WOODGRANGE BAPTIST CHURCH

31 March 2025

Annual Report and Financial Statements

Charity Registration no 1151805

Tandem Accounting
Chartered Accountants
17 Heathville Road
London N19 3AL

WOODGRANGE BAPTIST CHURCH

Annual Report and Financial Statements 2025
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WOODGRANGE BAPTIST CHURCH

Legal & Administrative Information
For the year ended 31 March 2025

Charity Name	Woodgrange Baptist Church. The Church was established in September 1882
Charity Registration no	1151805.
Principal Address	Woodgrange Baptist Church, Romford Road, London, E7 8AA
Governing Document	Trust Deed dated 13 June 1881 and The Church Constitution, adopted on 9 December 2009.
Objectives	The principal purpose of the Church is the advancement of the Christian Faith according to the principles of the Baptist denomination. The Church may also advance education and carry out other charitable purposes in the United Kingdom and/or other parts of the world.
Affiliations	The church is a member of the Baptist Union of Great Britain and the London Baptist Association
Holding Trustee	London Baptist Property Board Limited
Managing Trustees	The Managing Trustees who served during the year or who were serving at the date of this report were:

<u>Minister</u>	
Rev Timothy John West	Elected 23 May 2022
<u>Deacons</u>	
Eileen Giddings	Re-elected 4 June 2024 Resigned 8 June 2025
Geraldine Corcho	Elected 8 June 25
Cynthia Gowdie	Elected 20 June 2021
Sonia Smith	Elected 19 June 2022
Tanya Noah	Elected 4 June 2024
Matt Ceaser	Elected 4 June 2024
Arash Kish	Elected 4 June 2024

Key Management Personnel	Those in charge of planning, directing, controlling, running and operating the Charity, including those members of staff who are the senior management personnel to whom the trustees have delegated significant authority or responsibility in the day-to-day running of the charity are the Managing Trustees
Bankers	HSBC 59-60 The Mall Stratford London E15 1XA
Independent examiner	Christine Cheung-Poston Flat 48, Samford House Charlotte Terrace Islington, London N1 0JF

WOODGRANGE BAPTIST CHURCH

Annual Report of the Church Executive
For the year ended 31 March 2025

The Church Executive submits its annual report and the financial statements of Woodgrange Baptist Church ("the Church") for the year ended 31 March 2025. The financial statements have been prepared in the format prescribed by the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP2019 (FRS102)) and the Financial Reporting Standard 102. The legal and administrative information set out earlier in this document forms part of this report.

1. Structure, Governance & Management

1.1 Trustees
The Church has two classes of trustees as follows:

1.1.1 Managing Trustees
The Managing Trustees of the Church are responsible for the day to day management of the Church's business in accordance with the Church's objects. The Managing Trustees are the members of the Church Executive elected by the Church members' meeting. The Church Executive consists of all the deacons, the church secretary, the church treasurer, with the minister as ex officio member. Deacons will normally serve a term of office of three years. Deacons are elected at the church AGM annually (one third at a time). Ministers are appointed at Special Church Meetings and serve without fixed term. They can only be removed at Special Church Meetings.

The Church Executive meets approximately 10 times per annum to discuss a full range of matters relating to finance, fabric, general administration, the implementation of the church governing document, and responsibility for the keeping of the church membership roll.

None of the Church's officers, with the exception of the Minister, receives remuneration.

The induction process for any church member newly-appointed to the Church Executive comprises an initial meeting with the Minister and receipt of copies of:

- the Church Constitution
- the most recent financial statements
- the Charity Commission's guidance 'The Essential Trustee'.

1.1.2 Holding Trustee
The holding trustee is responsible for holding the Church's land and buildings on trust for the benefit of the church and ensuring that the use of the land and buildings is as envisaged by the Trust Deed. The holding trustee is appointed by the Members without fixed term and can be removed by the Members.

1.2 Church Members
Church Membership is open to those who:

- accept the beliefs of the Church;
- commit themselves to serving Christ within the Church and beyond;
- abide by the decisions of the Church Members' Meeting;
- acknowledge their responsibilities as Church Members;
- have their membership application accepted by the Church Members' Meeting.

