

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

England & Wales · Charity number 271591

Details

Other names	FRIENDS OF THE WESTERN BUDDHIST ORDER (WEST LONDON), WEST LONDON BUDDHIST CENTRE
Status	Registered
Legal form	Other
Registered	1976-07-09
Register	View on the Charity Commission register

Contact

Address	West London Buddhist Centre 45a Porchester Road London W2 5DP
Phone	02077279382
Email	info@wlbc.co.uk
Website	www.westlondonbuddhistcentre.com

Activities

Objects: THE ADVANCEMENT OF THE BUDDHIST RELIGION; IN PARTICULAR (1) TO ENCOURAGE MEMBERS AND OTHERS TO LIVE IN ACCORDANCE WITH THE TEACHINGS OF THE BUDDHA. (2) TO SUPPORT ORDAINED MEMBERS OF THE WESTERN BUDDHIST ORDER AND OTHER DULY ORDAINED BUDDHISTS, AT THE DISCRETION OF THE COUNCIL OF THE FWBO. (3) TO MAINTAIN CLOSE COMMUNICATION WITH AND WORK UNDER THE GUIDANCE OF THE WESTERN BUDDHIST ORDER AND IN CO-OPERATION WITH OTHER GROUP WITH THE SAME OBJECTS..

Activities: Encouraging and providing facilities for practice and teaching of Buddhism and meditation, yoga and other bodywork. Offering retreats. School visits. Teaching meditation in local colleges and other institutions. Providing financial and other support for members of the Triratna Buddhist Order & other duly ordained Buddhists. Facilities for healing therapies. Bookshop. Library.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Other Charitable Activities
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£165,058	£162,242	-	-
2023-12-31	£114,152	£143,110	-	-
2022-12-31	£98,331	£138,510	-	-
2021-12-31	£115,944	£150,022	-	-
2020-12-31	£141,260	£159,842	-	-

Trustees

Name	Role	Appointed
Carol-Anne Bois		2020-09-12
Dr Viryanaga Kitsune		2024-10-02
Matthew Grenz		2025-08-19
Matthew James Webb		2024-10-02
Patricia Leggat		2025-08-19

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

England & Wales - Charity number 271591

Accounts

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

ANNUAL REPORT AND FINANCIAL STATEMENTS

31st DECEMBER 2024

Tiratna Buddhist Community (West London)
For the year ended 31 December 2024

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Triratna Buddhist Community (West London)
Trustees Report for the year ended 31 December 2024

Reference and Administrative Details

Name of Charity: Triratna Buddhist Community (West London)
 previously known as:
 Friends of the Western Buddhist Order (West London)

Other Names: West London Buddhist Centre

Registered Charity No: 271591

Trustees:

Civil Name	Order Name	Office held	Date of Appointment	Date of Resignation
Wendy Young	Bodhilila	Chair	31 July 2013	8 August 2024
Carol-Anne Bois	Maitripushpa	Secretary	12 September 2020	
Sean Quigley	Ratnadeva	Mitra Convenor	16 September 2019	15 April 2024
Roger Andrew Bruton	-	Safeguarding	3 April 2023	9 December 2024
Daisy-May Jones	-	Trustee	19 September 2022	9 December 2024
Matthew James Webb	Amalavajra	Chair	2 October 2024	
Dr Adam Showman	Dr Dayanatha Showman	Trustee	2 October 2024	19 August 2025
Dr Viryanaga Kitsune	Viryanaga	Treasurer	2 October 2024	
Patricia Leggat	Amlanadhi	Trustee	19 August 2025	
Matthew Grenz	Maitrikumara	Mitra Convenor	19 August 2025	

Officers:

Civil Name	Order Name	Office held	Date of Appointment	Date of Resignation
Matthew James Webb	Amalavajra	Chairman	2 October 2024	
Carol-Anne Bois	Maitripushpa	Secretary	12 September 2020	
Andrew Fuller	Tejamati	Finance Director	1 December 2024	

Registered Address: Royal Oak House, 45a Porchester Road, London W2 5DP

Web Address: www.westlondonbuddhistcentre.com

Bankers: The Co-operative Bank - Business
 Business Customer Services
 PO Box 4931
 Swindon
 SN4 4PL

Independent Examiner: Annemie Philips
 9, Linden Road, Hampton, TW12 2JG

Triratna Buddhist Community (West London)
Trustees Report for the year ended 31 December 2024

Objectives and Activities

The purpose of the Triratna Buddhist Community (West London) is to:

- Encourage and provide facilities for the practice and teaching of Buddhism, meditation, yoga, and other bodywork.
- Offer retreats, school visits, and teach meditation in local colleges and other institutions.
- Provide financial and other forms of support to members of the Triratna Buddhist Order and other duly ordained Buddhists.
- Offer facilities for healing therapies.
- Maintain a bookshop and library.

In line with these objectives, the charity aimed to deliver an extensive programme of Buddhist activities in July 2024, though this was severely disrupted by a flood caused by a burst water main in the street. There was no water supply for two months and centre activities (though not room hire) ceased for that period. Restitution of the main shrine will be completed in September 2025 but until then most events are taking place in our yoga studio.

The other big blow to the WLBC sangha / community in 2024 was the loss of our Chair, Bodhilila, to serious illness in May, and the deaths of two other senior teachers soon after. This was in addition to the planned departure of Ratnadeva, our Mitra Convenor in April.

Fortunately, Bodhilila appointed an able senior leadership team in her place, from whom Amalavajra was appointed Chair in October when it became clear that Bodhilila would not be able to return to work any time soon.

Activities in 2024 included weekly meditation classes, courses on Buddhism, and Buddhist retreats. In addition to these Buddhist activities, a complementary programme of secular 'Breathworks' mindfulness courses, bodywork, and yoga events was offered. These were either led by Buddhist teachers within the centre or facilitated through external instructors.

The centre also provides financial support to members of the Triratna Buddhist Order by employing some of them in administrative roles, which are essential for managing and supporting the above events.

Structure, Governance and Management

The Charity was registered as an unincorporated association with the Charity Commission on 9 July 1976. The purposes of the charity are as follows:

The advancement of the Buddhist religion; in particular

- 1) to encourage members and others to live in accordance with the teachings of the buddha;
- 2) to support ordained members of the western Buddhist order and other duly ordained Buddhists, at the discretion of the council of the FWBO;
- 3) to maintain close communication with and work under the guidance of the Western Buddhist order and in co-operation with other groups with the same objects.

Trustee Recruitment and Appointment

Trustees are recruited from within the Triratna spiritual community which the charity serves. Prospective trustees must be actively practising Buddhists who are either ordained into the Triratna Buddhist Order or in training for ordination into the Triratna Buddhist Order. Wherever possible, the Board of Trustees ("The Council") should comprise a majority of ordained members.

Trustees may be appointed either at the Annual General Meeting (AGM) by a majority vote of the members, or alternatively, The Council may appoint new members during the year by consensus decision, who may then be formally re-elected at the AGM following the normal procedure.

Triratna Buddhist Community (West London)
Trustees Report for the year ended 31 December 2024

Public Benefit

The Trustees have, throughout the year, paid due regard to the Charity Commission's guidance on Public Benefit.

The Triratna Buddhist Community (West London) is a non-profit organisation dedicated to promoting spiritual growth, peace, compassion, and mindfulness through Buddhist teachings. We offer accessible resources for personal growth, emotional healing, and community well-being.

Our key objectives include:

Promoting Inner Peace: Providing meditation workshops and teachings to cultivate mindfulness, compassion and spiritual growth.

Supporting Mental Health: Offering programs to reduce stress, anxiety, and suffering through mindfulness-based practices.

Encouraging Social Responsibility: Fostering community service, ethical behaviour, and interconnectedness through volunteer initiatives.

Educating for Harmony: Providing educational resources and retreats to promote understanding and tolerance across diverse communities.

Our work is rooted in the belief that true well-being arises from cultivating both personal wisdom and compassion for all living beings. Every project and initiative we undertake is driven by the desire to reduce suffering, increase happiness, and contribute to the common good.

In alignment with the core values of Buddhism - compassion, non-harming, and wisdom - the Triratna Buddhist Community (West London) remains committed to serving the public good without discrimination, prioritising inclusivity and kindness in all of our activities.

Achievements and Performance

"Since the root of all of the [world's] problems is the greed and hatred lodged deep in the human heart. The only long-term solution is enough men and women around the world committing to growing in wisdom and compassion, and helping others to do the same." - Sangharakshita

In the spirit of these words from Sangharakshita, the founder of our movement, the West London Buddhist Centre offers the Buddha's teaching to the general public to support the deepening of their wisdom and compassion. Alongside this, the centre has continued to offer secular mindfulness and complimentary bodywork activities to the general public, to support their spiritual, mental and physical welfare, in pursuit of these higher ideals.

In a normal week, many people, both newcomers and experienced Buddhist practitioners attend the centre as a context for their spiritual practice. However, despite many events this year being quite well attended, attendance at the Buddhist Centre has remained significantly lower than prior to the pandemic and in recent years. This has also had consequences for the financial circumstances of the centre.

Fortunately, in 2023 Bodhilila recruited Andy Psyllides to develop the programme of complementary activities and subsequent room hire income. By 2024 this was really bearing fruit and Amalavajra, the new Chair, has continued to support this development.

Subdadassi has continued as President of the Centre. He is an external senior Order Member who visits twice a year to teach and to provide support of the spiritual welfare of the community.

Plans for Future Periods

On the 19th June 2024, the senior leadership team that Bodhilila appointed to run the WLBC in her absence, met to develop a strategic plan. Here is the summary of their *Survive and Thrive* plan:

Triratna Buddhist Community (West London)
Trustees Report for the year ended 31 December 2024

Our vision

To create a thriving community of friends building a Buddha Land together. We work in teams, animated by the Bodhisattva ideal, to offer an inspiring, graduated path of Triratna training towards Enlightenment. We're led by the four samgaravastus: generosity, kindly speech, beneficial activity and impartiality

Strategic priorities for 2025

1. Rigorous Financial Management

- Regular, tailored reports, include monthly I&E and event income reports
- Create risk register and remove volunteer access to info@
- Dana bowl training and payment terminals
- Simpler, more automated financial management systems

2. Create a culture of kalyana mitrata, especially through teams

- Dharma Activity Kula (DAK) to meet monthly and include Mitra Convenor responsibilities
- Amlanadhi to develop Community Practice days
- Maitripushpa and Amalavajra to invite more OMs and newcomers onto Sat and Tues teams
- Amlanadhi to find a volunteer bookshop manager
- Amalavajra to recruit a fundraising manager to coordinate a volunteer fundraising team
- Andy to develop a reception team for most days

3. Promote key events that offer a clear training pathway

- Ensure every class teacher knows which next step event to promote as a priority
- Ensure that we are offering events at all four key stages of the pathway:

('Consumer' stages)

3.1 Gateway: Sat and Tues meditation led classes, Breathworks stress courses and 4-5 Trackless expeditions

3.2 Discovering the Dharma: Monday night courses

(Participant/benefactor stages)

3.3 Taste of Transcendental: retreats, teams

3.4 Commitment: pre- and Mitra study groups and Going For Refuge events at WLBC and elsewhere

4. Clarify and strengthen organisational structures and responsibilities

- Job Descriptions and Person Specifications for all key roles, including some volunteer responsibilities (each manager responsible for their role and their reports)
- Maintain WLBC organisational chart

Financial Review

During the preparation of the 2024 accounts, a discrepancy of £3,644 was identified between the charity's total funds as stated in the published accounts for 2023 and the opening balance recorded in the charity's financial records.

This discrepancy primarily relates to a difference in the reported cash at bank: the published accounts showed £65,449, whereas the financial records showed £69,349. As a result, a **Prior Year Adjustment** of £3,644 has been included in the Statement of Financial Activities (SoFA), and the

Triratna Buddhist Community (West London)
Trustees Report for the year ended 31 December 2024

balance sheet as at 31 December 2023, has been restated. Further details are provided in **Note 9 on page 13**.

