

THE BAPTIST HOUSING TRUST

**TRUSTEES' ANNUAL REPORT
AND FINANCIAL STATEMENTS
31ST MARCH 2025**

CHARITY NUMBER 1031620

THE BAPTIST HOUSING TRUST

Year ended 31st March 2025

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THE BAPTIST HOUSING TRUST

Trustees' annual report for the year ended 31st March 2025

Reference and administrative details

Charity name

The Baptist Housing Trust

Registered Charity number

1031620

Principal address

60 Strathmore Avenue,
Hitchin,
Herts
SG5 1ST

Managing Trustees

Miss Jean Harrison	(re-appointed February 2024)
Revd. Paul Martin	(re-appointed October 2022)
Revd. Michael Thornton (Chair)	(re-appointed October 2022 and appointed Chair January 2023)
Revd. Roger Woodward (Vice-Chair)	(re-appointed October 2022)
Revd. Graham Clarke	(Appointed January 2023)

Honorary Secretary

Revd. Stephen Copson 60 Strathmore Avenue, Hitchin, Herts SG5 1ST	(appointed 1 st May 2023)
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Bankers

CAF Bank Limited
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

THE BAPTIST HOUSING TRUST

Trustees' annual report - continued for the year ended 31st March 2025

Independent Examiner

Clouders (Audit & Accounts) Limited
Chartered Certified Accountants,
Charter House,
103-105 Leigh Road,
Leigh-on-Sea,
Essex. SS9 1JL.

Investment Advisers

Cazenove Capital Management
1 London Wall Place
London EC2Y 5AU

Structure, governance and management

Constitution

The charity is an unincorporated trust, constituted under a Trust Deed dated 6th January 1994 as amended by a Supplemental Trust Deed dated 6th February 2018.

Trustee selection

The power to appoint Trustees vests in the existing Trustees. Trustees serve for a maximum period of three years, but are eligible for re-appointment. The Trust Deed provides for a minimum of three, and a maximum of five Trustees.

The day-to-day responsibility for the management of the Charity is delegated to the Honorary Secretary.

Risk management

The Trustees have examined the major strategic, business and operational risks which the Trust faces and confirm that systems have been established to minimise them. In October 2024, the trustees considered the annual review of risks was content at the regular measures set down.

Objectives and activities

The objects of the Trust are the provision of grants for amenities to improve the quality of life for elderly people or other persons in necessitous circumstances irrespective of race creed or colour but without prejudice to the generality of the foregoing those living in residential accommodation provided by the Riverside Care and Support Group Divisional Board of the Riverside Group Limited or for retired Baptist ministers or missionaries and their widows or widowers living in residential accommodation provided by a charitable organisation connected with the Baptist Union of Great Britain or with BMS World Mission.

THE BAPTIST HOUSING TRUST

Trustees' annual report - continued for the year ended 31st March 2025

Grant making policy

The Trustees meet periodically to receive and consider applications for grants and to decide whether grants should be offered.

For Riverside applications, grants are valid for one year from the date on which they are offered although, in exceptional circumstances, an extension of time may be granted by the Trustees. In considering applications, the Trustees have adhered to a Grant Policies document, dated 14th October 2019. The Trustees have emphasised that they prefer to receive applications which demonstrate that the residents themselves are making efforts to raise at least a part of the cost of the scheme for which the grant is being requested. Where this has not been done the amount of grant approved may be reduced.

For RBMHO applications, the charity submits an application with supporting paperwork for work done or pending.

Trustees

The Trustees have continued to meet, as usual, three times a year to consider grant applications. Two of the meetings were held online and the other meeting was held in person in October 2024 at the London offices of their Investment Advisers, Cazenove Capital Management.

Achievements and performance

Riverside/ECHG have submitted a regular stream of applications for grants and during the year a total of fourteen applications received from them were approved. After discussions in June 2024 with RBHMO to identify the best way to encourage applications, these began to arrive from Autumn 2024.

During the financial year 2024/2025 the Trustees have approved fourteen grants to Riverside totalling £8,017 (twenty four grants totalling £14,218 in 2023/2024), and four grants to RBHMO totalling £10,790. They have made fourteen grant payments totalling £16,644 (£14,196 paid in 2023/2024). On 31st March 2025, nine grants approved by the Trustees during the financial year 2024/2025 remained unpaid amounting to £4,617 (£10,896 unpaid at the end of 2023/2024).

The Trust has maintained a bank account with CAF Bank Limited. The Account is operated online with payments being made through the CAF's QuickPay facilities. The Trust has also maintained a Three-Month Deposit Account with the Baptist Union Corporation earning interest at the end of the year at 3.25% per annum, a reduction from 4.5% at the end of 2023/24.