Church Members share in the responsibility for the finances, administration, maintenance and activities of the church and elect the Church Executive. Church Members meet regularly each year for business meetings, and receive reports from the Church Executive.

The Church would not be able to function without the considerable support of volunteer church members in all areas of church life. The Church Executive wishes to express its sincere thanks for their considerable contributions.

2. Activities & Strategies

Woodgrange Baptist Church is a vibrant, urban, multi-ethnic, evangelical congregation with a membership of around 80. On a wider front the Church is in membership with the London Baptist Association and the Baptist Union of Great Britain. The Church Executive has given due regard to the Charity Commissions' guidance on public benefit. During the year the Church continued to carry out the following activities in order to promote the Gospel in the local neighbourhood and beyond:

- Sunday morning worship
- Bible Study across three fortnightly home groups
- After school youth group for KS1-3 children, Tuesdays
- Weekly foodbank offering support with basic provisions to local community – in partnership with Newham Council
- Friday lunch club for local community members and those needing support identified at Foodbank
- Prayer meetings on Wednesdays, fortnightly
- Provision of a night shelter on Thursday evenings during winter season
- Outreach to the community at the local Saturday marketplace, bi-monthly
- Outings
- Pastoral support and advocacy

3. Achievements and Performance

During this period, the church celebrated the life and memory of its oldest and longest serving member, Mrs Beryl Giller (born 29/11/1925). Beryl died a couple of months after celebrating her 99th birthday, peacefully at home. Her memorial service was very well attended, with the previous two church ministers returning to say farewell. It was a significant occasion for the church, well received by all and we give thanks to God as he closes a wonderful chapter and opens new ones.

Work continued on our cloud-based accounting system which will enable a more distributed approach to finance within the church.

The church progressed plans towards an internal refurbishment programme, so-called 'Phase 2' – intended to direct further capital funds secured from the sale of a property in 2022 towards updates and improvements inside the building. A design-brief was agreed on by members at the end of April 2024, which established key overall goals of a project as better access to the sanctuary, a bright, lighter feeling to the lobby, a better welcome space at the front door and updating of key infrastructure elements such as heating, lighting and fire safety. This briefing was submitted to building consultants and will form the basis of further planning work to come.

A new caretaker was recruited in the autumn of 2024 and took up post 1st October 2024.

WBC continued to host several other churches during the year, many on a weekly basis, which contributed to the running costs of our own fellowship.

A variety of secular groups are hosted during the week that contribute to the offering to the local community, for example a baby and parent group using sign language, and a local tuition company held sessions here.

One member died during the year (noted above), and by March 2025 the membership stood at 78. There were no baptisms or weddings during this period of reporting.

4. Financial Review

4.1 Financial Activity and Financial Position

The Statement of Financial Activities and Balance Sheet can be found on pages 8 and 9 respectively. The Church's funds decreased by £49,135 (decreased 2024: £132,545). The balance sheet shows total net assets of £3,237,044 (2024: £3,286,179).

Included in total funds are amounts totalling £45,186 (2024: £44,584) which are restricted. These monies have either been raised for, and their use restricted to, specific purposes, or they comprise donations subject to donor-imposed conditions. Full details of these restricted funds can be found in note 10 to the accounts together with an analysis of movements in the year.

4.2 Reserves Policy

The Church Executive has examined the requirements for free reserves, i.e. those unrestricted funds not invested in tangible fixed assets. The Church Executive considers that, given the nature of the Church's work, free reserves should be equivalent to approximately 6 months' routine general fund expenditure, plus committed future expenditure on other projects, where funds permit. The Church Executive is of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the church to cope and respond to unforeseen emergencies whilst specific action plans are implemented. At 31 March 2025 the Church had net free reserves of £1,290,614 (2024: £1,318,893) as follows:

	2025 £	2024 £
Total reserves	**3,237,044**	**3,286,179**
Less: endowment funds	(730)	(730)
Less: restricted funds	(45,186)	(44,584)
Less: unrestricted fixed assets used for the continuing work of the church	(1,900,514)	(1,921,972)
Free reserves	**1,290,614**	**1,318,893**
Free reserves requirement:		
6 month's budgeted routine expenditure	70,000	70,000
Anticipated expenditure on the church building	-	-
Free reserves	**70,000**	**70,000**

4.3 Investment Policy

The church maintains a small portfolio of properties to provide a rental income. Any funds in excess of day-to-day requirements are placed on interest bearing deposit.

