

# BROADMEAD CHAPEL TRUST

England & Wales · Charity number 255948

## Details

**Status** Registered

**Legal form** Other

**Registered** 1968-05-24

**Register** [View on the Charity Commission register](#)

## Contact

**Address** 1 Whippington Ct  
Bristol  
BS1 3HY

**Phone** 07593935967

**Email** [broadmeadchapeltrust@gmail.com](mailto:broadmeadchapeltrust@gmail.com)

## Activities

**Objects:** 1. FOR USE AS AND FOR THE CHAPEL OF THE BROADMEAD BAPTIST CHURCH CIO AND FOR THE RELIGIOUS AND OTHER CHARITABLE WORK OF THE SAID CHURCH. 2. INCOME TO BE USED FOR THE RELIGIOUS AND OTHER CHARITABLE WORK OF THE SAID BROADMEAD BAPTIST CHURCH CIO.

**Activities:** The object of the charity is to meet the costs of repairing, maintaining and insuring the property of the trust and the proper costs of administration and management of the trust, and, subject to that, to contribute to the religious and other charitable work of Broadmead Baptist Church.

## Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Religious Activities
- **Who:** Other Charities Or Voluntary Bodies, Other Defined Groups

## Geography

- **Area of benefit:** BRISTOL
- Bristol City

## Finances

| Period end | Income   | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2024-12-31 | £205,742 | £173,333    | -      | -         |
| 2023-12-31 | £101,426 | £119,715    | -      | -         |
| 2022-12-31 | £43,438  | £30,326     | -      | -         |
| 2021-12-31 | £51,383  | £44,709     | -      | -         |
| 2020-12-31 | £39,841  | £96,616     | -      | -         |

## Trustees

| Name               | Role  | Appointed  |
|--------------------|-------|------------|
| Noah Matthew Carey | Chair | 2024-10-24 |
| Andrew Barclay     |       | 2022-10-05 |
| Boonseng Soh       |       | 2021-11-17 |
| David Bowden       |       | 2020-02-12 |
| Pui Yi Fiony Tam   |       | 2023-02-09 |

## Linked charities

- BROADMEAD BAPTIST BUILDING TRUST LIMITED (255948-1)

**BROADMEAD CHAPEL TRUST**

England & Wales - Charity number 255948

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# Accounts

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**BROADMEAD CHAPEL TRUST**  
**ACCOUNTS FOR THE YEAR ENDED**  
**31 DECEMBER 2024**

**Charity No: 255948**

**BROADMEAD CHAPEL TRUST**

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**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

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**REFERENCE AND ADMINISTRATIVE INFORMATION**

**Registered Charity Number:** 255948

**Deed of Trust:** 19 October 1967

**Registered Office:** 1 Whippington Court  
BRISTOL BS1 3HY

**Trustees:** Mr Noah Carey Chairman (appointed October 2024)  
Mr Boonseng Soh Treasurer  
Mr David Bowden  
Mrs Fiony Tam  
Mr Andrew Barclay

Note: Trustees are appointed for a renewable term of five years.

**Principal Bankers:** Virgin Money  
Unit 2 Transom House  
Victoria Street  
BRISTOL BS1 6AH

CCLA  
One Angel Lane  
LONDON EC4R 3AB

**Independent Examiner:** D. C. Cox F.C.A.  
Harwood, Lane & Co  
Units 1 - 4 Crossley Farm Business Centre  
Swan Lane  
Winterbourne  
BRISTOL  
BS36 1RH

**Solicitors:** TLT Solicitors  
1 Redcliff Street  
BRISTOL  
BS99 7JZ

**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

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**Objectives and Activities**

Broadmead Chapel Trust (the Trust) is a charity registered with the Charity Commission for England and Wales under charity number 255948.

The object of the charity is to meet the costs of repairing, maintaining and insuring the property of the Trust and the proper costs of administration and management of the Trust, and, subject to that, to contribute to the religious and other charitable work of Broadmead Baptist Church. The mentioned property refers to the building at 1 Whippington Court, Bristol that houses Broadmead Baptist Church on its upper floors and shop addresses 94 Broadmead and 44/54 Union Street, Bristol on its ground

As the property is held and occupied by Broadmead Baptist Church (the church), the Trust works closely with the church to carry out its mission. The Trust is tasked with the responsibility of repairing and maintaining the building fabric, defined as the structure and fixed systems and furnishings of the building. The Trust may occasionally, and with the agreement of the church, carry out activities beyond those related to the building fabric but which contribute to the charitable work of the church.

**Governance**

The operation of the Trust is outlined in a founding document known as the '1967 scheme'. Its activities are largely carried out by the members of the board, who are the trustees for the purpose of charity law and are appointed for fixed five year terms. The trustees serve in a volunteer capacity and no remuneration was paid to trustees during the year.

**Achievements and Performance**

2024 saw heavy investment in building improvements and repair, in particular the renovation of rooms for children's ministry and upgrade of the electrical system.

**Financial Review**

The charity generally receives no funding other than from its own resources, the main one of which is ground rent receivable on land in Broadmead and Lower Union Street. This currently amounts to £33,762 per annum, fixed for 33 years until 2032.

In addition to funds generally spent on maintaining, improving and insuring the property of the Trust, as dictated by the trust's mission, significant funds were spent on building improvements, particularly upgrading the electrical system. The large expenditure was subsidised by transfers of funds from the Broadmead Baptist Church trust. The total surplus was £32,409. Notable expenses include:

- \* Building insurance - £12,887
- \* Children's ministry rooms renovation and front entrance redesign - £72,579
- \* Electrical system upgrade - £60,955

No change was made to the Trust's investments in 2024, and no significant change in the value of the investments was noted.

The total value of the funds available to the Trust at the end of 2024 was £66,397. The investments held by the Trust are disclosed on the balance sheet at cost, along with assets and liabilities. The market value of the investments is estimated to be £56,398.

**Plans for Future Periods**

In 2025 the Trust intends to continue the building improvements, particularly upgrading the front entrance. Therefore, large expenditure and a budget deficit is expected in 2025.

## BROADMEAD CHAPEL TRUST

## ANNUAL REPORT

**Trustees' Responsibility Statement**

Charity law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of its Income and expenditure for that period. In preparing the attached accounts the Trustees consider the charity has:

- \* used suitable accounting policies and then applied them consistently;
- \* made judgements and estimates that are reasonable and prudent;
- \* stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explanations in the accounts; and
- \* has prepared the accounts on the going concern basis.