The Trust continues to receive investment advice from Cazenove Capital Management. The usual annual meeting to assess performance was held with their representative in October. The income produced from these Funds during 2024/2025 was £31,208 (£31,106 in 2023/2024). The value of the funds has fluctuated during the year in line with customary variations in global markets. On 31st March 2025, the total value of Responsible Multi-Asset Funds held by Cazenove on behalf of the Trust was £1,043,912 compared with a value of £1,049,559 as at 31st March 2024.

THE BAPTIST HOUSING TRUST

Trustees' annual report - continued for the year ended 31st March 2025

Secretary's Honorarium

The Trustees had agreed to pay an honorarium of £3,200 per annum to the Secretary.

Reserves Policy

The Trust's policy is to maintain cash balances at a level equal to at least six months unrestricted expenditure. This provides enough funds to cover administration costs and to respond to emergency applications.

During the year, the Trustees considered that the designated Investment Protection Reserve of £100,000 should be undesignated.

Investment Policy

Trust money may be invested or laid out in the purchase of, or at interest upon, the security of such stocks, funds, shares, securities or other investments at the Trustees think fit. Income from such investments should be used in the grant-making activities at the Trustees' discretion.

The value of investments on 31 March 2025 exceeds the total of the Capital and Legacies Funds without the need to draw on the Investment Protection Reserve.

Risk policy

In October 2024, the trustees considered the annual review of risks were content at the regular measures set down to identify, minimise and mitigate such risks were appropriate.

Statement of Trustees' responsibilities

Law applicable to Charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Trust's financial activities during the year and of its financial position at the year end. In preparing those financial statements, the Trustees are required to follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the Charity and which enables them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE BAPTIST HOUSING TRUST

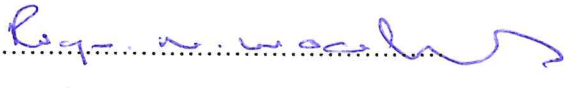
**Trustees' annual report - continued
for the year ended 31st March 2025**

The Trustees declare that they have approved the Trustees' report above.

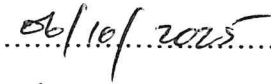
Signed on behalf of the Charity's Trustees:


.....

(Trustee)


.....

(Trustee)


.....

Dated

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE BAPTIST HOUSING TRUST**

Independent examiner's report to the trustees of The Baptist Housing Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31st March 2025.

Respective responsibilities of trustees and examiner

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the account in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's account as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charities Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

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

1. Accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the account give a true and fair view which is not a matter considered as part of an independent examination; or
4. The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their account in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)).

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.



S Bailey F.C.C.A.

13/10/25

for and on behalf of
Clouders (Audit & Accounts) Limited
Chartered Certified Accountants
Charter House,
103-105 Leigh Road,
Leigh-on-Sea,
Essex. SS9 1JL.

THE BAPTIST HOUSING TRUST

**Statement of Financial Activities
for the year ended 31st March 2025**

		Un- restricted	Restricted	Total	Total
	<u>Notes</u>	<u>Funds</u>	<u>income funds</u>	<u>2025</u>	<u>2024</u>
		£	£	£	£
Incoming resources					
Incoming resources from generated funds					
Investment income	3b	32,248		32,248	32,152
		<u>32,248</u>	<u>-</u>	<u>32,248</u>	<u>32,152</u>
Total incoming resources		<u><u>32,248</u></u>	<u><u>-</u></u>	<u><u>32,248</u></u>	<u><u>32,152</u></u>
Resources expended					
Stockbroker fees	4a	3,200		3,200	2,997
Charitable activities	4b	16,644		16,644	13,782
Governance costs	4c	4,894		4,894	4,564
		<u>24,738</u>	<u>-</u>	<u>24,738</u>	<u>21,343</u>
Total resources expended		<u><u>24,738</u></u>	<u><u>-</u></u>	<u><u>24,738</u></u>	<u><u>21,343</u></u>
Net incoming (outgoing) resources before other recognised gains/losses					
		7,510	-	7,510	10,809
Gross transfers between funds		-	-	-	-
		<u>7,510</u>	<u>-</u>	<u>7,510</u>	<u>10,809</u>
Net incoming (outgoing) resources before other recognised gains (losses)		<u><u>7,510</u></u>	<u><u>-</u></u>	<u><u>7,510</u></u>	<u><u>10,809</u></u>
Other recognised gains (losses)					
Gains and losses on investment assets	5	(1,107)	-	(1,107)	52,712
		<u>6,403</u>	<u>-</u>	<u>6,403</u>	<u>63,521</u>
Net movement in funds		<u><u>6,403</u></u>	<u><u>-</u></u>	<u><u>6,403</u></u>	<u><u>63,521</u></u>
Total funds brought forward		1,119,635	-	1,119,635	1,056,114
		<u>1,126,038</u>	<u>-</u>	<u>1,126,038</u>	<u>1,119,635</u>
Total funds carried forward		<u><u>1,126,038</u></u>	<u><u>-</u></u>	<u><u>1,126,038</u></u>	<u><u>1,119,635</u></u>