4.4 Grants Policy

The Church makes grants to support missionary endeavours both in the UK and abroad. The policy of the church is to give grants on the basis that they are subject to annual review and only renewed on the basis of meeting set criteria. The missionary societies regularly supported include BMS World Mission (www.bmsworldmission.org), the BUGB Home Mission Fund (www.baptist.org.uk/homemission). In addition, the Church makes anonymous love gifts, at the discretion of the minister and elders, to those in need within the Church fellowship. For details of grants made, see note 4.

5. Going Concern Review

Our many external groups, who provide a good amount of the church's income, were able to meet regularly in the church building without interruption, and this has allowed for a relatively stable church income over the period. With this and the faithful giving of the Woodgrange congregation, Woodgrange Baptist Church finances have remained solid and allowed Woodgrange to give faithfully generously without encroaching on the reserve funds maintained in case of serious financial difficulty. For these reasons Woodgrange Baptist Church remains a going concern and has sufficient funds to remain so for at least the 12 months following this report.

6. Plans for Future Periods

As noted above, a key briefing document 'Phase 2 - Towards A Design Brief' was agreed on by members (by vote) as a set of over-arching principles to guide any future internet redevelopment options (external developer or sale options having been rejected by members). Building consultants used this document in order to begin the design process during this reporting period.

7. Responsibilities of Trustees for the Financial Statements

The Church Executive is responsible for preparing the report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice. Charity law in England and Wales requires the Church Executive to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

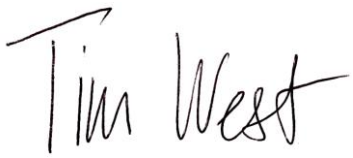
In preparing those financial statements, the Church Executive is required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards 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 presume that the activities of the charity will continue.

The Church Executive is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and 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 governing document. The Church Executive is 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 Church Executive is responsible for the maintenance and integrity of the charity and financial information included in the charity's website.

8. Approval

The report of the Church Executive was approved by the Church Executive on 23rd July 2026 and signed on its behalf by:



Timothy West
Minister

WOODGRANGE BAPTIST CHURCH

Report of the Independent Examiner to the Church Executive of Woodgrange Baptist Church

I report on the accounts of Woodgrange Baptist Church for the year ended 31 March 2025, set out on pages 8 to 20.

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

It is my responsibility to:

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

Basis of independent examiners' report
My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiners' 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 church 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.



Christine Cheung-Poston

28 October 2026

WOODGRANGE BAPTIST CHURCH

Statement of Financial Activities
For the year ended 31 March 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Endowment Funds 2025 £	Total 2025 £	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Endowment Funds 2024 £	Total 2024 £
Income from:	2								
Donations and legacies		54,627	2,974	-	57,601	55,431	7,062	-	62,493
Charitable activities		1,895	-	-	1,895	193	-	-	193
Other trading activities		64,896	-	-	64,896	63,431	-	-	63,431
Investments		51,432	-	-	51,432	49,694	-	-	49,694
Total Income		**172,850**	**2,974**	**0**	**175,824**	**168,749**	**7,062**	**0**	**175,811**
Expenditure on:									
Raising funds	3	3,109	-	-	3,109	1,171	-	-	1,171
Charitable activities	4	219,478	2,372	-	221,850	302,927	4,258	-	307,185
Total Expenditure		**222,587**	**2,372**	**0**	**224,959**	**304,098**	**4,258**	**0**	**308,356**
Net gains/(losses) on investments			-	-			-	-	
Net (expenditure)/income		**(49,737)**	**602**	**0**	**(49,135)**	**(135,349)**	**2,804**	**0**	**(132,545)**
Transfers between funds		-	-	-	-	-	-	-	-
Other recognised gains and losses		-	-	-	-	-	-	-	-
Net movement in funds		**(49,737)**	**602**	**0**	**(49,135)**	**(135,349)**	**2,804**	**0**	**(132,545)**
Total funds brought forward		**3,240,865**	**44,584**	**730**	**3,286,179**	**3,376,214**	**41,780**	**730**	**3,418,724**
Total funds carried forward		**3,191,128**	**45,186**	**730**	**3,237,044**	**3,240,865**	**44,584**	**730**	**3,286,179**