The Trustees have responsibility for maintaining proper accounting records which disclose with reasonable accuracy at anytime the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act. They also have responsibility for safeguarding the assets of the charity and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

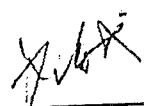
In accordance with charity law, as the charity's trustees, we certify that:

- \* So far as we are aware, there is no relevant accounts information of which the church's examiners are unaware; and
- \* As trustees of the church we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's examiners are aware of that information.

**INDEPENDENT EXAMINERS**

Harwood Lane & Co were re-appointed as the church's Independent Examiners during the year and have expressed their willingness to continue in that capacity.

Signed on behalf of the Trust:



Boonseng Soh  
Treasurer

Date:

29 October 2025

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE  
BROADMEAD CHAPEL TRUST**

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I report on the accounts of the Trust for the year ended 31 December 2024, which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiners**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual terms or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

**Independent examiner's statement**

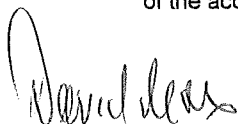
In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



**David Cox F.C.A.  
Harwood, Lane & Co  
Chartered Accountants  
Units 1 - 4 Crossley Farm Business Centre  
Swan Lane  
Winterbourne  
BRISTOL  
BS36 1RH**

**Date:** 29 October 2025

## BROADMEAD CHAPEL TRUST

## RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

| <u>GENERAL FUND</u>                           | <b>2024</b>    | <b>2023</b>    |
|-----------------------------------------------|----------------|----------------|
| <b><u>RECEIPTS</u></b>                        |                |                |
| <b><u>Other income</u></b>                    |                |                |
| Ground Rent                                   | 42,202         | 25,321         |
| Interest                                      | 538            | 860            |
| Investment Income                             | 3,513          | 3,237          |
| Reimbursement of Insurance Premium            | 9,682          | 0              |
| Miscellaneous Income                          | 5,807          | 8              |
| Income from Church Trust                      | 144,000        | 72,000         |
|                                               | <hr/>          | <hr/>          |
| <b>Total Receipts</b>                         | <b>205,742</b> | <b>101,426</b> |
| <b><u>PAYMENTS</u></b>                        |                |                |
| <b><u>Maintenance</u></b>                     |                |                |
| Security Systems                              | 5,823          | 1,638          |
| Fire Precautions                              | 1,377          | 804            |
| Heating                                       | 0              | 7,911          |
| Lift Maintenance including Service Agreements | 1,344          | 1,116          |
| Stewards Flat                                 | 0              | 21,597         |
| Electrical System                             | 60,955         | 0              |
| Building Day to Day                           | 16,514         | 8,373          |
| General Renovations                           | 72,579         | 62,223         |
|                                               | <hr/>          | <hr/>          |
|                                               | <b>158,592</b> | <b>103,662</b> |
| Insurances                                    | 12,887         | 12,273         |
| Independent Examiner's Fee                    | 894            | 0              |
| Professional Fees                             | 960            | 3,780          |
|                                               | <hr/>          | <hr/>          |
| <b>Total Payments</b>                         | <b>173,333</b> | <b>119,715</b> |
| <br>Net receipts/(payments) for the year      | <br>32,409     | <br>-18,289    |
| Bank Deposits at 1 January                    | 33,988         | 52,277         |
| <b>Bank Deposits at 31 December</b>           | <b>£66,397</b> | <b>£33,988</b> |

## BROADMEAD CHAPEL TRUST

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2024

**MONETARY ASSETS**

|                                   | <b>General<br/>Purposes<br/>Fund<br/>2024</b> | <b>General<br/>Purposes<br/>Fund<br/>2023</b> |
|-----------------------------------|-----------------------------------------------|-----------------------------------------------|
| <b><u>Bank Accounts</u></b>       |                                               |                                               |
| Virgin Money Club Charity RO Assc | 50,630                                        | 18,989                                        |
| COIF Investment Account           | 15,767                                        | 14,999                                        |
|                                   | <b>£66,397</b>                                | <b>£33,988</b>                                |

**OTHER ASSETS****Debtors**

|                |           |                |
|----------------|-----------|----------------|
| Insurances Due | 0         | 3,245          |
| Accrued Income | 0         | 8,440          |
|                | <b>£0</b> | <b>£11,685</b> |

**Shares at Cost****Asset Fund**

|                                                      |              |              |
|------------------------------------------------------|--------------|--------------|
| BlackRock BLK Charities UK Equity Fund A             | 447          | 447          |
| Schroder's SUTL Cazenove Charity Equity Value Fund A | 1,081        | 1,081        |
|                                                      | <b>1,528</b> | <b>1,528</b> |

**Income Fund**

|                            |                |                |
|----------------------------|----------------|----------------|
| M&G Charifund Income Units | 22,486         | 22,486         |
|                            | <b>£24,014</b> | <b>£24,014</b> |

**LIABILITIES**

|                            |        |             |             |
|----------------------------|--------|-------------|-------------|
| Independent Examiner's fee | - 2022 | 0           | 432         |
|                            | - 2023 | 0           | 462         |
|                            | - 2024 | 492         | 0           |
|                            |        | <b>£492</b> | <b>£894</b> |

**BROADMEAD CHAPEL TRUST****NOTES TO THE ACCOUNTS****FOR THE YEAR ENDED 31 DECEMBER 2024**

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**1. ACCOUNTING POLICIES****Basis of preparation of accounts**

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note (s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the

Broadmead Chapel Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

**2. CURRENT ASSET INVESTMENTS**

The investments held by the Charity are disclosed in the Statement of Assets and Liabilities at cost.

At 31 December 2024 the market value of all the investments held was £56,398.

**3. TRUSTEES REMUNERATION**

There was no remuneration paid to the Trustees during the year.

**BROADMEAD CHAPEL TRUST**

England & Wales - Charity number 255948

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# Accounts

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**BROADMEAD CHAPEL TRUST**  
**ACCOUNTS FOR THE YEAR ENDED**  
**31 DECEMBER 2023**

**Charity No: 255948**

**BROADMEAD CHAPEL TRUST**

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**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

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**REFERENCE AND ADMINISTRATIVE INFORMATION**

**Registered Charity Number:** 255948

**Deed of Trust:** 19 October 1967

**Registered Office:** 1 Whippington Court  
BRISTOL BS1 3HY

|                  |                       |           |
|------------------|-----------------------|-----------|
| <b>Trustees:</b> | Mr Lars Ola Holmstrom | Chairman  |
|                  | Mr Boonseng Soh       | Treasurer |
|                  | Mr David Bowden       |           |
|                  | Mrs Fiony Tam         |           |
|                  | Mr Andrew Barclay     |           |
|                  | Mr Noah Carey         |           |

Note: Trustees are appointed for a renewable term of five years.

