The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the Receipts & Payment accounting system utilising the Charity Commission spreadsheets CC16A.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charitable trust was registered based upon a Trust Deed dated 26th February 1945 declared by Sydney Kingston Smith and Ernest William Beard with the following summarized objectives:

- To support the religious purposes of The London Spiritual Mission (an unincorporated association holding the tenets of spiritualism)

- The repair, rebuilding or improvement of the trust property

- On the 20th October 2025 a Deed of Variation was created to allow the number of trustees to be increased to 5.

- The trust does not have any employees and the trustees give their time voluntarily except as reported under Trustee's Benefits. The trustees operate as a single committee and devolve various aspects of running the trust to external contractors as appropriate. Examples of external contractors include professional advisors such as lawyers and surveyors plus service providers such as electricians and plumbers.

The London Spiritual Mission (LSM) comprises an unincorporated association (as mentioned above), which comprises a committee and the church membership as well as the Trust. The LSM is the sole beneficiary of the Trust. The LSM Association was purportedly dissolved in 2023 and its activities taken over by a limited company the London Spiritual Mission Limited. The current trustees have made it clear they do not accept the legitimacy of the company LSM Limited nor that it is the lawful successor of the LSM Association

PUBLIC BENEFIT.

The trustees have complied with their duty to have due regard to the guidance on public benefit published by the commission in exercising their powers and duties. The property repair program planned to continue over a rolling five- year period whilst still allowing the LSM to flourish as a leading independent spiritualist church was suspended in 2020 due to a lack of sufficient funds.

TRUSTEE'S BENEFITS.

Relevant history

As set out in the trustees 2022, 2023 and 2024 reports Trustees Christopher Norris and Doreen Quinnell occupied the church house at 13 Pembridge Place from November 2017 until October 2022 under license from the Trust. Whilst this was unanimously agreed by the other trustees in 2017, the trustees were influenced in their decision by the 13 members of the Committee of the LSM, which included Christopher Norris, Doreen Quinnell and Gordon Smith who were all were prominent members of the Committee and simultaneously trustees. The intended purpose of Mr. Norris and Ms. Quinnell occupying the church house was to better facilitate the management of the property and to further spiritual development at the LSM. All 5 trustees, as part of their ongoing obligations to the Trust, were required to regularly review this arrangement. In 2021 and 2022 it was clear to two of the trustees, Corin Johnson and Sandra Manning, that due to Christopher Norris's mismanagement and misconduct in his role as trustee, the Trust's finances had been significantly depleted, and a significant proportion of its rental income had been terminated by Mr. Norris. Those trustees was unable to continue to support the arrangement of Mr .Norris and Ms .Quinnell occupying the church house. Mr. Norris and Ms. Quinnell would not vacate the church house and would not contribute towards its outgoings when asked to do so by Mr. Johnson and Ms. Manning. Mr. Johnson and Ms. Manning were unable to pay for legal advice to require Mr .Norris and Ms. Quinnell to vacate the church house and they were completely overpowered by Mr. Norris, Ms .Quinnell and Gordon Smith in their dual roles as both trustees and prominent Committee members. The Charity Commission and the trustees were provided with regulatory advice and guidance as part of a regulatory compliance case on the 22nd December 2021. On the 27th September 2022 the Commission opened a further Regulatory Compliance case in respect of concerns expressed by Corin Johnson and Sandra Manning in respect of the above matters and them not being provided with financial information concerning the charity expenditure and therefore not being able to agree the submission of the financial returns/accounts for 31st December 2020, 31st December 2021 and 31st December 2022 by the statutory deadlines. As a result of the above matters the Charity Commission opened an enquiry on the 7th December 2023 in relation to the following matters.

- The trustee's compliance with their legal duties in respect of the administration, governance and management of the charity with particular regard to the management of the charity's finances and their compliance with accounting and reporting responsibilities.
- Whether the trustees have appropriately identified and managed conflicts of interests.
- Whether there has been any misconduct and/or mismanagement in the administration of the Charity by the trustees.

Though the enquiry involved all trustees conduct its principal focus was on the activities of Mr. Norris as reported to the Charity commission by Mr. Johnson and Ms. Manning.

On the 18th February 2025 the scope of the enquiry was extended to include examining:

- The purported dissolution of the London Spiritual mission and its replacement by the London Spiritual Mission Limited
- The transfer of the London Spiritual Mission assets to the London Spiritual mission limited.
- The diversion to the London Spiritual Mission of the funds bequeathed by the Kenneth Kern Legacy to the London Spiritual Mission

This enquiry is still ongoing.