WOODGRANGE BAPTIST CHURCH

Balance Sheet
As at 31 March 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Endowment Funds 2025 £	Total 2025 £	Total 2024 £
Fixed Assets						
Tangible Assets	5	1,900,514	-	-	1,900,514	1,921,972
Investments	6	535,000	-	-	535,000	535,000
		2,435,514	0	0	2,435,514	2,456,972
Current Assets						
Debtor	7	37,006	348	-	37,354	17,751
Cash At Bank And In Hand		723,459	44,838	730	769,027	836,842
		760,465	45,186	730	806,381	854,593
Creditors - Amounts Falling Due Within One Year	8	4,851	-	-	4,851	25,386
Net Current Assets		755,614	45,186	730	801,530	829,207
Net Assets		**3,191,128**	**45,186**	**730**	**3,237,044**	**3,286,179**
Represented by:						
Endowment Funds	9	-	-	730	730	730
Restricted Income Funds	10	-	45,186	-	45,186	44,584
Unrestricted Income Funds		3,191,128	-	-	3,191,128	3,240,865
Total Funds		**3,191,128**	**45,186**	**730**	**3,237,044**	**3,286,179**

The financial statements were approved by the Church Executive on 23rd July 2026 and signed on its behalf by:



Cynthia Gowdie
Treasurer

1. Accounting Policies

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

Basis of accounting

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)) and Financial Reporting Standard 102 (FRS 102). The financial statements are drawn up on the historical cost basis of accounting except for the revaluation of freehold land and buildings which are shown at market value.

The financial statements include all transactions, assets and liabilities for which the Church is responsible in law. They do not include the accounts of church groups that owe an affiliation to another body or those that are informal gatherings of church members.

The Church meets the definition of a public benefit entity under FRS 102.

Going Concern

There are no material uncertainties about the charity's ability to continue as a going concern and accordingly the accounts have been drawn up on a going concern basis.

Income recognition

Voluntary income and donations (including legacies) are accounted for once the Charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Income from the recovery of tax on gift aided donations is accounted for in the period to which the relevant donation is received. Grant income is recognised on a receivable basis.

The income from trading activities includes rental income from the letting of church premises and freehold land and buildings which is accounted for when earned. It is shown gross, with the associated costs included in fundraising costs. Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Church; this is normally upon notification of the interest paid or payable by the bank.

Expenditure recognition

Expenditure is accrued as soon as a liability is considered probable, and the amount of obligation can be measured reliably. Longer term liabilities are discounted to present value. The Church is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Charitable expenditure includes those costs in fulfilling the Church's principal objects, as outlined in the Report of the Church. These include grants payable and governance costs:

- Grants payable are payments made to third parties in furtherance of the Church's objects. In the case of an unconditional grant offer this is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the grant. Grants awards that are subject to the recipient fulfilling performance conditions are only accrued when the recipient has been notified of the grant and any remaining unfulfilled condition attaching to that grant is outside of the control of the Church.
- Governance costs comprise all costs involving the public accountability of the Church and its compliance with regulation and good practice. These costs include costs related to the independent examination and legal fees.

The church pays pension contributions for the Ministers into the Baptist Pension Scheme, a final salary defined benefit scheme for contributions until 31 December 2011 and a defined contribution scheme for contributions made thereafter. The scheme is a multi-employer scheme and it is not possible to identify the assets and liabilities of the scheme which are attributable to the church. The scheme is therefore accounted for as a defined contribution scheme, with contributions payable to the scheme being accounted for on an accruals basis. In addition, the church currently pays contributions towards a deficit on the defined benefit scheme. Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The deficit, discounted to present value, is fully provided in these accounts and the charge to the income and expenditure account, which is included in the total pension cost, is the employer contributions payable as adjusted by the movement in the discounted provision.
Rentals under operating leases are charged as incurred over the term of the lease.