**Principal Bankers:** Virgin Money  
Unit 2 Transom House  
Victoria Street  
BRISTOL BS1 6AH

CCLA  
One Angel Lane  
LONDON EC4R 3AB

**Independent Examiner:** D. C. Cox F.C.A.  
Harwood, Lane & Co  
Units 1 - 4 Crossley Farm Business Centre  
Swan Lane  
Winterbourne  
BRISTOL  
BS36 1RH

**Solicitors:** TLT Solicitors  
1 Redcliff Street  
BRISTOL  
BS99 7JZ

**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

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**Objectives and Activities**

Broadmead Chapel Trust (the Trust) is a charity registered with the Charity Commission for England and Wales under charity number 255948.

The object of the charity is to meet the costs of repairing, maintaining and insuring the property of the Trust and the proper costs of administration and management of the Trust, and, subject to that, to contribute to the religious and other charitable work of Broadmead Baptist Church. The mentioned property refers to the building at 1 Whippington Court, Bristol that houses Broadmead Baptist Church on its upper floors and shop addresses 94 Broadmead and 44/54 Union Street, Bristol on its ground

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**Governance**

The operation of the Trust is outlined in a founding document known as the '1967 scheme'. Its activities are largely carried out by the members of the board, who are the trustees for the purpose of charity law and are appointed for fixed five year terms. The trustees serve in a volunteer capacity and no remuneration was paid to trustees during the year.

**Achievements and Performance**

2023 saw heavy investment in building improvements and repair, in particular the renovation of rooms for children's ministry, refurbishment of the church flat.

**Financial Review**

The charity generally receives no funding other than from its own resources, the main one of which is ground rent receivable on land in Broadmead and Lower Union Street. This currently amounts to £33,762 per annum, fixed for 33 years until 2032.

In addition to funds generally spent on maintaining, improving and insuring the property of the Trust, as dictated by the trust's mission, significant funds were spent on building improvements, particularly to renovation of children's ministry rooms and the church flat. Total expenditure was significantly higher than income in 2023, and was subsidised by transfers of funds from the Broadmead Baptist Church trust. The total deficit was £18,289. Notable expenses include:

- \* Building insurance - £12,273
- \* Renovation of children's ministry rooms - £46,376
- \* Heating system repairs - £4,575
- \* Church flat kitchen renovation - £15,630

No change was made to the Trust's investments in 2023, and no significant change in the value of the investments was noted.

The total value of the funds available to the Trust at the end of 2023 was £33,988. The investments held by the Trust are disclosed on the balance sheet at cost, along with assets and liabilities. The market value of the investments is estimated to be £54,112.

**Plans for Future Periods**

In 2024 the Trust intends to continue the building improvements including upgrading the front entrance and electrical system repairs. Therefore, large expenditure and a budget deficit is expected in 2024.

## BROADMEAD CHAPEL TRUST

ANNUAL REPORT

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## Trustees' Responsibility Statement

Charity law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period. In preparing the attached accounts the Trustees consider the charity has:

- \* used suitable accounting policies and then applied them consistently;
- \* made judgements and estimates that are reasonable and prudent;
- \* stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explanations in the accounts; and
- \* has prepared the accounts on the going concern basis.

The Trustees have responsibility for maintaining proper accounting records which disclose with reasonable accuracy at anytime the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act. They also have responsibility for safeguarding the assets of the charity and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

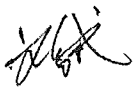
In accordance with charity law, as the charity's trustees, we certify that:

- \* So far as we are aware, there is no relevant accounts information of which the church's examiners are unaware; and
- \* As trustees of the church we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's examiners are aware of that information.

## INDEPENDENT EXAMINERS

Harwood Lane & Co were re-appointed as the church's Independent Examiners during the year and have expressed their willingness to continue in that capacity.

Signed on behalf of the Trust:



---

Boonseng Soh

Treasurer

Date: 29/10/2024

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE  
BROADMEAD CHAPEL TRUST**

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I report on the accounts of the Trust for the year ended 31 December 2023, which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiners**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

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- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual terms or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



**David Cox F.C.A.  
Harwood, Lane & Co  
Chartered Accountants  
Units 1 - 4 Crossley Farm Business Centre  
Swan Lane  
Winterbourne  
BRISTOL  
BS36 1RH**

**Date:** 29 OCTOBER 2024

## BROADMEAD CHAPEL TRUST

## RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

| <u>GENERAL FUND</u>                          | <b>2023</b>    | <b>2022</b>    |
|----------------------------------------------|----------------|----------------|
| <b><u>RECEIPTS</u></b>                       |                |                |
| <b><u>Other income</u></b>                   |                |                |
| Ground Rent                                  | 25,321         | 33,762         |
| Interest                                     | 860            | 139            |
| Investment Income                            | 3,237          | 2,531          |
| Reimbursement of Insurance Premium           | 0              | 7,006          |
| Miscellaneous Income                         | 8              | 0              |
| Income from Church Trust                     | 72,000         | 0              |
|                                              | <hr/>          | <hr/>          |
| <b>Total Receipts</b>                        | <b>101,426</b> | <b>43,438</b>  |
| <b><u>PAYMENTS</u></b>                       |                |                |
| <b><u>Maintenance</u></b>                    |                |                |
| Security Systems                             | 1,638          | 1,329          |
| Fire Precautions                             | 804            | 910            |
| Heating                                      | 7,911          | 1,068          |
| Lift Maintenance including Service Agreement | 1,116          | 1,723          |
| Plumbing                                     | 0              | 226            |
| Stewards Flat                                | 21,597         | 0              |
| Building Day to Day                          | 8,373          | 395            |
| General Renovations                          | 62,223         | 3,223          |
|                                              | <hr/>          | <hr/>          |
|                                              | <b>103,662</b> | <b>8,874</b>   |
| Insurances                                   | 12,273         | 18,032         |
| Independent Examiner's Fee                   | 0              | 420            |
| Professional Fees                            | 3,780          | 3,000          |
|                                              | <hr/>          | <hr/>          |
| <b>Total Payments</b>                        | <b>119,715</b> | <b>30,326</b>  |
| <br>Net receipts/(payments) for the year     | <br>-18,289    | <br>13,112     |
| Bank Deposits at 1 January                   | 52,277         | 39,165         |
| <b>Bank Deposits at 31 December</b>          | <b>£33,988</b> | <b>£52,277</b> |