On the 24th March 2025 the trustees received a Provisional Statement of Reasons given in accordance with section 181C(1) of the Charities Act 2011 notifying them of an intention to disqualify Christopher Norris from being a charity trustee and/or trustee for a charity and from holding an office or employment with senior management functions in charities for a period of 8 years. This decision was finalized on the 19th April 2025.

ACTIVITIES AND RESULTS FOR THE YEAR

In direct alignment with the trust deed the main aim for 2022 was to: -

- Enable the continued use of the church, the healing room and library by the LSM Association (and since the purported dissolution of the LSM Association) access by the LSM Limited has been permitted though the current trustees have made it clear they do not accept the legitimacy of the company LSM Limited nor that it is the lawful successor of the LSM Association. It is noted that Mr. C. Norris and Ms. D Quinnell who were trustees and directors of the LSM Limited resigned as directors of LSM Limited on the 31st October 2024. They retired as trustees on the 6th August 2025.

- Complete the refurbishment works commenced by the Trust on flat 3, 13a Pembridge Place in 2020 and to make habitable flat 2, 13a Pembridge Place the interior of which was demolished by Mr Norris without the authority of his co-trustees in 2020. However, due to Christopher Norris's unauthorized overspend on the refurbishment works on Flat 3 in 2020, plus his unauthorized works on flat 2 also in 2020, the Trust was left with significantly depleted funds and only 1 of the 4 flats belonging to the Trust in a position to supply the Trust with a limited rental income. This flat (flat 1) however also needed to be refurbished due to damage caused by Mr. Norris's work on flats 2 & 3.

for Aim one was achieved and the LSM has conducted a full program of events with the help of some funding from the LSM Association and LSM Limited.(with the caveat expressed above applying to LSM Limited's use the church and its facilities).

Due to the state of the Trust's finances, the Trustees decided to rent the Church flat which was usually kept use of those associated with the church and its services and activities to generate an income with a view to commencing work on the refurbishment of the 3 flats at 13a Pembridge place London W2 4XB.

- In furtherance of that decision the Trust has entered into an agreement on the 7th July 2025, with a builder, Kevin Piper in relation refurbishment work on the Church flat to put it into proper order for it to be rented and to refurbish Flat 1 to facilitate its rental. A downpayment for materials was agreed with the repayments for the work done to be made after the 2 properties had been rented.

- The trustees also received 2 £2,500 interest free loans from members (Elizabeth Paris a Trustee and Emily McLaughlin) again repayable within 12 months of the flats being rented out.

- Work has commenced on the 2 flats in question and as soon as both flats are in a rentable condition they will be marketed for rental.

INVESTMENT POLICY

As set out previously in the 2022, 2023 and 2024 reports the trustees' ability to invest in an approved Charitable Investment Fund has been severely curtailed by the mismanagement of the refurbishment works of flats 2 and 3, 13a Pembridge Place by Mr Norris as mentioned above. The Trust has not had any funds to invest during 2025 and has therefore not needed the services of an investment manager or Broker. The Investment intent in the long term is to produce income by completing initially refurbishing the church flat and flat1 with a view to them being rented asap. Thereafter to seek/obtain funding to refurbish flats 2 and 3, 13a Pembridge Place. Short-term fluctuations in market value are unlikely to affect this policy. All income from the Trust funds are currently used towards funding the expenses of keeping the church open. This value of the Trust estate may go down as well as up.

RISK MANAGEMENT

The disagreement that arose in relation to the occupation of the Church flat by Mr. Norris and Ms. Quinnell, the unauthorized overspend and unauthorized works on flat 2 by Mr. Norris and the inability of the trustees to agree on the submission of the financial returns/accounts for 31st December 2020, 31st December 2021 and 31st December 2022 by the statutory deadlines is a matter currently under investigation by the Charity Commission. Mr. Johnson and Ms. Manning concerns about the risk management arising from those issues still persist and the proposed attempted to a Conflicts of Interest Policy they sought to introduce has still not been brought into effect. Both Mr. Johnson and Ms. Manning remain concerned that the other trustees

have not properly assessed the major risks to which the charity was exposed including those related to the operations of the charity, and are still not satisfied that measures are in place to mitigate exposure to the major risks. These concerns, as indicated above, were brought to the attention of the Charity Commission and are currently being investigated. A conflict of interest policy has now been agreed and put in place by the trustees.