1. Accounting Policies (continued)

Tangible Fixed Assets
Church buildings and the church manse are stated at cost, or deemed cost, less accumulated depreciation and any accumulated impairment losses. Where historic cost information is not available, the carrying value at the date of transition to this policy has been treated as deemed cost.

Depreciation is provided so as to write off the cost (or deemed cost) of tangible fixed assets over their estimated useful economic lives. The trustees review the carrying value of buildings annually for indicators of impairment and recognise an impairment loss where the carrying amount exceeds the asset's recoverable amount, having regard to the building's service potential.

Investments
Investment properties are stated at market value and revalued every five years. Realised and unrealised gains and losses on investments are reflected through the Statement of Financial Activities.

Debtors
Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

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

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

Fund accounting
The funds held by the charity are either:

- Unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the trustees.
- Restricted funds - these 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.

2. Income

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Donations & legacies				
Offerings and donations	45,673	2,626	48,299	49,460
Income tax reclaimed	8,954	348	9,302	8,273
Grants received	-	-	-	4,760
	54,627	2,974	57,601	62,493
Income from charitable activities				
Other	1,895	-	1,895	193
	1,895	0	1,895	193
Other trading income				
Lettings income	64,896	-	64,896	63,431
Other income	-	-	-	-
	64,896	0	64,896	63,431
Investment income				
Bank Interest	31,576	-	31,576	34,413
Rental Income	19,856	-	19,856	15,281
	51,432	0	51,432	49,694
	172,850	**2,974**	**175,824**	**175,811**

3. Expenditure on Raising Funds

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
In respect of the investment properties:				
Repairs, maintenance, equipment & cleaning	197	-	197	1,105
Gas & electricity	(375)	-	(375)	66
Water	1,927	-	1,927	-
Insurance	1,360	-	1,360	-
	3,109	**0**	**3,109**	**1,171**

4. Resources Expended – Charitable Activities

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Provision of Minister				
Gross salary & Employer's National Insurance	29,319	-	29,319	27,225
Pension contributions	1,020	-	1,020	1,020
Telephone	152	-	152	67
Minister expenses	574	-	574	213
Council Tax	1,533	-	1,533	121
Manse Utilities	894	-	894	896
Manse maintenance & cleaning	3,883	-	3,883	499
	37,375	**0**	**37,375**	**30,041**
Church Life & Outreach				
Advertising	121	-	121	414
Audio Visual	343	-	343	722
Evangelism & special events	518	-	518	277
Community trips, outings & retreats	2,550	-	2,550	235
Baby & tots	379	-	379	56
Youth work	1,272	-	1,272	1,860
Night Shelter	753	-	753	396
Organisations & events	140	-	140	834
Foodbank	-	2,372	2,372	4,106
Food & catering	2,554	-	2,554	834
Member care	291	-	291	272
Music	1,444	-	1,444	794
Speaker's fees	340	-	340	-
Children's Ministry	324	-	324	5,071
Memberships & Licences	1,880	-	1,880	1,002
Gifts to individuals and organisations *(see note below)*	43,428	-	43,428	1,130
Other	265	-	265	266
	56,602	**2,372**	**58,974**	**18,269**
Office Costs				
Support staff gross salary & Employer's National Insurance	-	-	-	-
Bookkeeping & Payroll services	3,438	-	3,438	3,783
Printing, stationery, postage & consumables	1,685	-	1,685	1,234
Software	363	-	363	303
Telephone and Internet	955	-	955	883
Professional fees	2,244	-	2,244	17,943
Bank charges	216	-	216	222
Other	368	-	368	-
	9,269	**-**	**9,269**	**24,368**
Provision of Church building and facilities				
Gross salaries	3,900	-	3,900	-
Heat & light	15,619	-	15,619	9,423
Water	4,419	-	4,419	4,973
Insurance	1,190	-	1,190	12,838
Repairs & maintenance	52,540	-	52,540	170,754
Cleaning (incl. salaries)	11,688	-	11,688	10,889
Depreciation	25,376	-	25,376	24,415
Other	900	-	900	915
	115,632	**0**	**115,632**	**234,207**
Governance				
Independent examination	600	-	600	300
	600	**0**	**600**	**300**
	219,478	**2,372**	**221,850**	**307,185**

