,470)	-	(1,281,470)
	<u>3,750,949</u>	<u>26,433</u>	<u>3,777,382</u>

**27. Reconciliation between group funds and charity funds**

	2021 £	2020 £
		<b>As restated</b>
Group funds at the year end	3,777,382	3,277,433
Add: Pure Land General Fund	-	(86,521)
Add: Gain recognised by the Charity on sales of Vajrasana retreat centre to the subsidiary Pure Land (eliminated on consolidation)	-	131,817
Add: Interest on the intercompany loan (eliminated on consolidation)	-	30,851
Add: FRS 102 interest on the intercompany loan (eliminated on consolidation)	-	42,031
Charity funds at the year end	<u>3,777,382</u>	<u>3,395,610</u>

The restricted and designated funds are the same for the Charity and the Group.

**28. Events after the reporting date**

In April 2021 the Charity acquired the freehold property, known as the Vajrasana Retreat Centre, from Pure Land Limited its former subsidiary. The consideration for the property was £2.25 million made in settlement of the amounts due from Pure Land Limited at the balance sheet date. As a result of the settlement of the debtor due from Pure Land Limited the Charity adjusted the impairment loss previously recognised in respect of the loan to reduce it by £120,516. The reversal is recognised as a reduction in expenditure on charitable activities under the grants payable heading, see note 8.

**29. Grant to breathing space project**

During the year the Charity received a grant from the National Lottery of £20,225 (2020 - £19,262).

They were fully expended on the purposes for which they were given.

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**For the year ended 31 March 2021**

**30. Analysis of changes in net (debt)/funds**

	<b>At 1 April 2020</b>	<b>Cash flows</b>	<b>At 31 March 2021</b>
<b>Group and Charity</b>	<b>£</b>	<b>£</b>	<b>£</b>
Cash at bank and in hand	761,640	14,495	776,135
Loans falling due within one year	(95,436)	(934)	(96,370)
Loans falling due after more than one year	(1,425,959)	144,489	(1,281,470)
	<u>(759,755)</u>	<u>158,050</u>	<u>(601,705)</u>

**31. Cash generated from operations**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
(Deficit)/surplus for the year	499,949	(4,097,148)
Adjustments for:		
Fair value gains and losses on investment properties	-	(11,000)
Loss on disposal of fixed assets	1,846,135	-
Depreciation and impairment of tangible fixed assets	88,960	4,361,596
Movements in working capital:		
Decrease / (Increase) in stocks	6,822	(2,538)
Decrease/(increase) in debtors	(2,201,505)	9,276
(Decrease)/increase in creditors	11,953	(48,270)
(Decrease) / increase in deferred income	(68,054)	21,618
<b>Cash generated from operations</b>	<u>184,260</u>	<u>233,534</u>

**32. Prior period adjustment**

The prior period adjustment had the following impact on comparative figures;

<b>Group</b>	<b>As previously reported £</b>	<b>Adjustment £</b>	<b>As restated at 31 March 2020 £</b>
<b>Current assets</b>			
Debtors due within one year	134,598	(45,678)	88,920
<b>Charitable reserves</b>			
Restricted reserves	(24,193)	4,371	(19,822)
Unrestricted reserves	(2,677,845)	41,307	(2,636,538)
<b>Total reserves</b>	<b>(3,323,111)</b>	<b>45,678</b>	<b>(3,277,433)</b>

<b>Charity</b>	<b>As previously reported £</b>	<b>Adjustment £</b>	<b>As restated at 31 March 2020 £</b>
<b>Current assets</b>			
Debtors due within one year	233,049	(45,678)	187,371
<b>Charitable reserves</b>			
Restricted reserves	(24,193)	4,371	(19,822)
Unrestricted reserves	(2,796,023)	41,307	(2,754,716)
<b>Total reserves</b>	<b>(3,441,289)</b>	<b>45,678</b>	<b>(3,395,611)</b>

The prior period adjustment relates to the overstatement of gift aid claims for the 2019-2020 financial year which were duplicated in error. The adjustment is required to provide an accurate representation of the donations receivable in the 2020 financial year and the yearend debtor position.

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For the year ended 31 March 2021

**33. Fund accounting comparative figures**

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
<b>Income from:</b>			<b>As restated</b>
Donations and legacies	164,350	45,849	210,199
Charitable activities	1,059,664	-	1,059,664
Trading activities – shops	246,848	-	246,848
Investments	16,900	-	16,900
<b>Total income</b>	<b>1,487,762</b>	<b>45,849</b>	<b>1,533,611</b>
<b>Expenditure on:</b>			
Raising funds – shops running costs	209,369	-	209,369
Charitable activities	5,445,786	32,282	5,478,068
<b>Total resources expended</b>	<b>5,655,155</b>	<b>32,282</b>	<b>5,687,437</b>
Net gains/(losses) on investments	11,000	-	11,000
<b>Net (expenditure)/income for the year/ Net movement in funds</b>	<b>(4,156,393)</b>	<b>13,567</b>	<b>(4,142,826)</b>
Fund balances at 1 April 2019	7,414,004	6,255	7,420,259
<b>Fund balances at 31 March 2020</b>	<b>3,257,611</b>	<b>19,822</b>	<b>3,277,433</b>