## BROADMEAD CHAPEL TRUST

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2023

**MONETARY ASSETS**

|                                    | General<br>Purposes<br>Fund<br>2023 | General<br>Purposes<br>Fund<br>2022 |
|------------------------------------|-------------------------------------|-------------------------------------|
| <b><u>Bank Accounts</u></b>        |                                     |                                     |
| Virgin Money Club Charity RO Assc  | 18,989                              | 0                                   |
| Lloyds Bank Treasurers No1 Account | 0                                   | 37,798                              |
| Lloyds Bank Treasurers No2 Account | 0                                   | 110                                 |
| COIF Investment Account            | 14,999                              | 14,369                              |
|                                    | <b>£33,988</b>                      | <b>£52,277</b>                      |

**OTHER ASSETS****Debtors**

|                |                |               |
|----------------|----------------|---------------|
| Insurances Due | 3,245          | 3,245         |
| Accrued Income | 8,440          | 0             |
|                | <b>£11,685</b> | <b>£3,245</b> |

**Shares at Cost****Asset Fund**

|                                                      |       |       |
|------------------------------------------------------|-------|-------|
| BlackRock BLK Charities UK Equity Fund A             | 447   | 447   |
| Schroder's SUTL Cazenove Charity Equity Value Fund A | 1,081 | 1,081 |
|                                                      | <hr/> | <hr/> |
|                                                      | 1,528 | 1,528 |

**Income Fund**

|                            |                |                |
|----------------------------|----------------|----------------|
| M&G Charifund Income Units | 22,486         | 22,486         |
|                            | <b>£24,014</b> | <b>£24,014</b> |

**LIABILITIES**

|                            |        |             |             |
|----------------------------|--------|-------------|-------------|
| Independent Examiner's fee | - 2022 | 432         | 432         |
|                            | - 2023 | 462         | 0           |
|                            |        | <b>£894</b> | <b>£432</b> |

**BROADMEAD CHAPEL TRUST****NOTES TO THE ACCOUNTS****FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**1. ACCOUNTING POLICIES****Basis of preparation of accounts**

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note (s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the

Broadmead Chapel Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

**2. CURRENT ASSET INVESTMENTS**

The investments held by the Charity are disclosed in the Statement of Assets and Liabilities at cost.

At 31 December 2023 the market value of all the investments held was £54,112.

**3. TRUSTEES REMUNERATION**

There was no remuneration paid to the Trustees during the year.

**BROADMEAD CHAPEL TRUST**

England & Wales - Charity number 255948

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# Accounts

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**BROADMEAD CHAPEL TRUST**  
**ACCOUNTS FOR THE YEAR ENDED**  
**31 DECEMBER 2022**

**Charity No: 255948**

**BROADMEAD CHAPEL TRUST****CONTENTS**

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| <b>8</b>     | Statement of Assets and Liabilities |
| <b>9</b>     | Notes to the Accounts               |

**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

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**REFERENCE AND ADMINISTRATIVE INFORMATION**

**Registered Charity Number:** 255948

**Deed of Trust:** 19 October 1967

**Registered Office:** 1 Whippington Court  
BRISTOL BS1 3HY

|                  |                        |                         |
|------------------|------------------------|-------------------------|
| <b>Trustees:</b> | Mr Lars Ola Holmstrom  | Chairman                |
|                  | Mr Boonseng Soh        | Treasurer               |
|                  | Mr David Bowden        |                         |
|                  | Mr Robert Clark        |                         |
|                  | Mrs Ann Clark          |                         |
|                  | Mr Keith Leatherbarrow | (resigned October 2022) |
|                  | Mr Stuart Ford         | (resigned October 2022) |

Note: Trustees are appointed for a renewable term of five years.

**Principal Bankers:** Lloyds Bank Plc  
Bristol City Centre Branch  
Unit 44-45  
George White Street  
BRISTOL BS1 3BA

Virgin Money  
Unit 2 Transom House  
Victoria Street  
BRISTOL BS1 6AH

CCLA  
One Angel Lane  
LONDON EC4R 3AB

**Independent Examiner:** D. C. Cox F.C.A.  
Harwood, Lane & Co  
Units 1 - 4 Crossley Farm Business Centre  
Swan Lane  
Winterbourne  
BRISTOL  
BS36 1RH

**Solicitors:** TLT Solicitors  
1 Redcliff Street  
BRISTOL  
BS99 7JZ

**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

---

**Objectives and Activities**

Broadmead Chapel Trust (the Trust) is a charity registered with the Charity Commission for England and Wales under charity number 255948.

The object of the charity is to meet the costs of repairing, maintaining and insuring the property of the Trust and the proper costs of administration and management of the Trust, and, subject to that, to contribute to the religious and other charitable work of Broadmead Baptist Church. The mentioned property refers to the building at 1 Whippington Court, Bristol that houses Broadmead Baptist Church on its upper floors and shop addresses 94 Broadmead and 44/54 Union Street, Bristol on its ground

As the property is held and occupied by Broadmead Baptist Church (the church), the Trust works closely with the church to carry out its mission. The Trust is tasked with the responsibility of repairing and maintaining the building fabric, defined as the structure and fixed systems and furnishings of the building. The Trust may occasionally, and with the agreement of the church, carry out activities beyond those related to the building fabric but which contribute to the charitable work of the church.

**Governance**

The operation of the Trust is outlined in a founding document known as the '1967 scheme'. Its activities are largely carried out by the members of the board, who are the trustees for the purpose of charity law and are appointed for fixed five year terms. The trustees serve in a volunteer capacity and no remuneration was paid to trustees during the year.

**Achievements and Performance**

The activities carried out by the Trust in 2022 were similar to those of previous years and mainly comprised maintenance of the church building. Some improvement works were carried out including refurbishment of 2nd floor toilets and recarpeting of the Choir Vestry room.

**Financial Review**

The charity generally receives no funding other than from its own resources, the main one of which is ground rent receivable on land in Broadmead and Lower Union Street. This currently amounts to £33,762 per annum, fixed for 33 years until 2032.

In keeping with previous years and with the Trust's mission, funds were generally spent on maintaining, improving and insuring the property of the Trust. Total expenditure was significantly lower than income in 2022, resulting in a surplus of £13,112. By far the largest expense was insuring the church and the shops, of which the shop insurance was reimbursed by the tenant. Other notable expenses include:

- \* Survey and plans of the church building - £3,000
- \* Fitting of new carpets in one room - £1,667
- \* Renovation of toilets - £1,160

No change was made to the Trust's investments in 2022, and no significant change in the value of the investments was noted.

The total value of the funds available to the Trust at the end of 2022 was £52,277. The investments held by the Trust are disclosed on the balance sheet at cost, along with assets and liabilities. The market value of the investments is estimated to be £53,933.

**Plans for Future Periods**

In 2023 the Trust intends to invest significant amounts into building improvements including upgrading the front entrance, renovating rooms for use by children's ministry, renovating the church flat kitchen, improving stair safety, and upgrading electrical circuits, amongst other works. Therefore, significantly higher expenditure and a budget deficit is expected in 2023.