Financial Performance

The charity reported a surplus from operations of **£2,816** for the year, a significant turnaround from the previous year's **deficit of £28,957**. This improvement was driven by increases in both donated income and income generated through the letting of surplus space. While costs also increased, they were not sufficient to offset the gains in income, resulting in a positive outcome for the year.

There was no Restricted Income received during the year.

July 2024 Flooding Incident

Unfortunately, in early July 2024, a water main burst outside the Centre, flooding the basement – home to the charity's two main shrine rooms – with contaminated water. The Centre was forced to close entirely until late August and then reopened partially, with only the ground floor accessible for classes and room hire.

This incident had a **devastating impact** on the charity's post-Covid recovery plans. However, it also galvanised the trustees and the Centre team to intensify fundraising efforts and maximise income through room hire and a limited schedule of classes. Both initiatives proved highly successful.

Income Breakdown

- **Donations** increased by **£28,542** to **£77,854** (2023: £49,312).
- **Class and course income** declined by **£10,618** to **£35,815** (2023: £46,433).
- **Room hire and practitioner income** rose significantly by **£21,635** to **£38,677** (2023: £17,042).

In response to the flooding, the Centre submitted insurance claims for both damaged assets and loss of income. Loss of income from 10 July to 31 December 2024 was estimated at **£39,245**. As the outcome of our claim remains uncertain, no accrual has been included in the accounts.

Overall, **total income increased by £50,906 to £165,058** (2023: £114,152).

Expenditure

Total expenditure for the year rose by **£19,133** to **£162,242** (2023: £143,109), driven mainly by:

- Higher building and maintenance costs.
- Increased administration and support costs for the Centre's operations.
- Notably, external consultancy fees rose by **£7,490** to **£8,556** (2023: £1,066).

Closing Position

At year-end, the charity's total funds increased by the operating surplus of **£2,816**, from **£1,799,153** to **£1,801,969**. Of this, approximately **95% is represented by the value of the leasehold premises** occupied by the charity.

The charity continues to hold sufficient funds to meet its **reserves policy**.

Reserves Policy

Our reserves policy is to retain a minimum of 3 months expenditure in general funds in the event of insolvency or unforeseen circumstances.

Triratna Buddhist Community (West London)
Trustees Report for the year ended 31 December 2024

Using the budget for 2025 this equates to £43,600.

Risk Management

The Charity operates a risk management framework designed to identify, assess, and manage potential risks that may affect the fulfilment of its charitable objectives and the safeguarding of its assets. Key risks, including financial, operational, governance, and reputational risks, are regularly reviewed by the Trustees. Mitigation measures are implemented to minimise both the likelihood and potential impact of these risks. The Trustees are committed to ensuring compliance with legal and regulatory requirements, maintaining sound internal controls, and upholding public trust in the Charity's work.

Connected Charities

The Charity is part of a global community of organisations connected with the Triratna Buddhist Order and Community. While each organisation is legally independent, we work together in a spirit of friendship and cooperation to advance the understanding and practice of the Buddhist path.

Trustees' Responsibilities in Relation to the Financial Statements

The charity trustees are responsible for preparing a trustees' annual report and 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 charity trustees to prepare financial statements for each 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 period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP (FRS102) – Second Edition;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the Charity Commission's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of the financial statements.

Approved by the trustees on
by:

27/10/25

and signed on their behalf

Chair



AMALAVAJRA MATHEW WEBB

Triratna Buddhist Community (West London)

Independent Examiner's Report to the Trustees of Triratna Buddhist Community (West London)

For the year ended 31 December 2024

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2024 which are set out on pages 8 to 19.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Name: Annemie Philips FCCA (3199855)

Address: 9, Linden Road, Hampton, TW12 2JG



Date: 09/09/2025

Tiratna Buddhist Community (West London)

**Statement of Financial Activities
For the year ended 31st December 2024**

	Note	Unrestricted Funds 2024 £	Total 2024 £	Total 2023 £
Incoming Resources From				
Donations and Legacies	2	77,854	77,854	49,312
Charitable Activities	3	35,815	35,815	46,433
Other Trading Activities	4	38,677	38,677	17,042
Other	5	12,712	12,712	337
		<u>165,058</u>	<u>165,058</u>	<u>114,152</u>
Total Incoming Resources				
Resources Expended On				
Raising funds	6	27,938	27,938	25,972
Charitable activities	7	134,304	134,304	117,137
		<u>162,242</u>	<u>162,242</u>	<u>143,109</u>
Net incoming resources for the year				
		<u>2,816</u>	<u>2,816</u>	<u>(28,957)</u>
Other Recognised Gains/(Losses)				
Gains/(Losses) on revaluation of fixed assets		-	-	-
		<u>2,816</u>	<u>2,816</u>	<u>(28,957)</u>
Net Movement in Funds				
Reconciliation of Funds				
Fund balances brought forward		1,799,153	1,799,153	1,824,466
Prior Year Adjustment	9			3,644
		<u>1,801,969</u>	<u>1,801,969</u>	<u>1,799,153</u>
Fund Balances Carried Forward				


The notes on pages 10 – 19 form part of these financial statements.

Triratna Buddhist Community (West London)

Balance Sheet as at 31st December 2024

	Note	2024		2023 (Re-stated)	
		£	£	£	£
Fixed Assets					
Tangible assets:	12				
Property		1,719,514		1,721,238	
Art & Ritual Objects		3,230		3,780	
Fixtures & Fittings		-		1,105	
			1,722,744		1,726,123
Current Assets					
Debtors	13	20,357		265	
Cash at bank and in hand		59,666		69,349	
Bookshop stock	15	2,801		3,612	
		82,824		73,226	
Liabilities, amounts falling due within one year	14	(3,599)		(196)	
Net Current Assets			79,225		73,030
Net Assets			1,801,969		1,799,153
Funds					
Unrestricted funds			1,799,153		1,824,466
Surplus/(Deficit) for the year			2,816		(25,313)
Total Charity Funds			1,801,969		1,799,153

The financial statements were approved by the Trustees on.....27/10/25.....



NAME
Chair

AMALAVAJRA MATHEW WEBB

The notes on pages 10 – 19 form part of these financial statements.

Triratna Buddhist Community (West London)

Notes to the Financial Statements For the year ended 31 December 2024

1. Accounting Policies

a. Charity Status

The charity is governed by a Trust Deed completed on 29 April 1976, and amended on 26 January 1979, 05 May 1982, 16 October 1987, 16 January 2000, 22 May 2010 and on 15 January 2013. The charity was registered with the Charity Commission on 9 July 1976, registered number 271591. The address of the registered office is given in the Reference and Administrative Details given on page 1 of these financial statements.

The charity constitutes a public benefit as defined by FRS102.

b. Basis of Preparation

The financial statements have been prepared in accordance with 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 (FRS102) Second Edition, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102), the Charities Act 2011, Section 1A.

The financial statements are prepared on a going concern basis under the historical cost convention modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency, and have been rounded to the nearest pound.

c. Income Recognition

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income, the amount can be reliably measured and it is probable that the income will be received.

Donations and other forms of voluntary income are recognised when receivable by the charity.

Income receivable from classes, courses and events, is recognised when the event has taken place, or there is no recourse of the amount paid, amounts received in advance are included within deferred income.

Gift aid is recognised in the period the donation it relates to was received.

d. Expenditure Recognition

All expenditure is accounted for on an accruals basis and is inclusive of irrecoverable VAT. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the obligation can be measured reliably.

Expenditure on charitable activities includes relevant support costs and governance costs.

Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

e. Allocation of Support Costs

Support costs are those functions that assist the work of the charity, but do not directly undertake charitable activities. Support costs include salaries and administrative expenses. These costs have been allocated between cost of raising funds and charitable activities. The bases on which support costs have been allocated are set out in note 8.

Triratna Buddhist Community (West London)

Notes to the Financial Statements
For the year ended 31 December 2024

f. **Debtors**

Debtors are recorded at settlement amount due after any trade discounts.

g. **Cash at Bank and in Hand**

Cash at bank and in hand, includes balances held with banks as well as funds maintained in other payment systems (such as digital wallets and online payment platforms) that are readily available for use in the Charity's operations.

h. **Creditors**

Creditors are recognised when the charity has a present obligation resulting from past events and can be measured or estimated reliably. Creditors are recognised at their settlement amounts.

i. **Funds**

Unrestricted reserves are funds that can be used in accordance with the charitable objects at the discretion of the Trustees.

Designated reserves comprise of unrestricted reserves which have been set aside at the discretion of the trustees, to be held as investments. The income derived is used to cover the charity's administrative costs and the balance for charitable purposes.

Restricted funds are funds that can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

j. **Judgements and Key Sources of Estimation Uncertainty**

In the application of the charitable company's accounting policies, the Trustees 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 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.

There are no estimates to note that affect these accounts.

K. **Tangible Fixed Assets & Depreciation**

Expenditure on individual assets costing more than **£500** and with an expected useful life greater than one year will be capitalised. Items below this threshold will be expensed in the year of purchase.

Fixed assets are recorded at cost, including directly attributable costs necessary to bring the asset into working condition.

Depreciation is charged on a **straight-line basis** over the estimated useful lives of assets, reflecting the consumption of economic benefits on the following bases:

- Leasehold Improvements: Over the lease term
- Fixtures & Fittings: 5 years
- IT & Computer Equipment: 3 years

Triratna Buddhist Community (West London)

**Notes to the Financial Statements
For the year ended 31 December 2024**

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.

2. Donations and Legacies

	Unrestricted Funds 2024 £	Total 2024 £	Total 2023 £
Donations	77,854	77,854	49,312
	<u>77,854</u>	<u>77,854</u>	<u>49,312</u>

3. Charitable Activities

	Unrestricted Funds 2024 £	Total 2024 £	Total 2023 £
Bookshop	529	529	1,405
Classes, Courses, Events	21,923	21,923	24,206
Retreats	13,363	13,363	20,822
	<u>35,815</u>	<u>35,815</u>	<u>46,433</u>

4. Other trading activities

	Unrestricted Funds 2024 £	Total 2024 £	Total 2023 £
Room Hire income	38,677	38,677	17,042
	<u>38,677</u>	<u>38,677</u>	<u>17,042</u>

5. Other Income

	Unrestricted Funds 2024 £	Total 2024 £	Total 2023 £
Bank Interest	2,130	2,130	1,027
Insurance claim	10,582	10,582	-
	<u>12,712</u>	<u>12,712</u>	<u>1,027</u>

In early July 2024, the Centre suffered a devastating flood caused by a burst water main in the street outside the Centre. Claims were submitted to the charity's insurers for loss of contents and earnings. The loss of contents claim has been settled, whilst the loss of earnings claim remains outstanding. As the outcome remains uncertain, no provision has been included in the accounts.

Triratna Buddhist Community (West London)

**Notes to the Financial Statements
For the year ended 31 December 2024**

6. Raising Funds

	Unrestricted Funds 2024 £	Total 2024 £	Total 2023 £
Support costs (Note 8)	27,938	27,938	25,972
	27,938	27,938	25,972

In 2023 there were no restricted fundraising costs.

7. Charitable Activities

	Unrestricted Funds 2024 £	Total 2024 £	Total 2023 £
Bookshop	871	871	275
Classes, Courses, Events	5,836	5,836	5,040
Retreats	9,707	9,707	14,480
Support costs (Note 8)	117,890	117,890	97,342
	134,304	134,304	117,137

8. Support Costs 2024

	Raising Funds £	Charitable Activities £	Total
Team support	17,704	56,132	73,836
Building costs	6,059	29,621	35,680
Administration	3,601	14,402	18,003
Publicity	-	5,492	5,492
Depreciation	574	2,805	3,379
Donations	-	5,347	5,347
Finance charges	-	2,267	2,267
Governance costs	-	1,783	1,783
Fundraising costs	-	41	41
	27,938	117,890	145,828

Basis of Allocation of Costs

Team Support; Administration: Time spent by each supported person.
 Building costs; Depreciation: Costs allocated on basis of space occupied and usage.
 Publicity; Donations; Finance Charges;
 Governance & Fundraising: Costs are all solely charitable activities.

