Mitcham Lane Baptist Church CIO

Report and Accounts
Year ended 31 December 2025

Stewardship
Active generosity
1 Lamb's Passage, London EC1Y 8AB
www.stewardship.org.uk

MITCHAM LANE BAPTIST CHURCH CIO

CHARITY INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2025

Trustees	P Andre-Watson F. Collis (Secretary) I. Nirce (appointed 2 November 2025) Rev. G. Duggan P. Grant C. Morgan J. Morgan-Smith A. Ofili R. Thomas (Treasurer) W. Uwaifo (appointed 2 November 2025) N. Williams (resigned 2 November 2025)
Custodian Trustees	The Baptist Union Corporation Limited
Governing Document	Constitution dated 19 May 2015 as amended in May 2021 and May 2023
Charity Registration Number	1161743
Principal Address	230 Mitcham Lane London SW16 6NT
Independent Examiner	Lisa Darby FCA Stewardship 1 Lamb's Passage London EC1Y 8AB
Bankers	Co-Operative Bank plc

Contents **Page**

Charity Information	1
Trustees' Annual Report	2-7
Independent Examiner's Report	8
Statement of Financial Activities	9
Balance Sheet	10
Notes to the Accounts	11-24
[Detailed Statement of Financial Activities with Comparatives]	25

MITCHAM LANE BAPTIST CHURCH CIO

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees have pleasure in submitting the Report and Accounts for the year.

Objects of the charity

The charity is a charitable incorporated organisation and is governed by its Constitution. The principal object of the charity (hereafter, "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 in other parts of the world.

Summary of the charity's main activities and achievements

To further the above objects and vision, the charity's main activities and achievements were as follows:

2025 was one of great blessing and some challenges in the life of Mitcham Lane Baptist Church.

During the year, the Church continued to deliver Sunday and Holy Day church services that were open to all as well as regularly meeting either corporately or in small groups for Bible Study, prayer, praise and fellowship.

The sanctuary layout continues to be “café style” with light refreshments available on arrival and throughout the service. The gallery is available for those who prefer the more traditional seating arrangements. We also added two rows of seats in the sanctuary which has been well received. These arrangements continue to be generally popular with the congregation. It has also proved easier to make new people welcome and involved in the service.

Over the course of the year many members have taken part in the services in a variety of roles including leading worship and preaching. Services are interactive often with discussion around the tables and a roving microphone for feedback. This format has allowed a number of issues to be explored, e.g. social justice, in a way that would be almost impossible in a traditional style service.

Once a month we have alternating All Age and Messy Church services with the involvement of children having been a real blessing. The willingness of the congregation to adapt and embrace our style is such an encouragement. Twice a month, Children’s Church takes place during the Sunday service, run by volunteers for children of primary school age and younger. On the same Sundays, our youth group, of secondary school age, meets in church. Following a generous donation, we are in a position to recruit a dedicated youth worker and the recruitment process is ongoing.

To keep in contact with Church members and the wider congregation a weekly notice sheet is e-mailed to them and posted to those not on-line. In addition, pastoral care cards are sent to members of the congregation and flowers to those in particular need. Pastoral visits have been much appreciated by those unable to attend Church.

Cell (home) groups have continued to meet during the year and have grown in numbers over the past twelve months. Most now meet in person, usually in homes, but one meets in the youth lounge. Each cell group offers a different style and approach so that every church member can find a supportive group that works for them. A group called Connect for those who have been bereaved is run by two Church members. It is open to anyone and has proved very helpful to those attending.

Summary of the charity's main activities and achievements (continued)

There is a weekly online prayer meeting which prays both for those in need in the Fellowship and for National and International matters. The weekly frequency means matters are brought quickly before God and updates can easily be received.

During the year, we said good-bye to a number of long-serving and highly valued members either because they moved away or were promoted to glory.

We have had the joy of seeing new people joining the Church, committing to church membership and expressing an interest in baptism.

The Leadership Team is strong and continues to reflect the rich diversity of the congregation. The team now has the maximum number of leaders and is at full strength, each leader taking on specific roles within the church.

We continued joint activities with the other Furzedown Churches with joint services and activities at Easter and Christmas. We joined our partner churches for an outdoor service on Pentecost Sunday. We continued to support the ministry of Furzedown Youth Centre in 2025.

In March, the Garden of Discovery had a substantial refurbishment utilising a £20,000 grant. It reopened and it has strengthened its popularity with the families across the community, especially with children attending the neighbouring Penwortham School.

To facilitate financial giving, in March we introduced an electronic donation machine (DONA) which streamlines giving and allows donors to select the area of church work they wish their donations to benefit.

April was a month of extremes: we were the victims of a burglary which turned out to be the first of eight across the year. In September, following a generous donation, we had a comprehensive alarm system installed. While we had further burglaries the alarm system was effective at minimising our losses and, in December, in leading to the arrest of a perpetrator.

In the same month, over Easter, we blessed the wider community with a large art exhibition themed around the Stations of the Cross.