The notes on pages 9 to 16 form part of these financial statements

THE BAPTIST HOUSING TRUST

Balance Sheet

As at 31st March 2025

		<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Total</u>
	<u>Notes</u>	<u>Funds</u>	<u>income funds</u>	<u>2025</u>	<u>2024</u>
		£	£	£	£
Fixed assets					
Investments	6	1,043,912		1,043,912	1,049,559
Total fixed assets		1,043,912		1,043,912	1,049,559
Current assets					
Debtors	7	-		-	592
Cash at bank and in hand		83,026		83,026	70,342
Total current assets		83,026		83,026	70,934
Creditors: amounts falling due within one year	8	(900)		(900)	(858)
Net current assets		82,126		82,126	70,076
Total assets less current liabilities		1,126,038		1,126,038	1,119,635
Funds of the charity					
Unrestricted funds	9	1,126,038		1,126,038	1,119,635
Restricted income funds	10				-
Total funds		1,126,038		1,126,038	1,119,635



(Trustee)



(Trustee)

Dated

06/10/2025

The notes on pages 9 to 16 form part of these financial statements

THE BAPTIST HOUSING TRUST

Notes to the financial statements for the year ended 31st March 2025

1. Basis of preparation

Basis of accounting

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value. 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) (effective 1 January 2015).

2. Accounting policies

Funds structure

Restricted income funds

These are funds which must be used in accordance with specific restrictions imposed by the donor or Trust Deed.

Unrestricted funds

Unrestricted funds comprise those funds which the Trustees are free to use for any purpose in furtherance of the charity's objects. They include designated funds which the Trustees, at their discretion, have created for a specific purpose.

Incoming resources

Recognition of incoming resources

These are included in the Statement of Financial Activities when the charity becomes entitled to the resources, the Trustees are virtually certain they will receive the resources and the monetary value can be measured with sufficient reliability.

Grants and donations

Grants and donations are only included in the Statement of Financial Activities when the charity has unconditional entitlement to the resources.

Investment income

This is included in the Statement of Financial Activities when receivable.

Investment gains and losses

These include any gain or loss on the sale of investments, and any gain or loss resulting from revaluing investments to market value at the end of the year.

THE BAPTIST HOUSING TRUST

Notes to the financial statements - continued for the year ended 31st March 2025

2. Accounting policies – continued

Expenditure

Governance costs

These include the costs of preparation and examination of statutory financial statements, Trustee meetings and any legal advice to Trustees on governance or constitutional matters.

Grants payable without performance conditions

These are only recognised in the financial statements when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.

Assets

Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end.

Liabilities

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Contingent liabilities

In accordance with the SORP, a contingent liability is disclosed in respect of grants which, although authorised by the end of the Charity's financial year, did not represent liabilities, because the obligation can only be confirmed by the acceptance of those grants by the applicants, which is an uncertain event not wholly within the Trustees' control.

THE BAPTIST HOUSING TRUST

**Notes to the financial statements - continued
for the year ended 31st March 2025**

3. Incoming resources

a) Voluntary income

	<u>2025</u>	<u>2024</u>
	£	£
Legacies	-	-
	<u> </u>	<u> </u>

b) Investment income

	<u>2025</u>			<u>2024</u>
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Dividends – UK equities	41	-	41	20
Interest – UK fixed interest securities	-	-	-	-
Interest on cash deposits	999	-	999	1,025
Cazenove interest	-	-	-	-
Cazenove dividends	31,208	-	31,208	31,106
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	32,248		32,248	32,152
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

THE BAPTIST HOUSING TRUST

**Notes to the financial statements - continued
for the year ended 31st March 2025**

4. Analysis of resources expended

a) Investment management costs

	<u>2025</u>	<u>2024</u>
	£	£
Stockbrokers' fees	3,200	2,997
	<u> </u>	<u> </u>

b) Charitable activities

Grants payable

	<u>2025</u>			<u>2024</u>
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Coventina House – TV & Bracket	376			
Barclay Court – Garden benches	190			
Poulton Court – Garden furniture, greenhouse & TV	801			
Cathedral Court – Garden furniture	357			
Derwent Road West – Garden furniture	459			
Hargreaves Court – Garden furniture	607			
Windsor Court – Entertainment equipment	866			
Woodlands view – Garden furniture	371			
Norwood Court – Garden furniture	237			
Acorn House – Garden furniture	900			
PE3 9XE – Bathroom mobility upgrade	2,130			
L10 2LD – Bathroom mobility upgrade	4,660			
BH6 5PR – Mobility upgrades	2,000			
BH17 7YF – Mobility upgrades	2,000			
Waterstone Place	591			
Ashton Court	99			
	<u>16,644</u>	<u> </u>	<u> </u>	<u>13,782</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