Support Costs 2023

	Raising Funds £	Charitable Activities £	Total
Team support	16,932	53,683	70,615
Building costs	5,827	24,546	30,373
Administration	2,873	11,494	14,367
Publicity	-	1,403	1,403
Depreciation	340	1,660	2,000

Triratna Buddhist Community (West London)

**Notes to the Financial Statements
For the year ended 31 December 2024**

Donations	-	1,174	1,174
Finance charges	-	3,382	3,382
Governance costs	-	-	-
Fundraising costs	-	-	-
		25,972	97,342
			123,314

Basis of Allocation of Costs

Team Support; Administration: Time spent by each supported person.
 Building costs; Depreciation: Costs allocated on basis of space occupied and usage.
 Publicity; Donations; Finance Charges;
 Governance & Fundraising: Costs are all solely charitable activities.

9. Prior Year Adjustment (PYA)

In preparing the 2024 accounts, it was noticed that there was a discrepancy of £3,644 between the charity's total funds as per the published accounts, and the opening funds in the charity's financial records.

The discrepancy is largely accounted for by a difference in the cash held at bank on the published accounts (£65,449) and the cash shown in the charity's financial records (£69,349).

Actual Cash as at 31 December 2023	£69,349
Cash as per published accounts 31 December 2023	£(65,449)
Difference	£3,900
Other adjustments	£(256)
	£3,644

A PYA appears on the SoFA, and the Balance sheet has been re-stated for 2023.

10. Remuneration

	<u>2024</u> £	<u>2023</u> £
Salaries	57,318	54,124
Employer's NIC	6,371	9,949
Pension contributions	5,339	4,008
Retreats	4,808	2,534
	73,836	70,615
	<u>Number</u>	<u>Number</u>
Average number of employees	2.75	2.25

No employees earn over £60,000 (2023: £Nil)

No emoluments are paid to any of the trustees (2023: £Nil).

No expenses have been paid to the trustees (2023: £Nil).

Triratna Buddhist Community (West London)

**Notes to the Financial Statements
For the year ended 31 December 2024**

11. Remuneration Paid to Council Members

Remuneration was paid to the following Council Members during the year:

Gross Pay		2024	2023
Bodhilila	(Wendy Young)	£16,875	£36,224
Ratnadeva	(Sean Quigley)	£6,326	£23,931
Amalavajra	(Matthew Webb)	£5,841	£Nil
Total		£29,042	£60,155

The Charity's constitution allows for financial support to be given to members of the Council who are members of the Triratna Buddhist Community. During the year, 3 members of the Council (2023: 2) received £29,042 (2023: £60,155).

In pursuit of its Objects, the charity also paid for retreats for Council members during the year.

12. Tangible Fixed Assets

	Freehold land and buildings £	Leasehold land and buildings £	Art and Ritual Objects £	Fixtures, Fittings and Equipment £	Total £
Cost or Valuation					
At beginning of the year – 1 January 2024	-	1,736,753	3,780	43,183	1,783,716
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Revaluations	-	-	-	-	-
Transfers	-	-	-	-	-
At end of the Year	-	1,736,753	3,780	43,183	1,783,716
Depreciation & Impairments					
At beginning of the year – 1 January 2024	-	15,515	-	42,078	57,593
Disposals	-	-	-	-	-
Depreciation	-	1,724	-	-	1,724
Impairment	-	-	550	1,105	1,655
Transfers	-	-	-	-	-
At end of the year	-	17,239	550	43,183	60,972
Net book value at beginning of the year		1,721,238	3,780	1,105	1,726,123
Net book value at the end of the year		1,719,514	3,230	-	1,722,744

In July 2024, the Centre was flooded due to a burst water main in the street. Various items were damaged beyond repair. A claim has been submitted to the charity's insurers, Ecclesiastical.

Triratna Buddhist Community (West London)

**Notes to the Financial Statements
For the year ended 31 December 2024**

13. Debtors & Prepayments

	2024	2023
	£	£
Insurance Claim	10,582	-
Gift Aid tax claim	7,519	-
Room Hire	1,923	-
Other	333	265
	<u>20,357</u>	<u>265</u>

14. Creditors: amounts falling due within one year

	2024	2023
	£	£
Taxation and social security	1,718	-
NEST Pension provider	235	-
Accruals	1,126	196
Deferred income	520	-
	<u>3,599</u>	<u>196</u>

Deferred Income refers to payments for a Breathworks course taking place in January 2025.

15. Bookshop Stock

	2024	2023
	For sale	For sale
Opening value	3,612	3,887
Added in period	59	-
Expensed in period	(870)	(275)
Impaired	-	-
Closing	<u>2,801</u>	<u>3,612</u>

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

England & Wales - Charity number 271591

Accounts

TRIRATNA BUDDHIST COMMUNITY
(WEST LONDON)

2023 Annual Report & Accounts

Trustees Report 2023 Triratna Buddhist Community (West London)

Royal Oak House,
45a Porchester Rd,
London W2 5DP
020 7727 9382
www.westlondonbuddhistcentre.com
info@wbbc.co.uk
charity no: 271591

West
London
Buddhist
Centre

Trustees and Governance

Civil Name	Order Name	Office	Joining Date	Resignation Date
Wendy Young	(Bodhilila)	Chair	31-Jul-13	
Carol-Anne Bois	(Maitripushpa)	Secretary	12-Sep-20	
Sean Quigley	(Ratnadeva)	Mitra Convenor	16-Sep-19	
Roger Andrew Bruton			3-Apr-23	
Daisy-May James			19-Sep-22	

No trustees resigned in the 2023 financial year. Roger Bruton joined as a Trustee.

Recruitment of Trustees

Trustees are recruited from within the spiritual community which the charity serves, and they must be actively practising Buddhists, either Ordained into the Triratna Buddhist Order or in the training process for Ordination into the Triratna Buddhist Order. Wherever possible the board of trustees ("The Council") should comprise a majority of Ordained members.

Trustees may be appointed at the AGM by majority vote of the members. Alternatively, the Council may appoint members during the year by consensus decision, who may then be formally re-elected at the AGM following the normal process.

Activities and Objectives in 2023

The articles of the charity are to:

Encouraging and providing facilities for practice and teaching of Buddhism and meditation, yoga and other bodywork. Offering retreats. School visits. Teaching meditation in local colleges and other institutions. Providing financial and other support for members of the Triratna Buddhist Order & other duly ordained Buddhists. Facilities for healing therapies. Bookshop. Library.

In accordance with these articles in 2023 the Charity provided an extensive programme of Buddhist activities including weekly meditation classes, courses on Buddhism and Buddhist retreats. Alongside Buddhist activities, a complementary programme of secular 'breathworks' mindfulness courses, bodywork and yoga events was offered, either run 'in-house' by Buddhist teachers, or through providing facilities to external teachers.

The centre provides financial support to members of Triratna Buddhist Order through employing some of them as part of the centre team, mainly in the field of administrative activities which are required to provide the facilities needed to run the above events.

Achievements and performance

"Since the root of all of the [world's] problems is the greed and hatred lodged deep in the human heart. The only long-term solution is enough men and women around the world committing to growing in wisdom and compassion, and helping others to do the same." - Sangharakshita

In the spirit of these words from Sangharakshita, the founder of our movement, the West London Buddhist Centre offers the Buddha's teaching to the general public to support the deepening of their wisdom and compassion. Alongside this, the centre has continued to offer secular mindfulness and complimentary bodywork activities to the general public, to support their spiritual, mental and physical welfare, in pursuit of these higher ideals.

In a normal week, many people, both newcomers and experienced Buddhist practitioners attend the centre as a context for their spiritual practice. However, despite many events this year being quite well attended, attendance at the Buddhist Centre has remained significantly lower than prior to the pandemic and in recent years. This has also had consequences for the financial circumstances of the centre. To help address this Bodhilila, the Chair, sought advice and support from sister organisations, including the Triratna European Chair's

Assembly who provided consultancy to help develop publicity and put in place a new financial plan to allow for the expansion of the team responsible for running the centre.

The effects of the work were starting to be evident towards the latter part of the year, for example in the recruitment of Andy Psyllides, an experienced mitra from the Brixton Buddhist Community. His role was to help develop the programme of complementary activities and subsequent room hire income. A new financial and publicity plan was also put in place to be undertaken in 2024.

A further development was the appointment of Subdadassi as President of the Centre. A president is an external senior Order Member who visits usually twice yearly for teaching and to provide support on the spiritual welfare of the community. Having a president in place will greatly support the Chair, Trustee and the Centre Team going forward.

Financial Review

Our independently examined accounts are attached. The charity has been running a deficit for many years and with our financial reserves running low we have needed to address this urgently. To this end we have put in place a new recovery plan to attempt to eliminate this deficit by the end of 2024. In brief the plan agreed by the Council puts in place a number of cost cutting initiatives, alongside plans for increasing income through fundraising, increasing event donations and increasing income from room hire. Much of this plan is still to be implemented through 2024, however tangible developments this year include boosting income from hiring rooms to external facilitators, as well as a new contactless donation terminal which has significantly increased spontaneous one-off donations 'dana' from event attendees at the centre. Major fundraising efforts have yet to begin, however we are optimistic about the potential in this area as it has been many years since the last major fundraising campaign and we continue to benefit from expertise from Members of the European Chair Assembly's 'Development Team' and other individuals with fundraising experience.

However, despite cash-flow/income issues and the ongoing deficit, the centre remains in a good financial position in terms of assets due to it owning the Buddhist Centre premises, with no outstanding debt.

Reserves Policy

Our reserves policy is to retain a minimum of full three months expenditure in the event, allowing for a buffer in event of insolvency or unforeseen circumstances.

Triratna Buddhist Community (West London)

2023 Finance Report

Though still running at a loss (£-28,958), 2023 showed a marked improvement on the previous year (£-40,179).

Income

2022 income was particularly low due to a slow recovery from the pandemic, so 2023 had an inherent advantage. As well as that a financial plan was put in place to address the on-going deficit. This has borne fruit, particularly in the increase of Room Hire from £5,666 to £17,042, and the increase in Retreat income from £8,550 in 2022 to £20,822 in 2023.

The only category that showed a decrease was Donations and Gift Aid Tax, down by £6,735.

Income overall increased by £15,821

Expenditure

Implementing the financial strategy has itself required some expenditure. This is particularly apparent in increased Management and Administration costs.

The doubling of Building, Utilities and Centre costs from £14,132 to £28,346 was down to a combination of unexpected lift maintenance, refurbishment costs required by the financial plan to increase Room Hire income, increased electricity and service charge costs and relatively lax cost control (which is being prioritised in 2024).

The increase in Residential Retreat costs, which is largely venue costs, from £7,709 to £14,482 is more than made up for by the substantial increase in retreat income.

One category of expenditure that showed a significant decrease was Financial Support – down by £19,114. This can be attributed to a reduction in the size of the centre team, and a shift of some support costs away from permanently employed centre team members to temporary contractors/project workers, contributing to the increase of £7,847 increase in Management & Admin costs.

Expenditure overall increased by £4,599

Net Worth of the charity

Fixed Assets stand at £1,726,123. This overwhelmingly consists of the Leasehold Property, currently valued at £1,721,238. This is being amortised over the duration of the lease (999 years)

At the end of 2023 Current Assets stood at £69,386, mostly cash and bank balances.

At the end of 2023 the net worth of the charity was £1,795,509

Independent examiner's report to the trustees of

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

I report on the accounts of Triratna Buddhist Community (West London) for the year ended 31/12/2023

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. You consider that an audit is not required (under the requirements of the Charities Act 2011), that the gross income does not exceed £250,000 and that an independent examination is needed.

It is my responsibility to examine the accounts following the procedures laid down in the General Directions given by the Charity Commissioners (under section 145 of the 2011 Act), and to state whether particular matters have come to my attention.

Basis of examiner's statement.

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 items 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 I do not express an audit opinion on the view given by the accounts.