4. Expenditure on Charitable Activities (continued)

4a. Gifts to Individuals and organisations

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Gifts to individuals:	110	-	110	-
Gifts to organisations:				
All Saints Chorus	3,404	-	3,404	-
African Caribbean Church	3,404	-	3,404	-
BMS World Mission	6,193	-	6,193	-
Compassion UK	3,404	-	3,404	-
Faith in Schools (Newham)	3,404		3,404	-
NewDay Homeless Charity in Newham	3,511	-	3,511	-
Newham Asian Friends	3,404		3,404	-
Oxfam	-	-	-	500
LBA Home Mission	2,500	-	2,500	-
Newham Youth for Christ	3,404	-	3,404	-
Macmillan Cancer Support	448	-	448	600
Prostate Cancer UK	3,404	-	3,404	-
UCB charity	30	-	30	30
Women on the Frontline Ministries (Newham)	3,404	-	3,404	-
WBC Charitable Trust Fund	3,404	-	3,404	-
	43,318	**0**	**43,318**	**1,130**
	43,428	**0**	**43,428**	**1,130**

4b. Staff costs

Included within Expenditure on Charitable Activities are the following staff costs:	2025 £	2024 £
Gross salaries	33,219	27,225
Social security costs	2,773	2,502
Employer's Annual Allowance	(2,773)	(2,502)
Pension contributions – current	1,020	1,020
	34,239	**28,245**
Of which the following salaries and pension contributions were in relation to Key Management Personnel:		
Gross salaries	29,319	27,225
Pension contributions – current	1,020	1,020

4. Expenditure on Charitable Activities (continued)

4b. Staff costs (continued)

The number of employees during the year:	2025 Number	2024 Number
Full time workers	1	1
Part time workers	1	-

The number of employees during the year was 2 (2024: 1), being 1 full time minister (2024: 1) and 1 part time caretaker (2024: nil). No employee received emoluments in excess of £60,000 during the year.

No trustee (2024: none) received reimbursement for expenditure incurred in the ordinary course of church business.

5. Tangible Fixed Assets

	Freehold land & buildings £	Fixtures, fittings & equipment £	Total £
Cost			
At 1 April 2024	2,225,000	25,679	2,250,679
Additions	-	3,918	3,918
Disposals	-	-	-
At 31 March 2025	2,225,000	29,597	2,254,597
Depreciation			
At 1 April 2024	311,500	17,207	328,707
Charge For Year	22,250	3,126	25,376
Disposals	-	-	-
At 31 March 2025	333,750	20,333	354,083
Net Book Value			
At 31 March 2025	**1,891,250**	**9,264**	**1,900,514**
At 31 March 2024	1,913,500	8,472	1,921,972

All of the fixed assets are used for charitable purposes.

The Church's functional freehold properties are:

- The Church Romford Road, London E7 8AA
- The Manse, 345, Romford Road, London E7 8AA

6. Fixed Asset Investments

Investment properties	2025 £	2024 £
At 1 April	535,000	535,000
Revaluation	-	-
Disposals/redemptions	-	-
At 31 March	**535,000**	**535,000**

The church's investment property is 345a & 345b Romford Road, London, E7 8AA. This property currently also includes the manse (see note 5).

7. Debtors

	2025 £	2024 £
Prepayments	4,959	-
Lettings income receivable	12,185	9,477
Gift Aid Receivable	17,575	8,274
Other	2,635	-
	37,354	**17,751**

8. Creditors - Amounts Falling Due Within One Year

	2025 £	2024 £
Other creditors including taxation and social security	2,223	23,286
Accruals	2,628	2,100
	4,851	**25,386**

9. Endowment Funds

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 March 2025 £
JH French Settlement	730	-	-	-	-	730

JH French Settlement. A former minister (J H French) in the 1920's bequeathed some funds to the church. The capital is not expendable. The dividends are to be applied "for the upkeep of the buildings"