A ‘Holiday at Home’ week to which the elderly of our community are invited for fun, food, entertainment, fellowship and a day trip involved all four churches. It took place at Mitcham Lane Baptist Church, which is larger and has more extensive facilities than the other churches. Last year’s week was themed around China and included some Chinese food sampling.

After the popularity of these events in previous years, a further karaoke evening was held and we held another Clothes Swap event which attracted an even larger number from the wider community as well as generating £780 for Foodbank.

We also opened up the church for a screening of all of England’s football matches during the Women’s European Championships. There was a large, diverse gathering for the final.

Summary of the charity's main activities and achievements (continued)

Our two monthly social events have grown in popularity: Fizz at the Furzedown, for women to meet in the evening at a pub in the heart of our community; and Men's Breakfast, for men to meet on a Saturday morning in a local pub for a cooked breakfast and friendship/fellowship. Both are now regular fixtures on the church calendar. A monthly women's prayer breakfast is also well-attended.

In December, we invited donations to subsidise Christmas theatre trips for our young people. The trips were much enjoyed and Church members were generous in their donations.

The premises continue to be regularly hired out, benefitting the community and providing an income stream. They were used by local schools at Christmas for Christmas concerts, nativity and carol services. Other regular uses included WAFA (We Are Fit Attitude), Circuits training, Yoga, Benchmark Gymnastics, Rocking Robins Preschool sports, Ford performing Arts, Defib training, MacIntyre training, Weightwatchers.

Our weekly Foodbank continues to meet the needs of local people. As the cost of living rises and more people are forced into poverty the number of people attending continues to increase. Our Pastor is currently acting as Foodbank Centre Team Leader and runs the bank with help from volunteers from both the Church and the community.

The Church is aiming to install a fire alarm and is researching the feasibility of fire-proofing the main church doors.

The Church is mindful of other communities throughout the world who have less fortunate circumstances and consequently, despite its reduced income, continues to support financially as well as prayerfully targeted areas and projects in a number of overseas locations. Nearer home, the Fellowship Fund, set up to alleviate poverty among the congregation, has given assistance to a number of people during the year. In February, we gave Valentine's gifts to selected people in the form of shopping vouchers and, at Christmas, gift hampers were presented to single mothers.

Most the charity's activities are undertaken by volunteers and the charity could not operate effectively without their efforts.

In planning the activities the Trustees have applied the guidance on public benefit issued by the Charity Commission.

Structure, Governance and Management

The Church is a charitable incorporated organisation and constitutes a corporate body with limited liability. It is registered with the Charity Commission under number 1161743. The Church was incorporated on 19 May 2015 and is controlled by its governing document, a constitution and is governed by its Trustees in accordance with that constitution.

The day to day running of the Church is under the control of a singular "Leadership Team" comprising the Pastor, Church Secretary, Church Treasurer and up to seven other elected members. This group is synonymous with the trustee body. The Pastor is an office holder appointed by the Church at a Special Church Meeting and is engaged under a letter of appointment. The other trustees are appointed in accordance with the Church's constitution.

Structure, Governance and Management (continued)

The Church appoints Pastor(s) and other paid staff as circumstances require. The Pastor leads the Church community in both spiritual and practical ways and chairs Leadership Team and Church meetings.

The Church employs a part time Manager to oversee day-to-day administrative and financial matters and to manage the premises and part time cleaner. It also employs a part time book-keeper to assist the Church Treasurer.

The Church membership elect the Leadership Team (including the Church Secretary and Treasurer) from among themselves to oversee the spiritual and operational aspects of the Church. The Leadership Team meet regularly and administers the Charity by majority decision on behalf of the membership.

Following the report delivered in 2023 by a working party looking into the implications of the updated Charity Governance Code the Trustees accepted virtually all the recommendations.

The small number that hadn’t been fully implemented were addressed and implemented by the end of 2024.

The Church is a member of the Baptist Union of Great Britain and the London Baptist Association. The holding trustee of the Church is the Baptist Union Corporation Limited (Charity No 249635) and which is controlled by the Baptist Union Council. The Baptist Union Corporation Limited also acts as the holding trustee of the church premises themselves.

The Church is also a member of Furzedown Churches Limited. This charitable company is controlled by four Furzedown Churches - three Anglican Churches and this Church, to run joint activities

Financial review

The financial position of the Charity is set out in the Statement of Financial Activities and Balance Sheet and the related notes and have been prepared in accordance with the statutory requirements of the Charities Act 2011 and the Charities SORP. In the previous year, the Charity prepared its accounts using the "Receipts & Payments" format, however, following an increase in income beyond £250,000, it has been required to revert to the accruals format. As the Charity's gross assets are greater than £3.26m, this has required the Charity to seek an audit dispensation for the financial year ending 31 December 2025, which was granted on 21 May 2026.