Independent examiner's unqualified statement.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the application requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulation 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



F.G McMahon (Accountant)

Flat 6, 22-30 North St, Leatherhead, KT22 7AT

29 August 2024

West London Buddhist Centre
2023 Accounts

Statement of Financial Activities

	<u>2023</u>	<u>2022</u>
<u>Income</u>		
<u>Generated Funds</u>		
Voluntary income	49,312	56,047
Investment income	1,027	385
	<u>50,339</u>	<u>56,432</u>
<u>Charitable Activities</u>	63,813	41,899
<u>Other Income</u>	0	0
Total Income	114,152	98,331
<u>Expenditure</u>		
<u>Fundraising Costs</u>	0	0
<u>Governance & Administration</u>	17,749	9,399
<u>Charitable Activities</u>	125,361	129,111
Total Expenditure	143,110	138,510
Net Income	-28,958	-40,179

There was no restricted income or expenditure

Detailed Statement of Financial Activities

	<u>2023</u>	<u>2022</u>
<u>Voluntary income</u>		
Donations	43,444	48,359
Gift Aid tax	5,869	7,687
	<u>49,312</u>	<u>56,047</u>
<u>Investment income</u>		
Bank interest & Dividend	1,027	385
<u>Charitable activities</u>		
Bookshop	1,405	865
Classes, Courses & Events	24,206	26,818
Other	337	0
Room Hire	17,042	5,666
Retreats	20,822	8,550
	<u>63,812</u>	<u>41,899</u>
Total Income	114,152	98,331
<u>Charitable activity costs</u>		
<u>Governance & Administration</u>		
Management & Admin	14,368	6,520
Finance charges & Interest	3,381	2,879
	<u>17,749</u>	<u>9,399</u>
<u>General Costs</u>		
Bookshop	275	416
Building , Utilities, Centre	28,346	14,132
Classes, Courses, Events	5,040	4,656
Depreciation & Amortization	2,000	1,980
Donations made	1,174	6,319
Financial Support	70,615	89,729
Other Expenditure	2,027	2,448
Publicity	1,403	1,696
Residential Retreat costs	14,482	7,709
Unknown	0	27
	<u>125,361</u>	<u>129,111</u>
Total Expenditure	143,109	138,510
Net Income	-28,958	-40,179

There was no restricted income or expenditure
 Figures include accounts payable and receivable
 Creditors & Debtors are included in the relevent account

West London Buddhist Centre
2023 Accounts

Balance Sheet

	<u>2023</u>	<u>2022</u>
<u>Fixed Assets</u>		
Leasehold Property	1,721,238	1,722,962
Art & Ritual Objects	3,780	3,780
Fixtures & Fittings	1,105	511
Total Fixed Assets	1,726,123	1,727,253
<u>Current Assets</u>		
<u>Bank & Cash</u>		
Cash	857	442
Barclaycard	97	0
Co-op Current	26,262	17,100
PayPal	371	737
Skipton BS	36,188	75,161
Stripe	1,674	70
Total Bank & Cash	65,449	93,510
Debtors	265	0
Other	59	0
Bookshop Stock	3,612	3,887
Total Current Assets	69,386	97,397
Total Assets	1,795,509	1,824,650
<u>Liabilities</u>		
Short Term Creditors	0	184
Long Term	0	0
Total Liabilities.	0	184
Net Worth	1,795,509	1,824,466
<u>Represented by</u>		
Funds Brought Forward	1,824,466	1,864,645
Surplus/Deficit for year	-28,957	-40,179
	<u>1,795,509</u>	<u>1,824,466</u>

Notes to the Accounts

Tangible Fixed Assets

<u>Leasehold Property</u>	Amortized over the duration of the lease
Brought Forward 31/12/22	1,722,961
Additions	0
Amortization	<u>-1,724</u>
Carried Forward 31/12/23	1,721,237

<u>Fixtures, Fittings, & Equipment</u>	Depreciated over 5 years
Brought Forward 31/12/22	511
Additions	870
Depreciation	<u>-276</u>
Carried Forward 31/12/23	1,105

<u>Art & Ritual</u>	These assets are not depreciated
Brought Forward 31/12/22	3,780
Additions	0
Depreciation	<u>0</u>
Carried Forward 31/12/23	3,780

Total Fixed Assets at 31/12/23 1,726,122

Trustees

Bodhילה (Wendy Young)	
Maitripushpa (Carol-Anne Bois)	
Ratnadeva (Sean Quigley)	
Daisy May James	
Roger Andrew Bruton	Joined 3 April 2023

Trustees Receiving Support For Services Rendered

	<u>Gross</u>	<u>Pensions</u>	<u>Total</u>	<u>2022</u>
<u>Bodhילה (Chair)</u>	36,224	2,099	38,323	38,922
<u>Ratnadeva (Mitra Convenor)</u>	23,931	1,239	25,170	22,942
	<u>60,155</u>	<u>3,338</u>	<u>63,493</u>	<u>61,863</u>

Total Staff Costs (including HMRC and Pensions)

<u>2023</u>	<u>2022</u>
70,537	86,941

Creditors & Debtors

Not already included in Accounts Payable/Receivable

Creditors

None	0
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Debtors

Prepayment to Adisthana	265
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WLBC Asset Register

Summary

	<u>Leasehold</u>	<u>Art & Ritual</u>	<u>FFE</u>	<u>Total</u>
31/12/2019	1,728,133.32	3,780.00	1,278.64	1,733,191.96
2020 Additions	0.00	0.00	0.00	0.00
	<u>1,728,133.32</u>	<u>3,780.00</u>	<u>1,278.64</u>	<u>1,733,191.96</u>
2020 Depreciation	-1,723.92	0.00	-255.73	-1,979.65
31/12/2020	1,726,409.40	3,780.00	1,022.91	1,731,212.31
2021 Additions	0.00	0.00	0.00	0.00
	<u>1,726,409.40</u>	<u>3,780.00</u>	<u>1,022.91</u>	<u>1,731,212.31</u>
2021 Depreciation	-1,723.92	0.00	-255.73	-1,979.65
31/12/2021	1,724,685.48	3,780.00	767.18	1,729,232.66
2022 Additions	0.00	0.00	0.00	0.00
2022 Depreciation	-1,723.92	0.00	-255.73	-1,979.65
31/12/2022	1,722,961.56	3,780.00	511.45	1,727,253.01
2023 Additions	0.00	0.00	870.00	870.00
	<u>1,722,961.56</u>	<u>3,780.00</u>	<u>1,381.45</u>	<u>1,728,123.01</u>
2023 Depreciation	-1,723.92	0.00	-276.29	-2,000.21
31/12/2023	1,721,237.64	3,780.00	1,105.16	1,726,122.80

Leasehold is amortised over the duration of the lease (999 years)

Art & Ritual is not depreciated

FFE is subject to a depreciation at 20%

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

England & Wales - Charity number 271591

Accounts

Nantgwyn Baptist Chapel

Aims and Purposes

The Fellowship at Nantgwyn Baptist Chapel, led by our Minister, Reverend Simon Facer, aim to reach out to the surrounding Community, to share with them the gospel of our Lord Jesus Christ and the love of our heavenly Father.

Objectives and Activities

Our objective is to honour our Lord in our service of Him, and to glorify Him alone. The Sunday morning service is a time when we gather around the preaching of the Word, and express our praise and worship to the Lord in song and prayer. On Wednesday evening we meet around God's Word for study and prayer.

The songs/hymns are led by our organist or by our guitar group, who practice on a Wednesday evening before Bible Study.

Achievements and Performance

We are a Chapel in Mid-Wales with a membership of 18. We love the Lord Jesus Christ, and long for people to see the good news of His gospel in what we say and what we do. Since employing a full-time minister in 2021 (Rev. Simon Facer) we have engaged in several outreach ideas: activities specifically aimed at engaging the local community. These have included things like BBQ's, meals, quizzes, walks and bonfires.

We have taken opportunities to help our local community, and the wider world, by taking up collections for the food bank and the Ukraine crisis. Every year we have a joint Carol service at Pant-y-dwr Hall. This is done with Bwlch-y-Sarnau Baptist Chapel and Sychnant Presbyterian Church and it is usually well attended.

Financial review

Our audited accounts are attached. We greatly benefit from two properties which we rent out. They are both older buildings and require maintenance. The main Chapel building is in general good repair. Discussions have started to renew the kitchen area to facilitate more Fellowship meals, e.g. our post Christmas meal.

Reserves Policy

A reserve account C.O.I.F charity account if held for work and repairs on the main chapel building only. Regular payments into this account will be fixed at our next Deacons Meeting.

Volunteers

We would like to thank all our volunteers who work hard to keep our Chapel clean and in good order. Also for our organist and those on the flower rota.

Structure, governance and management

Minister/Elder: Rev. Simon Facer

Elder/Deacons: Rev Andrew Wyton, Mr. Bleddyn Lewis

Deacon/ Secretary: Mrs Rachel Heron

Deacon/ Treasurer: Mrs Anne Evans

Deacons: Mr Elwyn Price

Trustees: Rev.S.Facer, Mr.B.Lewis, Mr.E.Price, Mrs.R.Heron and Mrs.A Evans

Approved and signed by Trustee, Elder, Minister: Rev. Simon Facer 19th October 2023

TRIRATNA BUDDHIST COMMUNITY
(WEST LONDON)

2022 Annual Accounts

Independent examiner's report to the trustees of

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

I report on the accounts of Triratna Buddhist Community (West London) for the year ended 31/12/2022

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. You consider that an audit is not required (under section 43(2) of the Charities Act 1993) and that an independent examination is needed.

It is my responsibility to examine the accounts following the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the 1993 Act), and to state whether particular matters have come to my attention.

Basis of examiner's statement.

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 items 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 I do not express an audit opinion on the view given by the accounts.

Independent examiner's unqualified statement.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that, in any material respect, the requirements to keep accounting records in accordance with section 41 of the 1993 Act; and to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Act have not been met, or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



F.G McMahon (Accountant)

Flat 6, 22-30 North St, Leatherhead, KT22 7AT
19 July 2023

West London Buddhist Centre
2022 Accounts

Statement of Financial Activities

	<u>2022</u>	<u>2021</u>
<u>Income</u>		
<u>Generated Funds</u>		
Voluntary income	56,047	83,959
Investment income	385	544
	<u>56,432</u>	<u>84,503</u>
<u>Charitable Activities</u>	41,899	31,440
<u>Other Income</u>		0
Total Income	98,331	115,943
<u>Expenditure</u>		
<u>Fundraising Costs</u>	0	0
<u>Governance & Administration</u>	9,399	10,838
<u>Charitable Activities</u>	129,111	139,184
Total Expenditure	138,510	150,022
Net Income	-40,179	-34,079

There was no restricted income or expenditure

2022 Accounts

Balance Sheet

	<u>2022</u>	<u>2021</u>
<u>Fixed Assets</u>		
Leasehold Property	1,722,962	1,724,685
Art & Ritual Objects	3,780	3,780
Fixtures & Fittings	511	767
Total Fixed Assets	1,727,253	1,729,233
<u>Current Assets</u>		
<u>Bank & Cash</u>		
Cash	442	2,152
Co-op Current	17,100	21,542
PayPal	737	834
Skipton BS	75,161	106,776
Stripe	70	49
Total Bank & Cash	93,510	131,353
Debtors		
Bookshop Stock	3,887	4,059
Total Current Assets	97,397	135,413
Total Assets	1,824,650	1,864,645
<u>Liabilities</u>		
Short Term Creditors	184	
Long Term		
Total Liabilities	184	0
Net Worth	1,824,466	1,864,645
<u>Represented by</u>		
Funds Brought Forward	1,864,645	
Surplus/Deficit for year	-40,179	
	<u>1,824,466</u>	