10. Restricted Funds

10a: Current Year	At 1 April 2024 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 March 2025 £
Near Neighbours project	2,550	-	-	-	-	2,550
Baptist Missionary Society	85	-	-	-	-	85
Good News	21	-	-	-	-	21
Music project	6,720	-	-	-	-	6,720
Football ministry	1	-	-	-	-	1
BMS Birthday	0	287	-	-	-	287
Christmas Offering – Christian Solidarity Worldwide	45	-	-	-	-	45
A Place To Be (AP2B)	2,186	-	-	-	-	2,186
East End Community Forum grant	63	-	-	-	-	63
Foodbank	22,155	2,687	(2,372)	-	-	22,470
Fitness class	1,148	-	-	-	-	1,148
Building Fund	9,610	-	-	-	-	9,610
	44,584	**2,974**	**(2,372)**	**0**	**0**	**45,186**

10b: Prior Year	At 1 April 2023 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 March 2024 £
Near Neighbours project	2,550	-	-	-	-	2,550
Baptist Missionary Society	85	-	-	-	-	85
Good News	21	-	-	-	-	21
Music project	6,720	-	-	-	-	6,720
Football ministry	1	-	-	-	-	1
Christmas Offering – Christian Solidarity Worldwide	45	-	-	-	-	45
A Place To Be (AP2B)	2,186	-	-	-	-	2,186
East End Community Forum grant	63	-	-	-	-	63
Foodbank	19,351	7,062	(4,258)	-	-	22,155
Fitness class	1,148	-	-	-	-	1,148
Building Fund	9,610	-	-	-	-	9,610
	41,780	**7,062**	**(4,258)**	**0**	**0**	**44,584**

Descriptions of the main restricted funds are as follows:

Near Neighbours Project. Funds provided by the Church Urban Fund specifically for the running of an inter-cultural cooking project, designed to raise awareness and strengthen friendships between people of different Faith groups.

Baptist Missionary Society. This fund is used to collect any money donated to BMS as part of the Birthday Scheme and is sent off to Baptist Missionary Society roughly quarterly.

Good News. This fund contains an ongoing donation to allow the purchase of the Good News newspaper.

10. Restricted Funds (continued)

Music Project. A member of the church gave money regularly to allow the church to set up some sort of music project, e.g. a choir, for young people within the church.

Football Ministry. was a grant awarded by IBM to our football academy several years ago to support the work of the church's weekly Kick London football school.

Christmas Offering - **Christian Solidarity Worldwide.** This offering received at our Christmas day service is gifted to a particular charity. This time this will be paid to Christian Solidary Worldwide.

A Place To Be (AP2B). Funds raised specifically for the equipping of a space in the church building for use by the youth group. The grant was intended to be used to give the church youth a stake in the decoration.

East End Community Forum grant. Grant for the church's foodbank.

Foodbank. Funds raised specifically for the operation of a foodbank by the church.

Fitness class. The weekly Ladies Fitness Class effectively runs at a loss but helps to support ladies in our community who for religious or cultural reasons find it easier to take part in less public fitness sessions that are run by a female fitness instructor. The ladies who attend pay a subscription fee, but a grant was received a few years ago that partially subsidises the club, and the fund is slowly reducing year on year.

Building Fund. This fund was set up when it was discovered that the fascias on the bricks on the front of the main church buildings were degrading and also that the tower on the south-eastern corner of the church would need to be effectively rebuilt. Both repairs will be very expensive, and we are currently waiting on the sale of 146 Claremont Road in order to carry out the work, so this fund will remain in place until that is complete, but will be used to contribute to the cost.

11. Pensions

The Church is an employer participating in a pension scheme known as the Baptist Pension Scheme ("the Scheme"). The Scheme is a separate legal entity which is administered by the Pension Trustee (Baptist Pension Trust Limited). The assets of the Scheme are held separately from those of the Employer and the other participating employers. The Scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Scheme's assets and liabilities to specific employers and means that the scheme is accounted for as if the Scheme were a defined contribution scheme.

The Scheme, previously known as the Baptist Ministers' Pension Fund, started in 1925, but was closed to future accrual of defined benefits on 31 December 2011. Prior to this date the main benefit provided through the **Defined Benefit (DB) Plan** was a pension of one eightieth of final minimum pensionable income for each year of pensionable service together with additional pension in respect of premiums paid on Pensionable Income in excess of Minimum Pensionable Income.