During the year income increased by £223,967, to £424,072, and expenditure increased by £53,672, to £263,828. One of the principal reasons for the increase, and the requirement to produce accounts in the accruals format, was a one-off gift and associate Gift Aid totalling £125,000 towards the future employment of a youth worker. As a result, there was surplus for the year of £160,244, compared to a deficit of £10,052 in the prior year, and the Church's net assets increased by the same amount, to £4,500,369. Net current assets increased by £173,755, to £291,290.

Financial review (continued)

The principal funding sources of the Church are the voluntary donations and giving by members of the Church's congregation together with the allied income tax rebates under the Gift Aid Scheme. The Church also receives a significant amount from three trust funds which have been left in bequests.

The re-negotiation of our lease with Vodaphone for the telecoms mast in the church tower was concluded and a 30-year lease was granted to AP Wireless. This contract will generate funds for the church.

We also received regular monthly income from two church residential properties until the tenant of one of our properties (22 Pretoria Road) began to default on her rent in 2023. In April 2025, after over a year of rental arrears and non-co-operation from the tenant in 22 Pretoria Road, we evicted the tenant and began a Small Claims process in the attempt to recoup our losses. A new tenant signed a lease, with rental set at full market rates, and the management of the property is now being fully managed by a lettings agent.

One of the Church's other properties is a small block of flats (43 Thrale Road) where the Church owned the freehold which it sold in May. After the sale of the freehold, the church began moves to sell the attached land. Notice was given to a long-term tenant who utilised a garage on this land.

Hire of the Church premises continues to provide additional income.

Reserves policy

The trustees have determined that the charity should aim to hold unrestricted cash of no less than £40,000 (which equates to about three months' of anticipated unrestricted expenditure and running costs) so that the charity could continue to operate should income and / or expenditure vary adversely. At the year end, the charity held unrestricted cash of £127,697 and the charity is complying with its reserves policy.

In addition, the Trustees have established a capital reserve to meet any future costs of a capital nature on its freehold assets.

Going concern

The financial statements have been prepared on the ongoing concern basis as in the opinion of the Trustees there are no material uncertainties about the charity's ability to continue in operational existence.

Key risks and uncertainties

The charity is exposed to various risks - be they operational, financial or reputational. The trustees review the charity's activities regularly to identify significant risks and, where possible, they take appropriate measures to mitigate those risks.

Responsibilities of trustees under charity law

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

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charity as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing these financial statements, the trustees are required to:

1. select suitable accounting policies and apply them consistently;
2. observe the methods and principles in the Charities SORP;
3. make judgements and estimates that are reasonable and prudent;
4. state whether the applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
5. prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. 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.

Approval

This report was approved by the trustees and signed on their behalf by:

Rick Thomas

Rick Thomas (Sep 15, 2026 15:51:54 GMT+1)

_____

RICK THOMAS (TREASURER)

Date: Sep 15, 2026

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF

MITCHAM LANE BAPTIST CHURCH CIO
('the Charity')

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 December 2025 on pages 9 to 25 following, which have been prepared on the basis of the accounting policies set out on pages 11 to 13.

Responsibilities and basis of report

As the charity's trustees of the Charitable Incorporated Organisation 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

As the Charity's gross assets are greater than £3.26m, an audit dispensation for the financial year ending 31 December 2025 was applied for by the Charity. It was granted by the Charity Commission on 21 May 2026 and therefore an examination has been undertaken instead of an audit (Regulation 31(f)).

Since the Charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed

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 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.

Lisa Darby
Lisa Darby (Sep 16, 2026 16:16:26 GMT+1)

Lisa Darby FCA
Institute of Chartered Accountants in England and Wales
Stewardship
1 Lamb's Passage
London
EC1Y 8AB

Date: Sep 16, 2026

MITCHAM LANE BAPTIST CHURCH CIO

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOME AND ENDOWMENTS FROM:						
Donations and legacies	3	95,957	175,421	-	271,378	106,331
Charitable activities	4	48,872	-	-	48,872	45,124
Investments	5	39,445	-	-	39,445	48,650
Other income	6	64,377	-	-	64,377	-
Total income and endowments		248,651	175,421	-	424,072	200,105
EXPENDITURE ON:						
Charitable activities	7	233,279	30,549	-	263,828	210,156
Total expenditure		233,279	30,549	-	263,828	210,156
Net income/(expenditure)		15,372	144,872	-	160,244	(10,052)
Transfers between funds	16	8,667	(8,667)	-	-	-
Net movement in funds		24,038	136,205	-	160,244	(10,052)
Reconciliation of funds:						
Total funds brought forward		925,697	6,409	3,408,020	4,340,126	4,350,177
Total funds carried forward	16	949,735	142,614	3,408,020	4,500,369	4,340,126

Differences of £1 may appear in these financial statements due to rounding

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing operations.

The notes on page 11-24 form part of these accounts.