Notes to Statement of Financial Activities

	<u>2022</u>	<u>2021</u>
<u>Voluntary income</u>		
Donations	48,359	69,856
Gift Aid tax	7,687	14,103
	<u>56,047</u>	<u>83,959</u>
<u>Investment income</u>		
Bank interest & Dividend	385	544
<u>Charitable activities</u>		
Bookshop	865	80
Classes, Courses & Events	26,818	17,068
Other income		27
Room Hire	5,666	1,362
Retreats	8,550	12,905
	<u>41,899</u>	<u>31,441</u>
Total Income	98,331	115,943
<u>Charitable activity costs</u>		
<u>Governance & Administration</u>		
Management & Admin	6,520	7,671
Finance charges & Interest	2,879	3,168
	<u>9,399</u>	<u>10,838</u>
<u>General Costs</u>		
Bookshop	416	59
Building , Utilities, Centre	14,132	17,088
Classes, Courses, Events	4,656	3,112
Depreciation & Amortization	1,980	1,980
Donations made	6,319	7,787
Financial Support	89,729	97,507
Other Expenditure	2,448	8,252
Publicity	1,696	880
Residential Retreat costs	7,709	2,520
Unknown	27	
	<u>129,111</u>	<u>139,184</u>
Total Expenditure	138,510	150,023
Net Income	-40,179	-34,079

There was no restricted income or expenditure
 Figures include accounts payable and receivable
 Creditors & Debtors are included in the relevant account

West London Buddhist Centre
2022 Accounts

Tangible Fixed Assets

<u>Leasehold Property</u>	Amortized over the duration of the lease
Brought Forward 31/12/21	1,724,685
Additions	0
Amortization	<u>-1,724</u>
Carried Forward 31/12/22	1,722,961

<u>Fixtures, Fittings, & Equipment</u>	Depreciated over 5 years
Brought Forward 31/12/21	767
Additions	0
Depreciation	<u>-256</u>
Carried Forward 31/12/22	511

<u>Art & Ritual</u>	These assets are not depreciated
Brought Forward 31/12/21	3,780
Additions	0
Depreciation	<u>0</u>
Carried Forward 31/12/22	3,780

Total Fixed Assets at 31/12/22 **1,727,252**

Trustees

Bodhilila (Wendy Young)		
Maitripushpa (Carol-Anne Bois)		
Vilasamani (Timothy Kirkpatrick)	Resigned	12-Jan-22
Ratnadeva (Sean Quigley)		
Viramati (David Sampson)	Resigned	18-Jul-22
Vijayacitta (Rebecca Louise Harvey)	Resigned	19-Sep-22
Daisy May James	Joined	19-Sep-22

Trustees Receiving Support For Services Rendered

	<u>Support</u>	<u>Pensions</u>	<u>Total</u>	<u>2021</u>
<u>Bodhilila</u>	25,300	2,138	27,438	25,514
<u>Prajnanita</u>				20,746
<u>Ratnadeva</u>	17,081	1,093	18,174	21,447
	<u>42,381</u>	<u>3,231</u>	<u>45,612</u>	<u>67,708</u>

Total Staff Costs (including HMRC and Pensions)

<u>2022</u>	<u>2021</u>
89,729	97,507

2021 includes JRS funding of £40,860

West London Buddhist Centre
2022 Accounts

Creditors & Debtors

Creditors

Ratnadeva	Payroll	183.80
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Debtors

All accounted for in Accounts Receivable

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

England & Wales - Charity number 271591

Accounts

West London Buddhist Centre Chair's Report 2021

Trustees

Bodhilila (Wendy Young) Chair

Maitripushpa (Carol-Anne Bois) Secretary

Prajnanita (Hana Dilley) - Treasurer, resigned 11 September 2021

Vijayacitta (Rebecca Harvey) – Treasurer, joined 18 October 2021

Sudurjaya (Marilyn Therza) resigned 18 October 2021

Vilasamani (Tim Kirkpatrick)

Viramati (David Sampson)

Ratnadeva (Sean Quigley)

Overview

The COVID 19 pandemic continued to have a major impact, with the West London Buddhist Centre building remaining closed to the public until June and then offering a reduced programme of in-person activities until the end of the year. Initially classes needed to be booked in advance for a very limited number of people in order to comply with the social distancing regulations and participants were required to wear masks while meditating. Although people were keen for us to re-open, numbers attending were quite small as many people were anxious about the potential health risks of attending in-person activities and travelling on public transport.

In September we were able to offer in-person courses and drop-in classes again. Over time attendance began to grow, with a mix of new and old community members who preferred to practise physically alongside other people. Our developing in-person activities were clearly impacted by COVID 19, especially by the rise in cases of the new Omicron variant during the winter which led to less and less people attending in the run up to Christmas and some events being moved online.

We continued to offer a programme of online classes, courses and retreats throughout the year which were important in maintaining and building our sangha. Our 'Going Deeper' courses and retreats continued to attract Order Members and Mitras from the wider Triratna sangha as well as our local community and we found that there was a core group who would regularly be attending these events. There was a lot of appreciation expressed for the quality of teaching and the range and depth of our online offerings.

Finances

Our biggest source of income was donations, even though the amount received was less than the previous year. Online retreats, courses, classes and other events were another important income stream. We continued to receive financial support from the government's Coronavirus Job Retention Scheme. This was a crucial element in enabling us to retain the centre team. During the year, team members increased their working hours so we decreased the amount we claimed under the CJRS, which ended in September (with government contributions being reduced in the final months).

The Precious Jewel fundraising campaign which began in the autumn of 2020 continued until April 2021. As before, the fundraising kula organized a range of fundraising events. Highlights included an online evening of Buddhist poetry from the local and international Triratna sangha and a second 'Sutrathon' inspired by Dharmavadana's heroic reading of the White Lotus Sutra in 2020. This time 5 people participated, taking turns to read a Chapter of the Sutra of Golden Light every hour (followed by a period of meditation) from 2pm on the first afternoon until 7am the next morning.

Although we were able to re-open the centre building during 2021 it was not possible to resume where we had left off in the aftermath of the various lockdowns, the continuation of the Covid 19 pandemic and in the midst of changing Government guidelines. The Covid 19 safety protocols required much more planning and work for in-person events while numbers attending were limited and therefore these events did not generate much income. In the meantime, we had lost major sources of income from before the lockdown, in particular from the studio (which had closed) and from room-hire.

For a full report on the Charity's finances, please see the 2021 Accounts and the Treasurer's Report 2021.

Trustees

There were two resignations and one new Trustee appointed in the Autumn. Prajnanita (the Treasurer) stepped down at the AGM and Sudurjaya stepped down in October when Vijayachitta joined the Council taking on the role of Treasurer. Sudurjaya and Prajnanita had both been valued Trustees, very generous with their time in taking on additional responsibilities and projects on behalf of the Council. (They continued to contribute greatly to the Charity volunteering as part of the WLBC teaching community). Prajnanita not only remained a key member of the

centre team in her role as Centre Manager but in September she also took on the role of Women's Mitra Convenor.

Team

From the time of the first lockdown in March 2020 all the members of the centre team were repeatedly furloughed, working just a few days each month in compliance with the rules of the Covid Job Retention Scheme. They worked well under these challenging circumstances, especially since it was not possible to meet in person for over a year. From January 2021 team members were able to work part-time under the CJRS and we took advantage of this with team members on average working half their normal hours (with their hours increasing in the autumn as the furloughing scheme drew to a close).

It made a great difference when we were able to meet in person again at the centre for weekly team meetings. However, people continued to work at home for part of the week and, when working at the centre, people worked in different spaces to minimize the risks from Covid 19.

At the beginning of September, Prajnanita became our Women's Mitra Convenor. This was very significant for the centre after an extended period without a Women's Mitra Convenor. She brought dedication, energy and passion to the role, leading study groups with Sudurjaya and Amlanadhi, befriending and supporting mitras and encouraging mitras to volunteer at the centre. She worked closely with Ratnadeva, the Men's Mitra Convenor and other Order Members to plan events for Mitras, including a programme of monthly study sessions for Mitras in the ordination process for 2022.

Sangha

At one point it seemed as if we might end up with two separate communities, one online and one in person as some people only attended online activities and some only came to in-person activities. However, many local sangha members continued to attend our online events as well as coming to events at the centre so there was still a sense of one extended WLBC community, even though some members of our online sangha were based in other countries.

A cause of rejoicing was gaining 9 new Mitras during the year. Many of these had previously completed the foundation year of Mitra Study in a group led by Prajnanita and Sudurjaya.

Order Chapters for men and women met weekly online and Dhammagita organized monthly online meetings for all Order Members connected to the centre, introducing a creative and playful approach to the sessions.

Programme

We continued to build our online programme by introducing early morning meditations every week day morning alongside weekly drop-in classes on every day of the week, including weekends. These included Buddhism and meditation classes for more experienced practitioners as well as mindfulness and meditation classes more accessible to newcomers.

We ran introduction to meditation and introduction to Buddhism courses as well as a rolling programme of 'Going Deeper' courses exploring meditation, key Buddhist teachings and devotional practice. We ran many online retreats and various other events, including four Wolf at the Door writing weekends. The majority of these events were online but during June and July and then from September we began offering in person events including a weekend retreat at Vajrasana, our first in-person retreat since before the first lockdown in March 2020.

Paramananda and Bodhilila continued their series of week long online meditation retreats and we also offered weekend Buddhism retreats led by Ratnadeva, Prajnanita Maitripushpa and Bodhilila. As before, the year was framed by two City Retreats taking place over the New Year.

The online retreats and Going Deeper courses played an important role in building deeper connections and Dharma knowledge within our sangha. They also continued to attract experienced practitioners from the wider Triratna community, including Order Members and Mitras training for ordination.

People of Colour Events

The partnership between the London Buddhist Centre and the West London Buddhist Centre continued to offer events for People of Colour (POC). As well as the weekly online class for POC we also offered online day and weekend retreats during the year. These events were much appreciated and played an important role in welcoming POC to the community and supporting those who

were long time sangha members. The weekly online POC class won an award from the Faith and Belief Forum.

Concluding Comments

It was a difficult year, especially managing the transition as we re-opened the centre and began offering in-person events. So much had changed in the world around us, there was so much uncertainty about the future. Despite this the West London Buddhist Centre was able to provide a valuable context for spiritual practice, for learning about the Buddha and his teachings and supporting people to 'Go for Refuge to the Three Jewels'. We were told by many people (not just Buddhists) how important our community and the events we put on were in helping them get through the isolation of lockdowns and giving them resources to deal with the many challenges they faced during the year.

Bodhilila

October 2022

TRIRATNA BUDDHIST COMMUNITY
(WEST LONDON)

2021 Annual Accounts

Independent examiner's report to the trustees of

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

I report on the accounts of Triratna Buddhist Community (West London) for the year ended 31/12/2021

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. You consider that an audit is not required (under section 43(2) of the Charities Act 1993) and that an independent examination is needed.

It is my responsibility to examine the accounts following the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the 1993 Act), and to state whether particular matters have come to my attention.

Basis of examiner's statement.

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 items 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 I do not express an audit opinion on the view given by the accounts.