**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

---

**Trustees' Responsibility Statement**

Charity law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period. In preparing the attached accounts the Trustees consider the charity has:

- \* used suitable accounting policies and then applied them consistently;
- \* made judgements and estimates that are reasonable and prudent;
- \* stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explanations in the accounts; and
- \* has prepared the accounts on the going concern basis.

The Trustees have responsibility for maintaining proper accounting records which disclose with reasonable accuracy at anytime the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act. They also have responsibility for safeguarding the assets of the charity and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

In accordance with charity law, as the charity's trustees, we certify that:

- \* So far as we are aware, there is no relevant accounts information of which the church's examiners are unaware; and
- \* As trustees of the church we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's examiners are aware of that information.

**INDEPENDENT EXAMINERS**

Harwood Lane & Co were re-appointed as the church's Independent Examiners during the year and have expressed their willingness to continue in that capacity.

Signed on behalf of the Trust:



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Boonseng Soh

Treasurer

Date:

27.10.2023

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE  
BROADMEAD CHAPEL TRUST**

---

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiners**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual terms or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

**Independent examiner's statement**

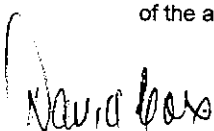
In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Cox F.C.A.  
Harwood, Lane & Co  
Chartered Accountants  
Units 1 - 4 Crossley Farm Business Centre  
Swan Lane  
Winterbourne  
BRISTOL  
BS36 1RH

Date: 17 Oct 2023

## BROADMEAD CHAPEL TRUST

## RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

| <b><u>GENERAL FUND</u></b>               | <b>2022</b>    | <b>2021</b>    |
|------------------------------------------|----------------|----------------|
| <b><u>RECEIPTS</u></b>                   |                |                |
| <b><u>Other income</u></b>               |                |                |
| Ground Rent                              | 33,762         | 42,202         |
| Interest                                 | 139            | 2              |
| Investment Income                        | 2,531          | 2,257          |
| Reimbursement of Insurance Premium       | 7,006          | 6,594          |
| Donations                                | 0              | 0              |
| Miscellaneous Income                     | 0              | 328            |
|                                          | <hr/>          | <hr/>          |
| <b>Total Receipts</b>                    | <b>43,438</b>  | <b>51,383</b>  |
| <b><u>PAYMENTS</u></b>                   |                |                |
| <b><u>Maintenance</u></b>                |                |                |
| Security Systems                         | 1,329          | 2,052          |
| Manse Maintenance                        | 0              | 108            |
| Plumbing                                 | 226            | 0              |
| Building Day to Day                      | 3,618          | 3,128          |
| Lift including Service Agreement         | 1,723          | 4,763          |
| Heating                                  | 1,068          | 5,388          |
| Fire Precautions                         | 910            | 732            |
| Stewards Flat                            | 0              | 5,884          |
|                                          | <hr/>          | <hr/>          |
|                                          | <b>8,874</b>   | <b>22,055</b>  |
| Insurances                               | 18,032         | 19,882         |
| Independent Examiner's Fee               | 420            | 414            |
| Professional Fees                        | 3,000          | 2,358          |
|                                          | <hr/>          | <hr/>          |
| <b>Total Payments</b>                    | <b>30,326</b>  | <b>44,709</b>  |
| <br>Net receipts/(payments) for the year | <br>13,112     | <br>6,674      |
| Bank Deposits at 1 January               | 39,165         | 32,491         |
| <b>Bank Deposits at 31 December</b>      | <b>£52,277</b> | <b>£39,165</b> |

## BROADMEAD CHAPEL TRUST

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2022

**MONETARY ASSETS**

|                                    | General<br>Purposes<br>Fund<br>2022 | General<br>Purposes<br>Fund<br>2021 |
|------------------------------------|-------------------------------------|-------------------------------------|
| <b><u>Bank Accounts</u></b>        |                                     |                                     |
| Lloyds Bank Treasurers No1 Account | 37,798                              | 24,825                              |
| Lloyds Bank Treasurers No2 Account | 110                                 | 110                                 |
| COIF Investment Account            | 14,369                              | 14,230                              |
|                                    | <b>£52,277</b>                      | <b>£39,165</b>                      |

**OTHER ASSETS****Debtors**

|                |               |               |
|----------------|---------------|---------------|
| Insurances Due | 3,245         | 3,245         |
|                | <b>£3,245</b> | <b>£3,245</b> |

**Shares at Cost****Asset Fund**

|                                                      |              |              |
|------------------------------------------------------|--------------|--------------|
| BlackRock BLK Charities UK Equity Fund A             | 447          | 447          |
| Schroder's SUTL Cazenove Charity Equity Value Fund A | 1,081        | 1,081        |
|                                                      | <b>1,528</b> | <b>1,528</b> |

**Income Fund**

|                            |                |                |
|----------------------------|----------------|----------------|
| M&G Charifund Income Units | 22,486         | 22,486         |
|                            | <b>£24,014</b> | <b>£24,014</b> |

**LIABILITIES**

|                            |             |             |
|----------------------------|-------------|-------------|
| Independent Examiner's fee | 432         | 420         |
|                            | <b>£432</b> | <b>£420</b> |

**BROADMEAD CHAPEL TRUST****NOTES TO THE ACCOUNTS****FOR THE YEAR ENDED 31 DECEMBER 2022**

---

**1. ACCOUNTING POLICIES****Basis of preparation of accounts**

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note (s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the

Broadmead Chapel Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

**2. CURRENT ASSET INVESTMENTS**

The investments held by the Charity are disclosed in the Statement of Assets and Liabilities at cost.

At 31 December 2022 the market value of all the investments held was £53,933.

**3. TRUSTEES REMUNERATION**

There was no remuneration paid to the Trustees during the year.

**BROADMEAD CHAPEL TRUST**

England & Wales - Charity number 255948

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# Accounts

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**BROADMEAD CHAPEL TRUST**  
**ACCOUNTS FOR THE YEAR ENDED**  
**31 DECEMBER 2021**

**Charity No: 255948**

## BROADMEAD CHAPEL TRUST

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| 9     | Notes to the Accounts               |

## BROADMEAD CHAPEL TRUST

ANNUAL REPORT

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**Broadmead Chapel Trust** is a registered charity number 255948. Its address is: 1 Whipping Court Bristol BS1 3HY. The Trustees of the Charity during the year to 31st December 2021 were:

|                        |                                       |
|------------------------|---------------------------------------|
| Mr Ola Holmstrom       | Chairman (from January 2021)          |
| Mr Robert Clark        | Chairman (resigned January 2021)      |
| David Bowden           |                                       |
| Mrs Ann Clark          | Treasurer (and Clerk to the Trustees) |
| Rev'd Mark Detzler     | (resigned October 2021)               |
| Mr Stuart Ford         | (appointed November 2021)             |
| Mr Keith Leatherbarrow |                                       |
| Miss Kate Rogers       | (resigned October 2021)               |
| Boonseng Soh           | (appointed November 2021)             |
| Mr John Whale          | (resigned September 2021)             |

Trustees are appointed for a renewable term of five years.