STRUCTURE, GOVERNANCE AND MANAGEMENT

RESERVES

As far as possible the trustees endeavour to utilise all incoming funds in the furtherance of the charitable objectives. The trust property comprises 4 flats. However, due to the unauthorized works to flat 2 and over spend on flat 3, 13a Pembridge Place by Christopher Norris, the trustees have been unable have therefore been unable to build up cash reserves having been left with minimal rental income. Now the trust has the agreement with the builder in place and the interest free loans work has commenced on the refurbishment of the church flat and flat 1, 13a Pembridge Place. It will now be possible to start to build up cash reserves to deal with the refurbishment of flats 2 and 3 and t hen deal with property maintenance over a rolling five-year period whilst ensuring that the LSM too can continue its own growth.

As described above and in the report for 2020, 2021, 2022 , 2023 and 2024 there were not sufficient reserves until now to progress the refurbishment of 13a Pembridge Place.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1152206

Principal address

Church House,13 Pembridge Place, London
W2 4XB.

Trustees in 2025

C. B. Johnson.	
D. Quinnell.	(retired 6th August 2025)
S. Manning.	(retired18th August 2025)
C. Norris.	(retired 6th August 2025)
G Smith	(retired 24th June 2024)
G A Carter-Stephenson	(Appointed 19th April 2025)
Elizabeth Paris	(Appointed 21st October 2025) (Retired 27th March 2026)
Sarah Robertson	(Appointed 21st October 2025

Robert Brown (Appointed 21st October 2025)

Trustees at the time of submission of the Accounts.

C. Johnson

G. A. Carter-Stephenson

S. Robertson (Appointed 21st October 2025)

R. Brown. (Appointed 21st October 2025)

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which 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 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.

Approved by order of the board of trustees on 21st October 2025 and signed on its behalf by:

G. A. Carter-Stephenson.

Independent Examiner: D S A Prospect Limited

CHARITY COMMISSION FOR ENGLAND AND WALES

Charity Name: Trust property held in connection with the London Spirit | 1152206

Receipts and payments accounts

CC16a

For the period from	Period start date 01/01/2025	To	Period end date 31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Funding from LSM Ltd re monthly bills	44,542	-	-	44,542	22,729
COIF investment income	99	-	-	99	157
Donation S Manning	3	-	-	3	-
Rent Paula Bader	-	-	-	-	4,281
		-	-	-	-
	-	-	-	-	-
AR)	44,644	-	-	44,644	27,167
(see table).					
COIF realised/unrealised gains (losses)	- 320	-	-	- 320	128
Sub total	- 320	-	-	- 320	128
Total receipts	44,323	-	-	44,323	27,295
A3 Payments					
EDF Energy	6,658	-	-	6,658	11,517
RBK&C Council Tax	6,500	-	-	6,500	7,106
Ansvar property insurance	4,749	-	-	4,749	4,453
STL AR SBN Fire safety	3,326	-	-	3,326	3,378
Water	527	-	-	527	921
Flats renovation & refurbishment	16,800	-	-	16,800	-
Insurance broker fee	550	-	-	550	-
Repairs, sundries & bank charges	507	-	-	507	175
Telephone	350	-	-	350	175
Sub total	39,967	-	-	39,967	27,550
A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	39,967	-	-	39,967	27,550
Net of receipts/(payments)	4,357	-	-	4,357	- 255
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	6,116	-	-	6,116	6,371
Cash funds this year end	10,473	-	-	10,473	6,116

Section B Statement of assets and liabilities at the end of the period

Categories	Details		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Natwest account	1	9,220	-	26/10/2026 -

CCXX R1 accounts (SS)

		-	-
	-	-	-
Total cash funds	**9,220**	**-**	**-**
(agree balances with receipts and payments account(s))	Agreement Error	OK	OK

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
COIF	1252.7	-	-
		-	-
		-	-
		-	-
		-	-

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	G. A Carter-Stephenson	

TRUST PROPERTY HELD IN CONNECTION WITH THE LONDON SPIRITUAL MISSION

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF TRUST PROPERTY HELD IN CONNECTION WITH THE LONDON SPIRITUAL MISSION

I report to the trustees on my examination of the financial statements of the trust property held in connection with the London Spiritual Mission for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

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 that in any material respect:

1 accounting records were not kept in respect of the charity as required by section 130 of the Charities Act 2011.

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.



DSA Prospect Limited

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20 October 2026