Independent examiner's unqualified statement.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that, in any material respect, the requirements to keep accounting records in accordance with section 41 of the 1993 Act; and to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Act have not been met, or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



F.G McMahon (Accountant)

25 West Down, Great Bookham, KT23 4LJ

22 February 2022

West London Buddhist Centre
2021 Accounts

Statement of Financial Activities

	<u>2021</u>	<u>2020</u>
<u>Income</u>		
<u>Generated Funds</u>		
Voluntary income	83,959	107,284
Investment income	544	260
	<hr/>	<hr/>
	84,503	107,544
<u>Charitable Activities</u>	31,441	33,716
<u>Other Income</u>	0	0
Total Income	115,944	141,260
<u>Expenditure</u>		
<u>Fundraising Costs</u>	0	0
<u>Governance & Administration</u>	10,838	7,146
<u>Charitable Activities</u>	139,184	152,696
Total Expenditure	150,022	159,842
Net Income	-34,078	-18,582

There was no restricted income or expenditure

West London Buddhist Centre

2021 Accounts

Balance Sheet

	<u>2021</u>	<u>2020</u>
<u>Fixed Assets</u>		
Leasehold Property	1,724,685	1,726,409
Art & Ritual Objects	3,780	3,780
Fixtures & Fittings	767	1,023
	<hr/>	<hr/>
Total Fixed Assets	1,729,233	1,731,212
<u>Current Assets</u>		
Bank & Cash	131,353	160,214
Debtors		4,589
Bookshop Stock	4,059	4,118
	<hr/>	<hr/>
Total Current Assets	135,413	168,921
Total Assets	1,864,645	1,900,134
<u>Liabilities</u>		
Short Term		1,410
Long Term		
	<hr/>	<hr/>
Total Liabilities.	0	1,410
Net Worth	1,864,645	1,898,724
<u>Represented by</u>		
Funds Brought Forward	1,898,724	
Surplus/Deficit for year	-34,079	
	<hr/>	<hr/>
	1,864,645	

2021 Accounts

Notes to Statement of Financial Activities

	<u>2021</u>	<u>2020</u>
<u>Voluntary income</u>		
Donations	69,856	103,689
Gift Aid tax	14,103	3,596
	<u>83,959</u>	<u>107,284</u>
<u>Investment income</u>		
Bank interest & Dividend	544	260
<u>Charitable activities</u>		
Bookshop	80	880
Classes, Courses & Events	17,068	25,113
Other income	27	70
Room Hire	1,362	6,266
Retreats	12,905	1,387
	<u>31,441</u>	<u>33,716</u>
Total Income	115,943	141,260
<u>Charitable activity costs</u>		
<u>Governance & Administration</u>		
Management & Admin	7,671	5,335
Finance charges & Interest	3,168	1,811
	<u>10,838</u>	<u>7,146</u>
<u>General Costs</u>		
Bookshop	59	486
Building , Utilities, Centre	17,088	21,914
Classes, Courses, Events	3,112	9,463
Depreciation & Amortization	1,980	1,980
Donations made	7,787	8,830
Financial Support	97,507	101,148
Wages		0
Other Expenditure	8,252	3,639
Publicity	880	0
Residential Retreat costs	2,520	6,126
Sundry Creditors		-7,775
Studio		6,885
	<u>139,184</u>	<u>152,696</u>
Total Expenditure	150,023	159,842
Net Income	-34,079	-18,582

There was no restricted income or expenditure
 Figures include accounts payable and receivable

West London Buddhist Centre
2021 Accounts

Creditors & Debtors

Creditors

All accounted for in Accounts Payable

Debtors

All accounted for in Accounts Receivable

West London Buddhist Centre
2021 Accounts

Tangible Fixed Assets

Leasehold Property

Brought Forward 31/12/20	1,726,409
Additions	0
Amortization	-1,724
Carried Forward 31/12/21	<u>1,724,685</u>

Fixtures, Fittings, & Equipment

Brought Forward 31/12/20	1,023
Additions	0
Depreciation	-256
Carried Forward 31/12/21	<u>767</u>

Art & Ritual

Brought Forward 31/12/20	3,780
Additions	0
These assets are not depreciated	0
Carried Forward 31/12/21	<u>3,780</u>

Total Fixed Assets at 31/12/20 1,729,232

Trustees

Bodhilila (Wendy Young)		
Maitripushpa (Carol-Anne Bois)		
Sadurjaya (Marilyn Therza)	Left	28/09/2021
Vilasamani (Timothy Kirkpatrick)		
Prajnanita (Hana Dilley)	Left	11/09/2021
Ratnadeva (Sean Quigley)		
Viramati (David Sampson)		
Vijayacitta (Rebecca Louise Harvey)	Joined	18/10/2021

Trustees Receiving Support For Services Rendered

<u>2021</u>	<u>Support</u>	<u>Pensions</u>	<u>Total</u>
Bodhilila	25,514	2,091	27,605
Prajnanita	20,746	1,406	22,152
Ratnadeva	21,447	1,569	23,017
HMRC PAYE			36,278
	<u>67,708</u>	<u>5,066</u>	<u>109,052</u>
<u>2020</u>			
Bodhilila	26,500	2,262	28,762
Prajnanita	19,915	1,448	21,363
Ratnadeva	25,444	2,083	27,528
HMRC PAYE			28,375
	<u>71,859</u>	<u>5,793</u>	<u>106,027</u>

Total Staff Costs

	<u>2021</u>	<u>2020</u>
Excluding JRS Funding	138,367	117,787
JRS Funding	-40,860	-16,640
	<u>97,507</u>	<u>101,148</u>

WLBC Asset Register

	<u>Leasehold</u>	<u>Art & Ritual</u>	<u>FFE</u>	<u>Total</u>
31/12/2019	1,728,133.32	3,780.00	1,278.64	1,733,191.96
2020 Additions	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
	1,728,133.32	3,780.00	1,278.64	1,733,191.96
2020 Depreciation	-1,723.92	0.00	-255.73	-1,979.65
	<hr/>	<hr/>	<hr/>	<hr/>
31/12/2020	1,726,409.40	3,780.00	1,022.91	1,731,212.31
2021 Additions	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
	1,726,409.40	3,780.00	1,022.91	1,731,212.31
2021 Depreciation	-1,723.92	0.00	-255.73	-1,979.65
	<hr/>	<hr/>	<hr/>	<hr/>
31/12/2021	1,724,685.48	3,780.00	767.18	1,729,232.66

Leasehold is amortised over the duration of the lease (999 years)

Art & Ritual is not depreciated

FFE is subject to declining balance depreciation at 20%

West London Buddhist Centre

Leasehold Property (45a Porchester Rd, London, W2 5DP)

Depreciated over the duration of the lease (999 years)

31/12/2014	Cost	459,350.66
19/01/2015	Irwin Mitchell LLP	1,000,000.00
25/02/2015	New Centre Costs	171,963.74
16/04/2015	New Centre Costs	5,000.00
15/06/2015	New Centre Costs	85,880.74
		<u>1,722,195.14</u>
31/12/2015	Depreciation	-1,723.92
		<u>1,720,471.22</u>
31/12/2016	Depreciation	-1,723.92
		<u>1,718,747.30</u>
21/01/2017	Cube(final fitout)	14,557.78
31/12/2017	Depreciation	-1,723.92
		<u>1,731,581.16</u>
31/12/2018	Depreciation	-1,723.92
		<u>1,729,857.24</u>
31/12/2019	Depreciation	-1,723.92
		<u>1,728,133.32</u>
31/12/2020	Depreciation	-1,723.92
		<u>1,726,409.40</u>
31/12/2021	Depreciation	-1,723.92
		<u>1,724,685.48</u>

WEST LONDON BUDDHIST CENTRE ASSET REGISTER

Art and Ritual Objects

(This asset is not depreciated)

31/12/2008	Opening Balance	0.00
31/12/2009	Paintings	500.00
31/12/2009	Carried Forward	<u>500.00</u>
31/03/2010	Paintings	50.00
31/12/2010	Carried Forward	<u>550.00</u>
31/12/2014	Additions	2,480.00
31/12/2014	Carried Forward	<u>3,030.00</u>
31/12/2016	Pilgrim Horse	750.00
31/12/2016	Carried Forward	<u>3,780.00</u>

WLBC Asset Register

	<u>Leasehold</u>	<u>Art & Ritual</u>	<u>FFE</u>	<u>Total</u>
31/12/2019	1,728,133.32	3,780.00	1,278.64	1,733,191.96
2020 Additions	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
	1,728,133.32	3,780.00	1,278.64	1,733,191.96
2020 Depreciation	-1,723.92	0.00	-255.73	-1,979.65
	<hr/>	<hr/>	<hr/>	<hr/>
31/12/2020	1,726,409.40	3,780.00	1,022.91	1,731,212.31
2021 Additions	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
	1,726,409.40	3,780.00	1,022.91	1,731,212.31
2021 Depreciation	-1,723.92	0.00	-255.73	-1,979.65
	<hr/>	<hr/>	<hr/>	<hr/>
31/12/2021	1,724,685.48	3,780.00	767.18	1,729,232.66

Leasehold is amortised over the duration of the lease (999 years)

Art & Ritual is not depreciated

FFE is subject to declining balance depreciation at 20%

West London Buddhist Centre Treasurer's Report 2021

Background

The financial accounts for Triratna Buddhist Community (West London), referred to below as the West London Buddhist Centre or the Centre, are operated from 1st January to 31st December each year. In the year 2021, the Centre had a temporary Treasurer Prajnanita (Hana Dilley) in place until the start of September when she was replaced by Vijayacitta (Rebecca Louise Harvey) from the end of October.

The Centre continued to be impacted by the Covid-19 Pandemic and its aftermath. The operating deficit rose from £18,582 in 2020 to £34,079 in 2021. This was broadly in line with the initial projections and budgeting for the year, given the roadmap out of the lockdowns and adjusting to the changed post-pandemic socio-economic reality. It confirmed the challenge of finding a sustainable financial model into the financial year 2021.

Operations

Classes, Courses and Events: Classes, courses and events continued to be affected by the reintroduction of lockdowns in winter 2020-2021. As a result, most of the provision continued to be online until a phased-in opening of the centre for in-person classes from June and courses and events from September. The income from classes, courses and events dropped by 32%, from £25,113 in 2020 to £17,068 in 2021. Donations decreased by 22% from £107,284 in 2020 to £83,959 in 2021. This is despite a significant increase in the gift aid claim bringing in £10,507 more than in 2020. The increase in the gift aid claim can be attributed to the donation appeals being operated online with an integrated system for gift aid option and more convenient administration. The fall in donations partly reflects the end of the concentrated fundraising effort from April 2021, primarily due to refocusing attention to preparing the building for more in-person classes and also having caps on the number of people attending, in line with COVID-19 safety guidelines.

Retreats: In 2021, there has remained a strong focus on providing online retreats throughout the year which resulted in a combined income of £18,393 from the registration fees and additional donations. This is mere 12% decrease from 2020, although in 2020 there were six online retreats, whereas in 2021, there were ten. In addition, there was a re-introduction of an in-person weekend retreat with focus on bringing people together in-person and not running the weekend retreat at a loss, which was successful.

Secular Mindfulness: The secular mindfulness programme remained limited in 2021 to three courses, one of which was based on securing a grant from Tower Hamlets and delivering a course tailored for a specifically defined community. The small number of courses was mainly due to the publicity challenge of securing a sufficient amount of participants to the courses in an increasingly competitive online environment. The courses contributed £4,548 to the Centre's income, constituting 11% increase from 2020.

Bookshop: The low footfall due to ongoing lockdowns at the start of 2021 and only a gradual shift towards in-person classes, with initially low number of attendees, meant that bookshop contributed a negligible amount to the centre's income. The cost was kept to the minimum by postponing the investment into the new bookshop stock till 2022 when there was anticipated more footfall.

Arts Events: The annual programme of Art Events and the financial contribution to the Centre was on hold during 2021, prioritising focus on reintroduction of in-person Buddhist and meditation classes and events. There was an increase in the number of Wolf at the Door art events with three of them taking place online and one in-person. They contributed £1,856 to the Centre's income.

Team Costs: 5 people continued to be employed by the Centre in 2021, 4 full-time and 1 part-time. In 2021, the running of the programme and the Centre continued to be organised in such a way that we continued to be eligible for the Government Job Retention Scheme. This resulted in receiving a grant of £37,124 over a nine-month period in 2021. The financial support for 2021 amounted to £97,507 with an additional donation of £7,787 to individuals, in line with the constitution of the charity. The overall cost was reduced by 4%, in comparison to 2020.

Reserve Policy Limit

The Reserve Policy Limit was set at £54,000 for the year 2021. It was calculated on the basis of satisfying the following conditions: ensuring sufficient funds for covering three months of operating costs and the charity having fixed assets of £1,733,172 at the end of 2019 with further depreciation expected in 2020. The reserve policy limit of £54,000 allowed for £18,000 per month to cover operating costs and also provides for a buffer when those costs were expected to increase due to the increasing operational capacity from June and more fully from September. In order to keep to this limit, £21,600 was transferred from our designated fund. This is £6,000 less than in 2020 but it broadly points to a similar trend as in 2020.