THE BAPTIST HOUSING TRUST

Notes to the financial statements - continued
for the year ended 31st March 2025

Analysis of resources expended continued

c) Governance costs

	<u>2025</u>	<u>2024</u>
	£	£
Secretary's honorarium	3,200	3,100
Travel expenses	389	184
Printing, postage, stationery & telephone	60	100
Insurance	285	262
Trustee meetings expenses	-	-
Bank Charges	60	60
Legal fees	-	-
Accountancy fees	900	858
	£4,894	£4,564
	£4,894	£4,564

Amounts included within governance costs:

Trustee expenses

Trustee travel costs incurred in attending Trustee meetings are reimbursed by the Charity. During the year ended 31st March, 2025, five Trustees were reimbursed an aggregate amount of £389 (2024: three trustees were reimbursed £184).

Accountancy fees

	<u>2025</u>	<u>2024</u>
	£	£
Independent examiner's fees for reporting on the accounts	900	858
Other fees	-	-
	£900	£858
	£900	£858

THE BAPTIST HOUSING TRUST

Notes to the financial statements - continued for the year ended 31st March 2025

5. Gains and losses on investment assets

	<u>2025</u>	<u>2024</u>
	£	£
Gain/(Loss) on revaluation of quoted securities	(1,107)	52,712
	—————	—————
	(£1,107)	£52,712
	=====	=====

6. Investment assets

a) Fixed asset investments

	£
Market value at beginning of year	1,049,559
Less: net loss on revaluation on investments with Cazenove	(6,515)
Add: increase in UK equities	868
	—————
Market value at end of year	£1,043,912
	=====

THE BAPTIST HOUSING TRUST

**Notes to the financial statements - continued
for the year ended 31st March 2025**

Investment Assets continued

b) Analysis of investments and related income

	Market Value <u>31.03.25</u> £	Income Year ended <u>31.03.25</u> £
UK equities	2,273	41
UK fixed interest securities	-	-
Investments through Cazenove	1,041,639	31,208
	1,043,912	
Interest on cash deposits		999
Total investment income		32,248

7. Debtors

	<u>2025</u> £	<u>2024</u> £
Amounts falling due within one year:		
Prepayments and accrued income	1,512	592

THE BAPTIST HOUSING TRUST

Notes to the financial statements - continued
for the year ended 31st March 2025

8. Creditors

	<u>2025</u>	<u>2024</u>
	£	£
Amounts falling due within one year:		
Accruals and deferred income	900	858
	<u> </u>	<u> </u>

9. Unrestricted funds

a) Movements on unrestricted funds

	<u>Total</u>	<u>Capital</u>	<u>Legacies</u>	<u>Investment protection</u>	<u>Revaluation reserve</u>	<u>General</u>
	£	£	£	£	£	£
As at 1 st April, 2024	1,119,635	640,992	14,058	100,000	-	364,585
Incoming resources	32,248	100,000				132,248
Outgoing resources	(23,226)			(100,000)		(123,226)
Transfers	-					-
Gains and losses	(1,107)					(1,107)
As at 31st March, 2025	<u>1,127,550</u>	<u>740,992</u>	<u>14,058</u>	<u>-</u>	<u>-</u>	<u>372,500</u>

b) Designated funds

Capital

This fund represents the unrestricted amount received from English Churches Housing Group Limited, which was formed from the merger of the Charitable Fund of the Baptist Housing Association and the Church Housing Association on 2nd July 1991. The Trustees have determined that the fund be treated as non-distributable.

Legacies

The Trustees have determined that the legacies fund be treated as non-distributable.

Investment protection

Unrestricted funds are periodically allocated to the investment protection fund, in order to cover potential losses on the realisation of fixed asset investments and, hence, to retain funding for further investment, in order to maintain the Charity's income stream.

THE BAPTIST HOUSING TRUST

**Notes to the financial statements - continued
for the year ended 31st March 2025**

10. Restricted income funds

None

11. Contingent liabilities

As at 31st March 2025, the Trustees had authorised grants totalling £4,617 (2024: £10,896), which had not been claimed by the applicants.