MITCHAM LANE BAPTIST CHURCH CIO

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £	Total Funds 2024 £
FIXED ASSETS						
Tangible assets	10	813,059	-	3,408,020	4,221,079	4,222,590
		813,059	-	3,408,020	4,221,079	4,222,590
CURRENT ASSETS						
Debtors	11	24,667	1,979	-	26,646	21,064
Cash at bank and in hand	12	127,698	140,635	-	268,333	98,431
		152,365	142,614	-	294,979	119,495
CREDITORS: Amounts falling due within one year	13	(3,689)	-	-	(3,689)	(1,960)
Net current assets / (liabilities)		148,676	142,614	-	291,290	117,535
Total assets less current liabilities		961,735	142,614	3,408,020	4,512,369	4,340,125
Provisions for liabilities	14	(12,000)	-	-	(12,000)	-
TOTAL NET ASSETS		949,735	142,614	3,408,020	4,500,369	4,340,125
FUND BALANCES	16					
Unrestricted Funds						
General funds		142,786	-	-	142,786	119,761
Designated funds		806,949	-	-	806,949	805,935
		949,735	-	-	949,735	925,696
Restricted Funds		-	142,614	-	142,614	6,409
Endowment Funds		-	-	3,408,020	3,408,020	3,408,020
		949,735	142,614	3,408,020	4,500,369	4,340,125

Differences of £1 may appear in these financial statements due to rounding

The financial statements were approved by the Board of Trustees and were signed on its behalf by:

Rick Thomas
Rick Thomas (Sep 15, 2026 15:51:54 GMT+1)

Sep 15, 2026

RICK THOMAS (TREASURER)

Charity number: 1161743

The notes on page 11-24 form part of these accounts.

1 Statutory Information

The charity is a charitable incorporated organisation registered with the Charity Commission in England & Wales. The charity's registered number and principal address can be found on the Charity Information page.

2 Accounting Policies

These financial statements are prepared on a going concern basis, under the historical cost convention as modified by the revaluation of certain assets, which are measured at fair value through the Statement of Financial Activities.

These financial statements have been prepared in accordance with the "Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) ("the Charities SORP"), with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ("FRS 102") and with the Charities Act 2011. The charity meets the definition of a public benefit entity as set out in FRS 102.

The Charities (Accounts and Reports) Regulations 2008 (the '2008 Regulations') requires charities to prepare their accounts in accordance with 'Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005' but this accounting standard has since been withdrawn and has been replaced by the Charities SORP mentioned in the preceding paragraph. The charity has prepared these financial statements in accordance with the new Charities SORP; this departure from the 2008 Regulations is believed to be necessary for these financial statements to give a 'true and fair view'.

The previous year's accounts were prepared using the receipts and payments basis but, this year, the charity was obliged to prepare its accounts using the accruals basis. The results for 2024, which are comparatives quoted in these accounts, have been restated using the accruals basis (see note 21 for details).

The principles adopted in the preparation of the financial statements are set out below.

a) Going concern

The trustees (who are the charitable company's directors for the purposes of company law) have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and the possible implications should projected income and / or expenditure vary unexpectedly. The trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue to operate for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

b) Income

Income including investment income is recognised in the period in which the charity becomes entitled to receipt, the amount receivable can be measured with reasonable certainty, and receipt is probable. For the most part, income is generally recognised when it is received. Income is only deferred when the charity has to fulfil conditions before becoming entitled to it or where the donor has specified that the income is to be expended in a future period.

Income from donations and legacies includes:

i) Recoverable gift aid. This is recognised when the related donation is received. Gift aid that has not been recovered by the balance sheet date is included as a debtor.

ii) Donated facilities, services and goods. Goods donated for distribution to beneficiaries are recognised as income when receivable at fair value (being an estimate of the amount it would cost to purchase those items). Facilities, services and goods donated for the charity's own use are recognised as income when receivable at their value to the charity.

The charity relies on volunteers to carry out many of its activities. However, in accordance with the SORP, the value of these services has not been included in these financial statements as they cannot be reliably measured.

When donated goods, services and facilities are distributed or consumed, an expense in respect of those items is included in the Statement of Financial Activities. At the year end any goods that have not been distributed or consumed are recognised as stock; donated fixed assets are capitalised.

iii) Legacies. Income from legacies is recognised when a distribution is received from the estate or, if earlier, when the charity has been notified that a distribution will be made and the amount receivable can be measured reliably.

2 Accounting Policies (continued)

Income from charitable activities represents income receivable from goods, services and facilities supplied in furtherance of the charity's charitable objects. It includes income from hall hire, church retreats and other events.

Investment income represents income generated by the charity's assets and includes income from letting the charity's property and bank interest.

Other income comprises gains arising from the disposal of tangible fixed assets and insurance claims

c) Expenditure

Expenditure, including irrecoverable VAT, is recognised when it is incurred or, if earlier, when a legal or constructive obligation for a payment arises provided that it is probable that settlement will be required and the amount of the obligation can be measured reliably.

The charity makes grants to other institutions and individuals to further its charitable objectives. Grants payable are recognised as constructive obligations arise, which is generally when the charity expresses a commitment to the recipient that can be measured reliably and then only to the extent that any conditions associated with the grant are outside of the control of the charity.