**The object of the Charity** is to meet the costs of repairing, maintaining and insuring the property of the Trust and the proper costs of administration and management of the Trust, and, subject to that, to contribute to the religious and other charitable work of Broadmead Baptist Church.

**Funding:** The charity generally receives no funding other than from its own resources, the main one of which is ground rent receivable on land in Broadmead and Lower Union Street. This currently amounts to £33,762 per annum, fixed for 33 years until 2032.

**Application of funds:** Following a period of closure due to COVID the church again opened its doors to the wider congregation with the result that a number of building improvement initiatives were taken up. There were also some significant repairs required due to breakdowns in addition to funds being allocated to cover the cost associated with the church becoming a CIO. Partially noteworthy were refurbishment of the Church Stewards flat at a cost of close to £9,000. The replacement of pumps done by Unitary Engineering Services at a cost of approximately £5,000. Various repairs to the church lift by Abbey Lifts at a cost of close to £3,000 and costs associated with fees to solicitors and the charity commission for the creation of the CIO at a cost close to £5,000. Annual insurance costs of £10,041.82 and maintenance agreements at a cost of approximately £3,000 were renewed.

The Trustees' policy is to provide the Church with the best maintenance and improvement to its property that can reasonably be afforded, to be fair to the Church's employees, to reasonably meet the obligations of legal requirements, and to ensure the safety of all who use or pass by its property.

**Investment Policy and Report:** Due to the continuing low rate of interest no change has been made in the Trust's holdings in recent years.

**2022 Projects:** During 2022 it is the Trusts intentions to move forward with refurbishing and renovating the front entrance and the associated stairwell. It is also anticipated that further improvement projects will be initiated associated with the growing church activities such as the children's work.

**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

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**Reference and administrative information**

|                               |                                                                                                                                                 |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REGISTERED CHARITY NO.</b> | 255948                                                                                                                                          |
| <b>DEED OF TRUST</b>          | 19 October 1967                                                                                                                                 |
| <b>REGISTERED OFFICE</b>      | 1 Whippington Court<br>BRISTOL<br>BS1 3HY                                                                                                       |
| <b>PRINCIPAL BANKERS</b>      | Lloyds Bank Plc<br>PO Box 153<br>55 Corn Street<br>BRISTOL<br>BS99 7LE<br><br>C.O.I.F<br>80 Cheapside<br>LONDON<br>EC2V 6DZ                     |
| <b>INDEPENDENT EXAMINER</b>   | D. C. Cox F.C.A.<br>Harwood, Lane & Co<br>Units 1 - 4 Crossley Farm Business Centre<br>Swan Lane<br>Winterbourne<br>BRISTOL<br>BS36 1RH         |
| <b>SOLICITORS</b>             | TLT Solicitors<br>One Redcliff Street<br>BRISTOL<br>BS99 7JZ<br><br>Anthony Collins Solicitors LLP<br>134 Edmund Street<br>Birmingham<br>B3 2ES |

**BROADMEAD CHAPEL TRUST****ANNUAL REPORT**

---

**Trustees' Responsibility Statement**

Charity law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period. In preparing the attached accounts the Trustees consider the charity has:

- \* used suitable accounting policies and then applied them consistently;
- \* made judgements and estimates that are reasonable and prudent;
- \* stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explanations in the accounts; and
- \* has prepared the accounts on the going concern basis.

The Trustees have responsibility for maintaining proper accounting records which disclose with reasonable accuracy at anytime the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act. They also have responsibility for safeguarding the assets of the charity and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

**Members of the Board**

Members of the Board, who are the trustees for the purpose of charity law, who served during the year are set out on page 3.

In accordance with charity law, as the charity's trustees, we certify that:

- \* So far as we are aware, there is no relevant accounts information of which the church's examiners are unaware; and
- \* As trustees of the church we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's examiners are aware of that information.

**INDEPENDENT EXAMINERS**

Harwood Lane & Co were re-appointed as the church's Independent Examiners during the year and have expressed their willingness to continue in that capacity.

Signed on behalf of the Trust:



Ola Holmstrom  
Chairman

Date:

10/9-2022

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE  
BROADMEAD CHAPEL TRUST**

---

I report on the accounts of the Trust for the year ended 31 December 2021, which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiners**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual terms or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

**Independent examiner's statement**

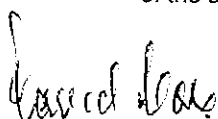
In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Cox F.C.A.  
Harwood, Lane & Co  
Chartered Accountants  
Units 1 - 4 Crossley Farm Business Centre  
Swan Lane  
Winterbourne  
BRISTOL  
BS36 1RH

Date: 10 SEPTEMBER 2022

## BROADMEAD CHAPEL TRUST

## RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

| <u>GENERAL FUND</u>                      | 2021           | 2020           |
|------------------------------------------|----------------|----------------|
| <b><u>RECEIPTS</u></b>                   |                |                |
| <b><u>Other income</u></b>               |                |                |
| Ground Rent                              | 42,202         | 25,321         |
| Interest                                 | 2              | 37             |
| Investment Income                        | 2,257          | 2,044          |
| Reimbursement of Insurance Premium       | 6,594          | 6,437          |
| Donations                                | 0              | 1,000          |
| Miscellaneous Income                     | 328            | 5,002          |
|                                          | <hr/>          | <hr/>          |
|                                          | 51,383         | 39,841         |
| <b>Total Receipts</b>                    | <hr/>          | <hr/>          |
|                                          | 51,383         | 39,841         |
| <b><u>PAYMENTS</u></b>                   |                |                |
| <b><u>Maintenance</u></b>                |                |                |
| Security Systems                         | 2,052          | 7,526          |
| Manse Maintenance                        | 108            | 108            |
| Plumbing                                 | 0              | 1,768          |
| Building Day to Day                      | 3,128          | 7,411          |
| Lift including Service Agreement         | 4,763          | 1,663          |
| Heating                                  | 5,388          | 45,916         |
| Fire Precautions                         | 732            | 710            |
| Stewards Flat                            | 5,884          | 6,454          |
|                                          | <hr/>          | <hr/>          |
|                                          | 22,055         | 71,556         |
| <b>Insurances</b>                        | 19,882         | 23,364         |
| <b>Independent Examiner's Fee</b>        | 414            | 396            |
| <b>Professional Fees</b>                 | 2,358          | 1,300          |
| <b>Gifts to Broadmead Church</b>         | 0              | 0              |
| <b>Total Payments</b>                    | <hr/>          | <hr/>          |
|                                          | 44,709         | 96,616         |
| <br>Net Receipts/(payments) for the year | <br>6,674      | <br>-56,775    |
| Bank Deposits at 1 January 2021          | 32,491         | 89,266         |
| <b>Bank Deposits at 31 December 2021</b> | <b>£39,165</b> | <b>£32,491</b> |