Fundraising

Following from the previous year, The Precious Jewel Appeal continued until April 2021. It provided an income of £19,318 out of the overall £27,628 for the entire appeal that started in October of the previous year.

Summary

The West London Buddhist Centre faced the challenge of emerging out of the Covid-19 Pandemic and adapting to the changing nature of support from the Government Job Retention Scheme. The challenge of creating a sustainable financial model for the Centre remained for 2022 and was exacerbated by the changed socio-economic conditions in the aftermath of the Pandemic and its effects, as well as the reduced staffing numbers since January 2022.

Compiled by Prajnanita (Hana Dilley, Finance Officer), October 2022

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

England & Wales - Charity number 271591

Accounts

West London Buddhist Centre Chair's Report 2020

Trustees

Bodhilila (Wendy Young) Chair

Abhayadevi (Abhayadevi Tissington) Secretary, resigned 24 August 2020

Maitripushpa (Carol-Anne Bois) Secretary, joined 12 September 2020

Prajnanita (Hana Dilley) - Treasurer, from October 2020

Sudurjaya (Marilyn Therza)

Vilasamani (Tim Kirkpatrick)

Viramati (David Sampson)

Ratnadeva (Sean Quigley)

Paramananda (John Wilson) resigned 24 August 2020

Overview

The year was dominated by the ongoing impact of the COVID 19 pandemic and all its consequences, including living with change and uncertainty on both a global and local level throughout the year. 2020 began and ended with our annual City Retreat to see in the New Year. These retreats exemplified our changed circumstances as the first was an in-person event and the second online.

During January and February 2020, the West London Buddhist Centre was offering our usual range of in-person activities with a focus on teaching meditation, Buddhism and secular mindfulness through courses, drop-in classes, workshops and day retreats. Alongside this, our studio teachers offered yoga, Qi Gong and Feldenkrais Method classes and workshops (in line with our commitment to wellbeing) and we also hosted some art events (in line with the Triratna emphasis on the role of the arts in spiritual practice). The centre was open daytimes and evenings throughout the week and it provided a hub and meeting place for our community.

We closed the WLBC building when the first lockdown began in mid-March and it remained closed throughout 2020. Upcoming courses and events (including a residential retreat) were cancelled, with fees refunded. An introduction to Buddhism course which was already in progress moved online. Our small, dedicated team worked hard to make our core weekly classes available online via zoom and we were offering these very soon after the closure. The West London Buddhist Centre's online programme continued to develop over the year and received a lot of positive feedback.

Finances

A key concern when we closed the centre building was the short-term financial survival of the centre, as we immediately lost all of our main income streams. Toward the end of March, the financial kula carried out an internal financial risk assessment and we then carried out a similar process the following month with two external advisors. The results of both were very sobering as, alongside the loss of income streams, there remained high ongoing expenses, in particular associated with the West London Buddhist Centre building and the centre team.

My appeal for help from our sangha at the beginning of the first lockdown resulted in many one-off donations and a few more people making regular donations. Joining the government's Coronavirus Job Retention Scheme and receiving financial assistance while furloughing team members enabled us to retain the centre team with much lower employment costs. We were able to generate income from our online activities and Prajnanita (with the help of a new fundraising kula) began a fundraising campaign in the autumn which continued into 2021. The combination of all of these, while also drawing on our reserves, meant that the charity ended the year in a better position than our financial risk assessments had anticipated.

For a full report on the centre finances, please see the 2020 Accounts and the Treasurer's Report 2020.

Trustees

The Trustees took on a more active role during the year, with Council members planning and implementing a furloughing process for the centre team and then meeting more frequently once the team had been furloughed. From March, Council meetings were held online. Unfortunately this meant that one Trustee was not able to attend many meetings due to the impact Zoom meetings had on their health.

There were two resignations at the end of August. Abhayadevi (the Secretary) stepped down, as did Paramananda. They had both contributed greatly to the Charity not only through volunteering as Trustees but also as part of the teaching community. Although this was not continuous, Paramananda had served as a Trustee over a period of 30 years, including two periods when he was Chair of Trustees.

At the AGM (which was delayed until September due to the pandemic), Maitripushpa became a Trustee, taking on the role of Secretary and in October Prajnanita temporarily took on role of Treasurer.

Team

The team did some tremendous work under very challenging circumstances. All team and kula meetings were held online from March onwards and there were also optional team meditations each week. Team members had to adapt to a pattern of working very intensively from home for a few days each month while they were unfurloughed before being re-furloughed for a minimum of three weeks.

The team had to quickly learn new skills and to create new systems as all the centre activities moved online with Sophie Crocker (Mindfulness Coordinator and Publicity Manager) and Prajnanita (Centre Manager) carrying out a lot of this work. The Finance Officer, Sahananda, put in many hours making it possible to carry out his work online and then had additional tasks associated with the Coronavirus Job Retention Scheme and the fundraising campaign.

Toward the end of the year, it became possible for team members to work part-time under the furlough scheme but the team was still unable to meet in-person. This made it much harder to work effectively together and experience ourselves as a team. This contributed to the stress of individual team members and also impacted on the team as a whole.

Sangha

When we closed the centre building I was aware of how hard this would be for the West London Buddhist Centre community, especially for those who regularly attended the centre and saw it as their spiritual home. I was concerned about the impact this would have on the sangha and keen to create spaces where people could study, practice and talk with others so that they could still experience a sense of community.

One result of our activities going online is that the West London Buddhist Centre sangha now includes people who live farther afield and who may never visit the centre building. It has become more international. At the same time, some of the West London Buddhist Centre sangha began visiting other online Buddhist centres and groups and, as a result, gained an experience of the wider Triratna and Buddhist community.

Although not everyone was able to or interested in attending online events, those that did were able to make and deepen their connections with others. Many (including people who first attended online) found that the Buddhist teachings and practices on offer helped them to deal better with both the inner and outer challenges they experienced during the year.

Prajnanita and the fundraising kula organised many events with opportunities for people to contribute and to witness others contributions which not only raised money but were very effective in sangha building. I also believe that the series of Going

Deeper courses and online retreats resulted in a greater depth and breadth of Dharma knowledge and strengthened the network of friendships within the sangha.

Order Sangha

At the beginning of the year, both the men and women Order Chapters were meeting weekly in-person at the centre and there was also a combined meeting of both men and women Order Members meeting every two weeks. After lockdown, these meetings all moved online with the combined meeting becoming monthly.

In September, Kamalashila and Yashobodhi, both longstanding and valued members of the West London Buddhist Centre sangha, moved out of London. Yashobodhi generously continued to run our weekly Buddhism in the City class online, with Kamalashila making occasional guest appearances as a teacher at our Dharma Night class. Prior to their move, Yashobodhi and Kamalashila had invited people to join them in weekday morning meditations which was much appreciated by many sangha members.

Dharmavadana contributed a huge amount to the fundraising kula, not least by launching the campaign with a sponsored Sutathon, an all-night session reciting the entire White Lotus Sutra, an inspiring and heroic achievement.

Programme

Our online programme began with weekly drop-in classes including the Tuesday Sangha Night (later renamed Dharma Night) and Buddhism in the City on Saturday mornings. Paramananda led weekly meditation classes on Thursday evenings and Sunday mornings. Later, Bodhilila offered lunchtime meditation drop-in classes on Wednesdays and Fridays and Sophie led a secular mindfulness drop-in class on Monday lunchtimes. This meant we were able to offer something online every day of the week.

During June, I was unfurloughed and used this as an opportunity to explore offering courses and retreats online and to see whether these could attract new people, give existing sangha members opportunities for more intensive practice and provide an additional income stream. I led our first online Introduction to Meditation and Introduction to Buddhism courses, co-led our first online retreat with Paramananda and led weekly lunchtime classes twice a week.

I was very heartened by how effective the online classes and courses were, providing opportunities for people to learn, to connect and to go deeper in their practice. We had new people joining the courses and drop-in classes who then

continued to attend our activities and later became committed members of our sangha. The meditation retreat proved to be very successful and attracted experienced practitioners from the wider Triratna community, including mitras and Order members.

All of the June activities resulted in increased income, particularly the week-long retreat. This led to developing a programme of online retreats and courses in the second half of the year which has continued in 2021. The Going Deeper courses were particularly successful with many people attending a number of consecutive courses.

In addition, I also ran a meditation summer school and from September, we began offering 7am meditations on weekday mornings with mitras and Order Members leading the sessions and hosting Zoom. Wolf at the Door writing workshops led by Dharmavadana and Vishvantara and Drawing and the Art of Mindfulness workshops led by Amitajyoti also proved popular.

Retreats

While we were not able to run any residential retreats during 2020, we offered a series of week-long meditation retreats led by Paramananda and Bodhilila and weekend Buddhism retreats led by Ratnadeva, Prajnanita and Bodhilila. I was pleased to see how effective these were in allowing people to experience a depth of practice, while also having an experience of coming together for collective practice and supporting each other as a retreat community. The retreats attracted people from outside our local sangha and were also an important income source during the second half of the year.

People of Colour Events

During 2019, after discussions with Suryagupta, Chair of the London Buddhist Centre, the West London Buddhist Centre and London Buddhist Centre became partners in a project offering in-person People of Colour (POC) events to encourage more POC into our respective sanghas and also to support existing POC sangha members to become mitras and Order Members. After March 2020 we moved these POC activities online and, as well as offering some day and weekend retreats, we started a weekly online meditation and Buddhism class on Sunday afternoons.

Outreach

Dharmavadana, with regular support from Sahananda (and occasional support from other West London Buddhist Centre order members and mitras) continued to lead the

weekly outreach class in Ealing, which moved online during lockdown until the end of the year.

Studio

The studio closed when the centre building closed in March, with many teachers who had been running weekly classes at the centre moving their classes online. MayMay, one of our most popular teachers, offered her regular yoga and Qigong classes online and very generously donated a share of her class income to the centre.

Therapy Room

Practitioners continued to hire the therapy room up until the lockdown in March. There was very little room hire for the rest of the year, just a few hours in between lockdown periods when the government Covid guidelines permitted this.

Breathworks Centre of Excellence

We only ran one in-person and one online Mindfulness for Stress course during 2020, with the partnership with Breathworks effectively put on hold.

Concluding Comments

Although this was a very challenging year, the West London Buddhist Centre was able to adapt to constantly changing circumstances, continuing to offer the Buddha's teachings and a context for individual and collective Dharma practice. We welcomed new people and developed an online community as part of our established sangha.

In one of my early messages to the sangha during the first lockdown, I said that the West London Buddhist Centre was not the centre building, it was the people, the spiritual community and the network of friendships at the heart of the community. I believe that in some ways this network has been strengthened during these difficult times and I was moved by the many examples of kindness, generosity and support people showed to each other and towards the centre over the course of the year.

Bodhilila 6 September 2021

West London Buddhist Centre Treasurer's Report 2020

Background

The financial accounts for Triratna Buddhist Community (West London), referred to below as the West London Buddhist Centre or the Centre, are operated from 1st January to 31st December each year. In the year 2020, the Centre did not have an elected Treasurer until October when Prajnanita (Hana Dilley) took on this role on a temporary basis.

In line with global and the UK trends this year, the activities of the Centre (and consequently the financial results) were greatly impacted by the Covid-19 Pandemic. The operating deficit from the start of the financial year was halved from £37,167 to £18,582 and in this way the challenge of finding a sustainable financial model was shifted into the subsequent financial year 2021.

The contributing factors included the following:

- The number of employees was limited to five people and consultancy that was relied on in previous years was discontinued.
- The Centre building was closed to the public from the first lockdown in March 2020 and core activities shifted online.
- Closing the building enabled a cost-cutting strategy to be put in place limiting the costs associated with running the building and maintenance.
- Changes to the programme and shifting to online provision enabled the number of employees' working days to be reduced and thus benefit from the Government Job Retention Scheme introduced in April 2020.
- The Studio (body-based activities including yoga, Feldenkrais and qigong provided by visiting teachers) was on a downward financial trajectory in the first quarter of the year and was closed at the start of the first lockdown in March 2020.
- The Treatment Room was closed at the start of the lockdown and only re-opened in between lockdowns with limited take-up by therapists.
- Focused fundraising became a priority in order to adapt to the online provision and also raise additional funds to cover the running of the Centre and maintain the support for the community it serves.