The cost of raising funds is not significant and has not been separately disclosed.

Governance costs, which are included in expenditure on charitable activities but are identified separately in the notes to the accounts, includes costs associated with the independent examination of the financial statements, compliance with constitutional and statutory requirements and any other expenditure incurred on the strategic management of the charity.

d) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects. Endowment funds are donations that are retained as capital in accordance with the donor's wishes. The nature of the restriction determines whether the endowments represent permanent endowments or expendable endowments.

e) Tangible fixed assets

Items purchased or donated for the charity's own use are capitalised when the cost of purchased items, or the fair value of donated items, is more than £1,000 and the item is expected to benefit the charity over more than one accounting period. Depreciation is charged on a straight line basis so as to write down the value of each asset to its estimated residual value (if any) over its expected useful economic life. To achieve this objective the following rates of depreciation are charged:

Freehold land	Is not depreciated (because it is not consumed by use)
Freehold buildings	Over 50 years after taking account of the building's residual value
Leasehold improvements	Over the lease term or, if shorter, expected useful life
Equipment	Over 3 to 7 years

The carrying values of tangible fixed assets are reviewed for impairment in periods when events or changes in circumstances indicate that the carrying value may not be recoverable.

f) Pension scheme arrangements

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the charity pays fixed contributions into a separate entity. Once the contributions have been paid the charity has no further payments obligations. The contributions are recognised as an expense when they are due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the charity in an independently administered fund.

Prior to 2012 pension provision was made through multi-employer defined benefit pension plans. Where it is not possible for the charity to obtain sufficient information to enable it to account for a plan as a defined benefit plan, it accounts for the plan as a defined contribution plan.

Where the plan is, or was in deficit and where the charity has agreed, with the plan, to participate in a deficit funding arrangement, the charity recognises a liability for this obligation. The amount recognised is the net present value of the contributions payable under the agreement that relate to the deficit. The unwinding of the discount is recognised as a finance cost and any other change in the measurement of this liability is expensed to the Statement of Financial Activities

2 Accounting Policies (continued)

g) Taxation

The charity has taken advantage of the various reliefs from taxation available to charities and no tax is payable on the charity's income.

h) Financial instruments

The charity's financial assets and financial liabilities all qualify as basic financial instruments, as defined by FRS102. Except for loans, creditors and debtors are measured at their expected settlement value (normally the amount of cash that the charity expects to pay or receive). The charity recognises liabilities for the principal of those loans that remains outstanding at the year end (i.e. the liabilities exclude any interest chargeable on the loans in future years).

i) Exemption from preparing a cashflow statement

The charity has taken advantage of an exemption conferred by the Charities SORP and has not prepared a cash flow statement.

j) Critical accounting estimates and areas of judgement

The trustees do not consider that there are any material sources of estimation or uncertainty at the balance sheet date that could result in a material adjustment to the carrying values of assets and liabilities in the next reporting period.

3 Donations and legacies

	2025	2024
	£	£
Donations of cash and similar	175,249	67,851
Donations in kind (note 3a)	14,828	8,490
Grants receivable	42,536	15,881
Income tax recoverable	38,765	14,109
	271,378	106,331

a Donations in kind comprise:

	2025	2024
	£	£
Goods donated for:		
Distribution to beneficiaries	14,828	8,490
	14,828	8,490

4 Income from charitable activities

	2025	2024
	£	£
Church retreats and events	4,729	1,765
Hall hire	24,582	23,967
Church telecoms mast	17,250	17,250
Other income	2,311	2,141
	48,872	45,124

5 Investment income

	2025	2024
	£	£
Property letting	34,620	45,870
Bank interest	4,825	2,780
	39,445	48,650

6 Other income

	2025	2024
	£	£
Gains on disposal of tangible fixed assets	54,514	-
Insurance claim	9,863	-
	64,377	-

The Gain on Disposal of Tangible Fixed Assets represents the net sale proceeds from the disposal of the charity's interest in the freehold of a property at Thrale Road, Streatham, London, which had no carrying value in the charity's accounts.

7 Charitable expenditure

		2025	2024
		£	£
a	**Costs incurred directly on specific activities**		
	Employment costs	69,898	69,291
	Pastoral housing	2,476	2,264
	Ministry expenses	8,445	8,552
	Youth & children's work	1,123	1,617
	Church events	3,588	2,349
	Equipment	2,383	1,049
	Maintenance of buildings & equipment	47,529	19,628
	Rental property costs	21,219	19,259
	Utilities	13,905	9,800
	Donations in kind expensed	14,828	8,490
		185,394	142,299
	Grants payable (note 7c)	21,085	27,054
		206,479	169,353
b	**Costs incurred on support & administration**		
	Governance costs		
	Independent examiner's fee	3,000	1,740
	Other	13,415	-
		16,415	1,740
	Office costs	10,173	9,945
	Depreciation of tangible fixed assets	10,369	21,023
	Exceptional costs re bad debts	12,000	-
	Insurance	8,393	8,095
		57,349	40,803
	Total expenditure	263,828	210,156

The fee payable to the independent examiner for preparing and examining the accounts was £3,000 (2024: £1,740).