## BROADMEAD CHAPEL TRUST

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2021

**MONETARY ASSETS**

|                                    | General<br>Purposes<br>Fund<br>2021 | General<br>Purposes<br>Fund<br>2020 |
|------------------------------------|-------------------------------------|-------------------------------------|
| <b><u>Bank Accounts</u></b>        |                                     |                                     |
| Lloyds Bank Treasurers No1 Account | 24,825                              | 18,152                              |
| Lloyds Bank Treasurers No2 Account | 110                                 | 110                                 |
| COIF Investment Account            | 14,230                              | 14,229                              |
|                                    | <b>£39,165</b>                      | <b>£32,491</b>                      |

**OTHER ASSETS****Debtors**

|                 |               |                |
|-----------------|---------------|----------------|
| Ground Rent Due | 0             | 8,440          |
| Insurances Due  | 3,245         | 6,437          |
|                 | <b>£3,245</b> | <b>£14,877</b> |

**Shares at Cost****Asset Fund**

|                                               |              |              |
|-----------------------------------------------|--------------|--------------|
| Mercury Charishare Accumulated Fund           | 447          | 447          |
| Schroder's Charities Equity Accumulation Fund | 1,081        | 1,081        |
|                                               | <b>1,528</b> | <b>1,528</b> |

**Income Fund**

|                            |                |                |
|----------------------------|----------------|----------------|
| M&G Charifund Income Units | 22,486         | 22,486         |
|                            | <b>£24,014</b> | <b>£24,014</b> |

**LIABILITIES**

|                            |             |             |
|----------------------------|-------------|-------------|
| Independent Examiner's fee | 420         | 414         |
| Abbey Lifts                | 0           | 144         |
|                            | <b>£420</b> | <b>£558</b> |

**BROADMEAD CHAPEL TRUST****NOTES TO THE ACCOUNTS****FOR THE YEAR ENDED 31 DECEMBER 2021**

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**1. ACCOUNTING POLICIES****Basis of preparation of accounts**

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note (s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the

Broadmead Chapel Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

**2. CURRENT ASSET INVESTMENTS**

The investments held by the Charity are disclosed in the Statement of Assets and Liabilities at cost.

At 31 December 2021 the market value of all the investments held was £56,564.

**3. TRUSTEES REMUNERATION**

There was no remuneration paid to the Trustees during the year.

**BROADMEAD CHAPEL TRUST**

England & Wales - Charity number 255948

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# Accounts

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**BROADMEAD CHAPEL TRUST**  
**ACCOUNTS FOR THE YEAR ENDED**  
**31 DECEMBER 2020**

**Charity No: 255948**

## BROADMEAD CHAPEL TRUST

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## BROADMEAD CHAPEL TRUST

### ANNUAL REPORT

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**Broadmead Chapel Trust** is a registered charity number 255948. Its address is: 1 Whipping Court Bristol BS1 3HY. The Trustees of the Charity during the year to 31st December 2020 were:

|                        |                                       |
|------------------------|---------------------------------------|
| Mr Robert Clark        | Chairman (appointed September 2020)   |
| Mrs Ann Clark          | Treasurer (and Clerk to the Trustees) |
| Mr Keith Leatherbarrow |                                       |
| Miss Kathleen Moss     | (resigned September 2020)             |
| Mr Clifford Moss       | Chairman (resigned September 2020)    |
| Rev'd Mark Detzler     | (appointed January 2020)              |
| Mr David Bowden        | (appointed January 2020)              |
| Mr John Whale          | (appointed June 2020)                 |

Trustees are appointed for a renewable term of five years.

**The object of the Charity** is to meet the costs of repairing, maintaining and insuring the property of the Trust and the proper costs of administration and management of the Trust, and, subject to that, to contribute to the religious and other charitable work of Broadmead Baptist Church.

**Funding:** The charity generally receives no funding other than from its own resources, the main one of which is ground rent receivable on land in Broadmead and Lower Union Street. This currently amounts to £33,762 per annum, fixed for 33 years until 2032.

**Application of funds:** With our building closed in line with the government's Coronavirus "lockdown" rules, improvements were made to the security of the building, paying particular attention to the emergency exits. A Total of £2,475 was spent fitting alarmed crash-bars to the rear doors, and a programmed control panel to monitor each exit. A further £3,247 was spent installing a Door Entry System to both the front and rear entrances.

The Trustees' policy is to provide the Church with the best maintenance and improvement to its property that can reasonably be afforded, to be fair to the Church's employees, to reasonably meet the obligations of legal requirements, and to ensure the safety of all who use or pass by its property.

A new AV/PA system was installed by the church, for which the Trust paid the electrical installation costs of £3,825. The biggest expense incurred during the year was for the installation of new boilers for the church heating system, at a cost of £41,294.

The Trustees' policy is to provide the Church with the best maintenance and improvement to its property that can reasonably be afforded, to be fair to the Church's employees, to reasonably meet the obligations of legal requirements, and to ensure the safety of all who use or pass by its property.

**Investment Policy and Report:** Due to the continuing low rate of interest no additional investment has been made in the Trust's holdings in recent years.

**2021 Projects:** There are currently no major projects planned for 2021, but a working group will be set up in the new year to consider how best to improve the main entrance to the building to show the continued presence of the church in the city centre.