From January 2012, pension provision is being made through the **Defined Contribution (DC) Plan** within the Scheme. In general, members pay 8% of their Pensionable Income and employers pay 6% of members' Pensionable Income into individual pension accounts, which are operated and managed on behalf of the Pension Trustee by Legal and General Life Assurance Society Limited. In addition, the employer pays a further 4% of Pensionable Income to cover Death in Service Benefits, administration costs, and an associated insurance policy which provides income protection for Scheme members in the event that they are unable to work due to long term incapacity. This income protection policy has been insured by the Baptist Union of Great Britain with Unum Limited. Members of the Basic Section pay reduced contributions of 5% of Pensionable Income, and their employers also pay a total of 5%.

The Minister is eligible to join the Scheme, which is not contracted out of the State Second Pension.

11. Pensions (continued)

Actuarial valuation as at 31 December 2019

A formal valuation of the DB Plan as at 31 December 2019 was carried out by a professionally qualified actuary using the Projected Unit Method. At the valuation date the market value of the DB Plan assets was £298 million, whilst the level of assets needed to pay benefits was £316m, giving a deficit of £18m (equivalent to a past service funding level of 94%). The Church and the other participating employers in the DB Plan are collectively responsible for funding this deficit.

The key financial assumptions underlying the valuation were as follows:

Type of assumption	**% p.a.**
RPI price inflation assumption	3.20
CPI price inflation assumption	2.70
Minimum Pensionable Income increase Adjustment (above CPI)	0.50
Assumed investment returns	
• Pre-retirement	2.95
• Post retirement	1.70
Deferred pension increases	
• Pre April 2009	3.20
• Post April 2009	2.50
Pension increases	
• Main Scheme pension	2.70

Mortality is assumed in accordance with 80% of the S3NA standard mortality table. Future improvements projected from 2013 in line with the “CMI 2019” projection with a long-term rate of improvement of 1.75% p.a. for males and 1.5% p.a. for females with the core smoothing parameter and with additional initial mortality improvement factor A=0.5%. The next actuarial valuation of the DB Plan within the Scheme will commence in 2025 to reflect the position as at 31 December 2025.

Recovery Plan

In addition to the contributions to the DC Plan set out above, where a valuation of the DB Plan reveals a deficit the Trustee and the Council agree to a rate of deficiency contributions from churches and other employers involved in the DB Plan. Following the 2019 valuation a Recovery Plan was signed in September 2020 under which deficiency contributions are payable until June 2026. These contributions were broadly based on each employer's membership at 31 December 2014 and increase annually in line with increases to Minimum Pensionable Income as defined in the Rules. On 30 June 2024 the Baptist Pension Scheme signed an agreement with the insurance company Just Group (“Just”) to secure DB Plan members’ pension benefits. Just are now providing financial backing for all pensions provided through the Scheme’s DB Plan and following this transaction, the Scheme no longer has a shortfall. An updated recovery plan was then signed in August 2025 under which recovery contributions from each participating employer in the DB Plan reduced to £1 per month from August 2024.

As there is a large number of contributing employers participating in the Scheme, the Church is unable to identify its share of the underlying assets and liabilities of the scheme. A provision has been included in the accounts for the amounts due under this agreement in accordance with section 28.11A of FRS 102. Accordingly, the income and expenditure account charge for the period represents the employer contributions payable as adjusted for the movement in the provision. The total pension cost for the Church in 2025 was £1,020 (2024: 1,020).

12. Related Party Transactions

Rev Timothy John West, a Managing Trustee, received gross remuneration of £29,319 (2024: £27,225) and pension contributions of £1,020 (2024: £1,020) during the year in her employed capacity as Minister.

The church paid £5,549 (2024: £5,640) to Arash Kish, a Managing Trustee, for building repairs and maintenance services provided as an independent contractor.

During the year, the church made a gift of £100 to Arash Kish, a Managing Trustee (2024: £nil).

The Trustees made aggregate unrestricted donations of £5,526 (2024: £17,993) during the year.