7 Charitable expenditure (continued)

c Grants payable

	Institutions	Individuals	2025
	£	£	£
Grants for UK and overseas mission	11,210	-	11,210
Grants for the relief of poverty and other community purposes	2,500	7,375	9,875
	13,710	7,375	21,085

The comparatives for the previous year are as follows:

	Institutions	Individuals	2024
	£	£	£
Grants for UK and overseas mission	16,210	600	16,810
Grants for the relief of poverty and other community purposes	4,450	5,794	10,244
	20,660	6,394	27,054

The charity's principal grants to institutions comprised:

	2025	2024
	£	£
Baptist Union of Great Britain	5,000	7,000
BMS World Mission	5,000	5,500
Impact Romania / Associate Casa de dragoste si Mila	610	3,110
The Furzedown Youth Centre Limited	2,500	3,000
Grants to institutions for less than £1,000 each	600	2,050
	13,710	20,660

8 Analysis of staff costs, the cost of key management personnel and trustee remuneration

The average monthly number of employees during the year was 4 (2024: 4). Most of the charity's activities are carried out by volunteers.

No staff received salaries at a rate of more than £60,000 per annum.

The charity's key management comprise the trustees named on the Charity Information page. Total employment benefits payable to key management for the year were as follows:

	Wages & salaries	Other employment benefits	Employer pension contributions	2025
				£
Trustee:				
Rev. G. Duggan	38,761	-	2,790	41,551
				41,551

The following amounts were payable in the previous year:

	Wages & salaries	Other employment benefits	Employer pension contributions	2024
				£
Trustee:				
Rev. G. Duggan	39,521	-	2,558	42,079
				42,079

Rev. Duggan served as a church leader and received the above payments for serving in that capacity, not for serving as a trustee; these payments are permitted by the charity's governing document.

8 Analysis of staff costs, the cost of key management personnel and trustee remuneration (continued)

The Church pays pension contributions for its Minister to the defined contribution section of the Baptist Pension Scheme. For service up to 2012, the Scheme provided benefits on a defined benefit basis. The scheme is a multi-employer scheme and it is not possible to identify the assets and liabilities of the defined benefit section which are attributable to the church. Therefore, in accordance with FRS102 Section 28, the scheme is accounted for as a defined contribution scheme.

In addition the charity incurred expenditure totalling £2,476 (2024: £2,264) in respect of the customary provision of accommodation to Rev. G. Duggan, who is a trustee, so that they could better perform their duties.

9 Acting as agent

On occasion the charity receives money on behalf of other charities, which it banks and then pays out to these charities. This income is received as agent for these other charities and the income, and the related payments, are excluded from the Statement of Financial Activities; any money that has not been distributed by the year end is recognised as a creditor.

During the year the charity acted as agent for several charities and, in that capacity:

a) received £588 (2024: £662) and paid £588 (2024: £662)
b) at the year end the charity owed £nil (2024: £nil) in respect of agency arrangements

10 Tangible fixed assets

	Church Property £	Residential Property £	Fixtures, fittings and equipment £	Total 2025 £
Cost or valuation				
At 1 January 2025	3,408,020	805,973	222,663	4,436,656
Additions	-	-	8,858	8,858
At 31 December 2025	3,408,020	805,973	231,521	4,445,514
Accumulated depreciation				
At 1 January 2025	-	-	214,066	214,066
Charge for the year	-	-	10,369	10,369
At 31 December 2025	-	-	224,435	224,435
Net book value				
At 31 December 2025	3,408,020	805,973	7,086	4,221,079
At 31 December 2024	3,408,020	805,973	8,597	4,222,590

The properties above comprises the church, halls and associated gardens together with other residential properties. The church, halls and associated gardens are shown in the balance sheet at depreciated replacement cost based on its insurance value. The other residential properties are shown at the values transferred from the unincorporated associated on an historic cost basis. The estimated combined current market valuation of the other residential properties is approximately £2.3m based on comparable property values, however, the trustees believe it would not represent an efficient use of charitable funds to instruct a formal valuation at the present time.

During the year, the charity disposed of its interest in the freehold of a property at Thrale Road, Streatham, London. However, this had no previous carrying value in the charity's accounts and this is not recognised in the these disclosures.

11 Debtors

	2025	2024
	£	£
Tax recoverable	3,017	2,324
Other debtors	23,629	18,740
	26,646	21,064

12 Cash at Bank and in Hand

	2025	2024
	£	£
Cash at bank with immediate access	41,207	33,001
Notice deposits (with a term of three months or less)	227,126	65,430
	268,333	98,431

13 Creditors: liabilities falling due within one year

	2025	2024
	£	£
Other creditors	689	400
Accruals	3,000	1,560
	3,689	1,960

14 Provisions

	Rental Defaults	2025	2024
		£	£
Provisions brought forward		-	-
Movement in year:			
New provisions	12,000	12,000	-
Amounts charged against the provision	-	-	-
Unused provisions released	-	-	-
Provisions carried forward	12,000	12,000	-

The charity has provided for a rental debtor for one of its residential properties that it is subject to court action. The timing and amount of recovery is uncertain.