## BROADMEAD CHAPEL TRUST

ANNUAL REPORT

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## Reference and administrative information

REGISTERED CHARITY NO. 255948

DEED OF TRUST 19 October 1967

REGISTERED OFFICE 1 Whippington Court  
BRISTOL  
BS1 3HY

PRINCIPAL BANKERS Lloyds Bank Plc C.O.I.F  
PO Box 153 80 Cheapside  
55 Corn Street LONDON  
BRISTOL EC2V 6DZ  
BS99 7LE

INDEPENDENT EXAMINER D. C. Cox F.C.A.  
Harwood, Lane & Co  
Units 1 - 4 Crossley Farm Business Centre  
Swan Lane  
Winterbourne  
BRISTOL  
BS36 1RH

SOLICITORS TLT Solicitors  
One Redcliff Street  
BRISTOL  
BS99 7JZ

Anthony Collins Solicitors LLP  
134 Edmund Street  
Birmingham  
B3 2ES

## BROADMEAD CHAPEL TRUST

## ANNUAL REPORT

**Trustees' Responsibility Statement**

Charity law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period. In preparing the attached accounts the Trustees consider the charity has:

- \* used suitable accounting policies and then applied them consistently;
- \* made judgements and estimates that are reasonable and prudent;
- \* stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explanations in the accounts; and
- \* has prepared the accounts on the going concern basis.

The Trustees have responsibility for maintaining proper accounting records which disclose with reasonable accuracy at anytime the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act. They also have responsibility for safeguarding the assets of the charity and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

**Members of the Board**

Members of the Board, who are the trustees for the purpose of charity law, who served during the year are set out on page 3.

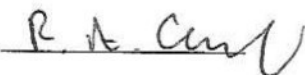
In accordance with charity law, as the charity's trustees, we certify that:

- \* So far as we are aware, there is no relevant accounts information of which the church's examiners are unaware; and
- \* As trustees of the church we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's examiners are aware of that information.

**INDEPENDENT EXAMINERS**

Harwood Lane & Co were re-appointed as the church's Independent Examiners during the year and have expressed their willingness to continue in that capacity.

Signed on behalf of the Trust:



Robert Clark  
Chairman

Date:

02/06/2021

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE

## BROADMEAD CHAPEL TRUST

I report on the accounts of the Trust for the year ended 31 December 2020, which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiners**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual terms or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

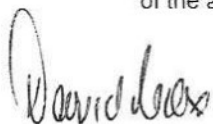
**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Cox F.C.A.  
 Harwood, Lane & Co  
 Chartered Accountants  
 Units 1 - 4 Crossley Farm Business Centre  
 Swan Lane  
 Winterbourne  
 BRISTOL  
 BS36 1RH

Date: 3/6/21

## BROADMEAD CHAPEL TRUST

## RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

| <u>GENERAL FUND</u>                      | 2020           | 2019           |
|------------------------------------------|----------------|----------------|
| <u>RECEIPTS</u>                          |                |                |
| <u>Other income</u>                      |                |                |
| Ground Rent                              | 25,321         | 42,202         |
| Interest                                 | 37             | 80             |
| Investment Income                        | 2,044          | 2,532          |
| Reimbursement of Insurance Premium       | 6,437          | 13,356         |
| Donations                                | 1,000          | 0              |
| Miscellaneous Income                     | 5,002          | 389            |
|                                          | <hr/>          | <hr/>          |
|                                          | 39,841         | 58,559         |
| <b>Total Receipts</b>                    | <hr/>          | <hr/>          |
|                                          | 39,841         | 58,559         |
| <u>PAYMENTS</u>                          |                |                |
| <u>Maintenance</u>                       |                |                |
| Security Systems                         | 7,526          | 1,876          |
| Manse Maintenance                        | 108            | 0              |
| Plumbing                                 | 1,768          | 570            |
| Building Day to Day                      | 7,411          | 4,416          |
| Lift including Service Agreement         | 1,663          | 950            |
| Heating                                  | 45,916         | 614            |
| Fire Precautions                         | 710            | 834            |
| Stewards Flat                            | 6,454          | 574            |
|                                          | <hr/>          | <hr/>          |
|                                          | 71,556         | 9,834          |
| <b>Insurances</b>                        | 23,364         | 24,057         |
| <b>Independent Examiner's Fee</b>        | 396            | 396            |
| <b>Professional Fees</b>                 | 1,300          | 0              |
| <b>Gifts to Broadmead Church</b>         | 0              | 0              |
| <b>Total Payments</b>                    | <hr/>          | <hr/>          |
|                                          | 96,616         | 34,287         |
| <br>Net Receipts/(payments) for the year | <br>(56,775)   | <br>24,272     |
| Bank Deposits at 1 January 2020          | 89,266         | 64,994         |
| <b>Bank Deposits at 31 December 2020</b> | <b>£32,491</b> | <b>£89,266</b> |

## BROADMEAD CHAPEL TRUST

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2020

MONETARY ASSETS

|                                    | General<br>Purposes<br>Fund<br>2020 | General<br>Purposes<br>Fund<br>2019 |
|------------------------------------|-------------------------------------|-------------------------------------|
| <u>Bank Accounts</u>               |                                     |                                     |
| Lloyds Bank Treasurers No1 Account | 18,152                              | 74,965                              |
| Lloyds Bank Treasurers No2 Account | 110                                 | 110                                 |
| COIF Investment Account            | 14,229                              | 14,191                              |
|                                    | <b>£32,491</b>                      | <b>£89,266</b>                      |

OTHER ASSETSDebtors

|                 |                |           |
|-----------------|----------------|-----------|
| Ground Rent Due | 8,440          | 0         |
| Insurances Due  | 6,437          | 0         |
|                 | <b>£14,877</b> | <b>£0</b> |

Shares at CostAsset Fund

|                                               |       |       |
|-----------------------------------------------|-------|-------|
| Mercury Charishare Accumulated Fund           | 447   | 447   |
| Schroder's Charities Equity Accumulation Fund | 1,081 | 1,081 |
|                                               | <hr/> | <hr/> |
|                                               | 1,528 | 1,528 |

Income Fund

|                            |                |                |
|----------------------------|----------------|----------------|
| M&G Charifund Income Units | 22,486         | 22,486         |
|                            | <b>£24,014</b> | <b>£24,014</b> |

LIABILITIES

|                                              |             |               |
|----------------------------------------------|-------------|---------------|
| Independent Examiner's fee                   | 414         | 396           |
| BWS Standfast - CCTV maintenance and equip't | 0           | 245           |
| CRL Surveys Ltd                              | 0           | 2,322         |
| Abbey Lifts                                  | 144         | 0             |
|                                              | <b>£558</b> | <b>£2,963</b> |

**BROADMEAD CHAPEL TRUST****NOTES TO THE ACCOUNTS****FOR THE YEAR ENDED 31 DECEMBER 2020**

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**1. ACCOUNTING POLICIES****Basis of preparation of accounts**

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Broadmead Chapel Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

**2. CURRENT ASSET INVESTMENTS**

The investments held by the Charity are disclosed in the Statement of Assets and Liabilities at cost.

At 31 December 2020 the market value of all the investments held was £49,118.

**3. TRUSTEES REMUNERATION**

There was no remuneration paid to the Trustees during the year.