Operations

Classes, Courses and Events: Classes, courses and events stopped at the start of the lockdown in March 2020 and some were re-introduced online over the period of March, April and May, with the online provision building up from September 2020. The online provision was mostly run on a donation basis with the exception of secular mindfulness courses and Wolf at the Door art event. As a result, the income from classes, courses and events dropped by 80%, from

£84,633 in 2019 to 17,037 in 2020. This was largely mitigated by donation income rising by 78%, from £58,293 in 2019 to £103,698 in 2020.

Retreats: In 2020, the cancellations of in-person retreats and payment of retreat venue from the previous financial year resulted in the loss of £6,885 as opposed to a profit of £4,480 in 2019. However, the reinventing of the programme and offering online retreats on a donation basis has led to boosting of the donation income, and the online retreats have contributed £20,860 to the donation income in 2020, approximately 20%.

Secular Mindfulness: Following a successful growth of the secular mindfulness programme in 2019 and its significant financial contribution to the Centre, this area was negatively impacted by the Covid-19 Pandemic. The shift to online provision meant that there was an increased competition from various secular mindfulness providers for participants, which was no longer driven by geographical considerations. As a result, we were not able to fill online classes and therefore ran only 2 mindfulness courses at the start of 2020 in person and 1 online Mindfulness for Stress course in the Autumn, contributing £4,029 to the Centre.

Bookshop: Following the closure of the building in March 2020, the bookshop was closed and stock stored away. This represents a 55% loss in this area in 2020, from a profit of £875 in 2019 to £394 in 2020. The reopening of the bookshop in 2021 will require an initial investment into the stock.

Arts Events: The annual programme of Art Events and the financial contribution to the Centre stopped with the onset of the Pandemic. Wolf at the Door art events were transferred online and contributed £1,194 to the Centre.

Team Costs: From January 2020, there were 5 people employed by the Centre, 4 full-time and 1 part-time. The adaptation of the programme and running of the Centre during the onset of the Pandemic meant that the members of the team were able to be furloughed and worked at a reduced capacity. This brought about a grant of £39,260 from the Government Job Retention Scheme in 2020, of which £4,589 arrived into the accounts in January 2021.

Reserve Policy Limit

The Reserve Policy Limit was set at £61,514 for the year 2020 and was calculated on the basis of covering the expenses of the centre for three months. In order to keep to this limit, £27,600 were transferred from our designated fund.

Fundraising

Following the onset of the Pandemic, the Chair launched an initial appeal for financial support in April 2020 which brought in a surge of additional donations, mostly one-offs (approximately £19,000). Following on from this, it was seen as important to create a more long-term fundraising strategy and that resulted in forming a Fundraising Kula (Team) made up of two members of the West London Buddhist Centre Team and three volunteers. In October, The Precious Jewel Appeal was launched which included the following fundraising events: Sutrathon (£1,351), Friday Night Sangha Fever (£360) and Slow Down Friday (£630). Overall, the fundraising appeal raised £9,216 in the autumn period and provided a context for giving for the remaining 3 months in 2021. A huge thank you to all our donors who stepped forward and gave generously, the members of the Fundraising Kula (especially our volunteers, Dharmavadana, Rebeka and Susanna, as well as Sahananda, the Finance Officer) and all those that were at the forefront of the fundraising events, including Dharmavadana, Arvind, Jo, Peter, Jonathan, Patricia, Vilasamani, Norman and Maitripushpa. An enormous appreciation goes also to Sophie from the WLBC Team, the Publicity Officer, for working behind the scenes and making all these events possible, including all the technical aspects.

Summary

The West London Buddhist Centre was able to weather the inevitable financial crisis of the Covid-19 Pandemic primarily due to a quick adaptation of operations, organising fundraising appeals and the use of the Government Job Retention Scheme. The challenge of creating a sustainable financial model for the Centre remains for 2021 and is exacerbated by the changed socio-economic conditions in the aftermath of the Pandemic and its effects.

Compiled by Prajnanita (Hana Dilley, WLBC Treasurer), September 2021

TRIRATNA BUDDHIST COMMUNITY
(WEST LONDON)

2020 Annual Accounts

Independent examiner's report to the trustees of

TRIRATNA BUDDHIST COMMUNITY (WEST LONDON)

I report on the accounts of Triratna Buddhist Community (West London) for the year ended 31/12/2020

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. You consider that an audit is not required (under section 43(2) of the Charities Act 1993) and that an independent examination is needed.

It is my responsibility to examine the accounts following the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the 1993 Act), and to state whether particular matters have come to my attention.

Basis of examiner's statement.

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 items 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 I do not express an audit opinion on the view given by the accounts.

Independent examiner's unqualified statement.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that, in any material respect, the requirements to keep accounting records in accordance with section 41 of the 1993 Act; and to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 1993 Act have not been met, or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



F.G McMahon (Accountant)
3 Plough Lane, Purley, CR8 3QB
12 March 2021

West London Buddhist Centre
2020 Accounts

Statement of Financial Activities

	<u>2020</u>	<u>2019</u>
<u>Income</u>		
<u>Generated Funds</u>		
Voluntary income	107,284	62,965
Investment income	260	1,405
	<u>107,544</u>	<u>64,370</u>
<u>Charitable Activities</u>	33,716	181,687
<u>Other Income</u>	0	0
Total Income	141,260	246,057
<u>Expenditure</u>		
<u>Fundraising Costs</u>	0	0
<u>Governance & Administration</u>	7,146	9,813
<u>Charitable Activities</u>	152,696	273,411
Total Expenditure	159,842	283,224
Net Income	-18,582	-37,167

There was no restricted income or expenditure

West London Buddhist Centre
2020 Accounts

Notes to Statement of Financial Activities

	<u>2020</u>	<u>2019</u>
<u>Voluntary income</u>		
Donations	103,689	58,293
Gift Aid tax	3,596	4,673
	<u>107,284</u>	<u>62,965</u>
<u>Investment income</u>		
Bank interest & Dividend	260	1,405
<u>Charitable activities</u>		
Bookshop	880	4,212
Classes, Courses & Events	26,500	109,616
Other income	70	0
Room Hire	6,266	49,241
Retreats	0	18,618
	<u>33,716</u>	<u>181,687</u>
Total Income	141,260	246,057
<u>Charitable activity costs</u>		
<u>Governance & Administration</u>		
Management & Admin	5,335	8,557
Finance charges & Interest	1,811	1,256
	<u>7,146</u>	<u>9,813</u>
<u>General Costs</u>		
Bookshop	486	3,337
Building , Utilities, Centre	21,914	16,567
Classes, Courses, Events	9,463	24,977
Depreciation & Amortization	1,980	4,188
Donations made	8,830	17,077
Financial Support	101,148	130,658
Wages	0	1,198
Other Expenditure	3,639	11,918
Residential Retreat costs	6,126	14,138
Sundry Creditors	-7,775	7,775
Studio	6,885	41,579
	<u>152,696</u>	<u>273,411</u>
Total Expenditure	159,842	283,224
Net Income	-18,582	-37,167

There was no restricted income or expenditure

West London Buddhist Centre
2020 Accounts

Balance Sheet

	<u>2020</u>	<u>2019</u>
<u>Fixed Assets</u>		
Leasehold Property	1,726,409	1,728,133
Art & Ritual Objects	3,780	3,780
Fixtures & Fittings	1,023	1,279
	<hr/>	<hr/>
Total Fixed Assets	1,731,212	1,733,192
<u>Current Assets</u>		
Bank & Cash	160,214	187,851
Debtors	4,589	
Bookshop Stock	4,118	4,039
	<hr/>	<hr/>
Total Current Assets	168,921	191,890
Total Assets	1,900,134	1,925,081
<u>Liabilities</u>		
Short Term	1,410	7,775
Long Term		
	<hr/>	<hr/>
Total Liabilities.	1,410	7,775
Net Worth	1,898,724	1,917,306
<u>Represented by</u>		
Funds Brought Forward	1,917,306	
Surplus/Deficit for year	-18,582	
	<hr/>	<hr/>
	1,898,724	

West London Buddhist Centre
2020 Accounts

Creditors & Debtors

Creditors

V Schofield	Studio Refund	9.50
Paramananda	Dana	<u>1,400.00</u>
		1,409.50

Debtors

HMRC	JRS for December	4,589.33
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West London Buddhist Centre
2020 Accounts

Tangible Fixed Assets

Leasehold Property

Brought Forward 01/01/20	1,728,133
Additions	0
Amortization	1,724
Carried Forward 31/12/20	<u>1,726,409</u>

Fixtures, Fittings, & Equipment

Brought Forward 01/01/20	1,279
Additions	0
Depreciation	256
Carried Forward 31/12/20	<u>1,023</u>

Art & Ritual

Brought Forward 01/01/20	3,780
Additions	0
These assets are not depreciated	
Carried Forward 31/12/20	<u>3,780</u>

Total Fixed Assets at 31/12/20 1,731,212

Trustees

Abhayadevi (Helen Tissington)	Left 12 September 2020
Bodhilila (Wendy Young)	
Maitripushpa (Carol-Anne Bois)	Joined 12 September 2020
Paramananda (John Wilson)	Left 12 September 2020
Sadurjaya (Marilyn Therza)	
Vilasamani (Timothy Kirkpatrick)	
Prajnanita (Hana Dilley)	
Ratnadeva (Sean Quigley)	
Viramati (David Sampson)	

Trustees Receiving Support For Services Rendered

	<u>2020</u>	<u>2019</u>
Bodhilila (Wendy Young)	21,086	29,088
Prajnanita (Hana Dilley)	16,688	7,563
Ratnadeva (Sean Quigley)	20,671	9,916
	<u>58,445</u>	<u>46,567</u>

Total Staff Costs 123,364 131,856

West London Buddhist Centre

Leasehold Property (45a Porchester Rd, London, W2 5AL)

Depreciated over the duration of the lease (999 years)

31/12/2014	Cost	459,350.66
19/01/2015	Irwin Mitchell LLP	1,000,000.00
25/02/2015	New Centre Costs	171,963.74
16/04/2015	New Centre Costs	5,000.00
15/06/2015	New Centre Costs	85,880.74
		<u>1,722,195.14</u>
31/12/2015	Depreciation	<u>-1,723.92</u>
		<u>1,720,471.22</u>
31/12/2016	Depreciation	<u>-1,723.92</u>
		<u>1,718,747.30</u>
21/01/2017	Cube(final fitout)	14,557.78
31/12/2017	Depreciation	<u>-1,723.92</u>
		<u>1,731,581.16</u>
31/12/2018	Depreciation	<u>-1,723.92</u>
		<u>1,729,857.24</u>
31/12/2019	Depreciation	<u>-1,723.92</u>
		<u>1,728,133.32</u>
31/12/2020	Depreciation	<u>-1,723.92</u>
		<u>1,726,409.40</u>

WLBC Asset Register

	<u>Leasehold</u>	<u>Art & Ritual</u>	<u>FFE</u>	<u>Total</u>
31/12/2019	1,728,133.32	3,780.00	1,279.00	1,733,192.32
2020 Additions	0.00	0.00	0.00	0.00
	<u>1,728,133.32</u>	<u>3,780.00</u>	<u>1,279.00</u>	<u>1,733,192.32</u>
2020 Depreciation	-1,723.92	0.00	-256.00	-1,979.92
31/12/2020	<u>1,726,409.40</u>	<u>3,780.00</u>	<u>1,023.00</u>	<u>1,731,212.40</u>

Leasehold is amortised over the duration of the lease (999 years)

Art & Ritual is not depreciated

FFE is subject to declining balance depreciation at 20%