15 Pension commitments

The Baptist Union Pension Scheme

The charity is a participating employer the Baptist Pension Scheme ("the Scheme"), which is a separate legal entity administered by the Pension Trustee (Baptist Pension Trust Limited).

The Scheme, previously known as the Baptist Ministers Pension Fund, started in 1925. At the beginning of the financial year, the scheme comprised of a defined benefits scheme which was closed to future accrual on 31 December 2011 and a defined contribution plan which was opened in January 2012.The assets of the Scheme are held separately from those of the Employer and the other participating employers.

For the current financial year, the pension provision for members of the Scheme is being made through the Defined Contribution (DC) Plan. 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 Broadstone Corporate Benefits Ltd. 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 if 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 Aviva Limited. Members of the Basic Section pay reduced contributions of 5% of Pensionable Income, and their employers also pay a total of 5%.

In October 2024, the insurance company Just Group completed a buy out of the liabilities of the closed defined benefit scheme. From that date any remaining liability of the participating scheme members to defined benefit scheme ceased and the £1 per month deficit contributions payable by the participating employers which were agreed in the recovery plan approved in August 2022 also ceased from that date. Administration of the closed defined benefit scheme transferred from the pension trustees to Just Group from that date.

The Minister and some members of the church staff are eligible to join the Scheme.

Movement in Balance Sheet liability

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The present value of the agreed deficit contributions were immaterial at the beginning of the financial year and were fully extinguished once buy out was completed by Just Group in October 2024.

Summary of pension contributions payable for year:

The charity's pension contributions were as follows

	2025	2024
	£	£
to the Baptist Pension Scheme	2,790	2,558
to other defined contribution pension schemes	505	475
	3,295	3,033

Summary of pension liabilities at the year end:

The charity's pension liabilities at the end of the year were as follows:

	2025	2024
	£	£
in respect of the Baptist Pension Scheme	-	-
in respect of other defined contribution pension arrangements	-	-
	-	-

16 Funds

During the year the movements in the charity's funds were as follows:

	Opening balance 2025 £	Incoming resources 2025 £	Outgoing resources 2025 £	Transfers in the year 2025 £	Gains and losses 2025 £	Closing balance 2025 £
Designated Funds						
Manses and other properties	805,973	-	-	-	-	805,973
Capital projects and equipment	360	-	-	-	-	360
Alfred Young Trust	-	13,012	(13,012)	-	-	-
Cell group weekend away	(398)	3,000	(2,403)	(200)	-	-
Church events	-	1,069	(1,186)	73	-	(44)
Pit stop café	-	660	-	-	-	660
	805,935	17,741	(16,600)	(126)	-	806,949
General Unrestricted Funds	119,761	216,083	(201,851)	8,793	-	142,785
Total Unrestricted Funds	925,696	233,823	(218,452)	8,667	-	949,734
Restricted Funds						
Romania appeal	160	30	(190)	-	-	-
Designated giving	539	-	-	(539)	-	-
Fellowship Fund	2,512	897	(1,600)	-	-	1,809
Alice Mary Young Trust	-	858	(858)	-	-	-
Roland Adams Trust	151	841	(991)	-	-	-
Chambers Trust	-	954	(954)	-	-	-
Foodbank	3,048	11,579	(5,701)	-	-	8,925
Garden of Discovery	-	25,312	(17,941)	(7,371)	-	-
Youth Worker	-	125,000	-	-	-	125,000
Alms House	-	3,000	(1,539)	-	-	1,461
Alarm	-	6,250	-	(1,222)	-	5,028
Single Mum's Fund	-	-	(74)	466	-	392
DONA	-	700	(700)	-	-	-
	6,409	175,421	(30,549)	(8,667)	-	142,614
Endowment Funds						
Permanent						
Church property	3,408,020	-	-	-	-	3,408,020
	3,408,020	-	-	-	-	3,408,020
Aggregate of funds	4,340,125	409,244	(249,000)	-	-	4,500,369

16 Funds (continued)

The transfers referred to above were made for the following reasons:

a) Transfers from the **Designated Giving** fund to the **Church Events** and **Single Mum's** funds to recognise the separate purposes and allocation of funds brought forward from the prior year.

b) Transfers from the **Single Mum's** fund to the **Church Events** fund to support the costs of individual events.

c) Transfers from the **Cell Weekend Away** fund to the **General Fund** to recognise expenditure in prior years.

d) Transfers from the **Garden of Discovery and Alarm** funds to the **General Fund** to represent the capitalisation of purchased equipment.

e) Transfers from the **General Fund** to the **Garden of Discovery** fund to eliminate a year-end deficit.

16 Funds (continued)

Analysis of net assets by fund

The assets and liabilities of the various funds were as follows:

	Unrestricted Funds				
	General funds £	Designated funds £	Restricted funds £	Endowment funds £	2025 £
Tangible fixed assets	7,086	805,973	-	3,408,020	4,221,079
Debtors	24,322	345	1,979	-	26,646
Cash at bank and in hand	127,066	631	140,635	-	268,333
Creditors falling due within one year	(3,689)	-	-	-	(3,689)
Provisions for liabilities	(12,000)				(12,000)
	142,786	806,949	142,614	3,408,020	4,500,369

16 Funds (continued)

In the previous year the movements in the charity's funds were as follows:

	Opening balance 2024	Incoming resources 2024	Outgoing resources 2024	Transfers in the year 2024	Gains and losses 2024	Closing balance 2024
	£	£	£	£	£	£
Designated Funds						
Manses and other properties	805,973	-	-	-	-	805,973
Capital projects and equipment	360	-	-	-	-	360
Alfred Young Trust	-	12,793	(12,793)	-	-	-
Cell group weekend away	-	1,765	(2,163)	-	-	(398)
	806,333	14,558	(14,956)	-	-	805,935
General Unrestricted Funds	131,208	164,712	(175,862)	(297)	-	119,761
Total Unrestricted Funds	937,541	179,270	(190,818)	(297)	-	925,696
Restricted Funds						
Romania appeal	-	160	-	-	-	160
Designated giving	197	2,443	(2,137)	36	-	539
Fellowship Fund	2,229	800	(518)	-	-	2,512
Alice Mary Young Trust	-	844	(844)	-	-	-
Roland Adams Trust	134	399	(382)	-	-	151
Chambers Trust	-	1,431	(1,692)	261	-	-
Foodbank	2,056	14,758	(13,766)	-	-	3,048
	4,616	20,835	(19,339)	297	-	6,409
Endowment Funds						
Permanent						
Church property	3,408,020	-	-	-		3,408,020
	3,408,020	-	-	-	-	3,408,020
Aggregate of funds	4,350,177	200,105	(210,157)	-	-	4,340,125

16 **Funds (continued)**

Analysis of net assets by fund

In the previous year, the assets and liabilities of the various funds were as follows:

	Unrestricted Funds				
	General funds	Designated funds	Restricted funds	Endowment funds	2024
	£	£	£	£	£
Tangible fixed assets	8,597	805,973		3,408,020	4,222,590
Debtors	21,064				21,064
Cash at bank and in hand	92,060	(38)	6,409	-	98,431
Creditors falling due within one year	(1,960)				(1,960)
	119,761	805,935	6,409	3,408,020	4,340,125

Manses and other properties: holds the charity's property interests

Capital projects and equipment: funds set aside by the charity's trustees for future projects.

Alfred Young Trust: income received from a will trust towards the support of the pastor.

Cell group weekend away: income and expenditure towards an event run by one of the church's cell groups

Church events: income and expenditure related to various small church events.

Pit stop: income and expenditure relating to the community café.

Romania appeal: donations given towards the charity's support for the Home of Love and Mercy in Turgu Mures in Romania, which

Designated giving: collections for specific purposes, which has now been distributed to the appropriate fund.

Fellowship fund: receives donations towards assisting individuals within the church who are known to be in need.

Alice Mary Young Trust: income received from a will trust towards the maintenance of the church.

Roland Adams Trust: income received from a will trust towards the maintenance of the church.

Chambers Trust (formerly Jeannie Chambers Trust): grants received from a trust towards the maintenance of the church.

Foodbank: income and expenditure related to the running of a foodbank at the church.

Garden of Discovery: donations towards the refurbishment of the church community garden

Youth Worker: support received towards the recruitment and employment of a youth worker. This post has not yet been filled.

Alm's House: support received towards the community café.

Alarm: support received towards the installation of an intruder alarm at the church building.

Single Mums': supporting individuals access events run by the church.

DONA: income and expenditure related to the acquisition of a card donation machine.

17 Transactions with related parties

During the year the charity:

a) received donations totalling £19,115 (2024: £25,206) from related parties (which includes trustees, any other members of key management and anyone closely connected to them).

b) paid no expenses (2024: £nil) for / to trustees for carrying out duties associated with being trustees; reimbursements for expenses incurred when acting as agent for the charity or incurred when undertaking employment duties not connected with serving as a trustee are not included in this disclosure.

During the year the charity also made the following payments to, or for, related parties:

a) grants totalling £13,012 (2024: £12,793) were received during the year from the Alfred Young Trust, which is a will trust constituted as a separate charity (registered number 266791) whose funds are held independently under management by CCLA. F. Collis, R. Thomas, C. Morgan, P. Andre-Watson, A. Ofili, P. Grant, J. Morgan-Smith, P. Grant, N. Wiliams, J. Morgan-Smith and Rev. G. Duggan, who are trustees of the charity are also trustees of the Alfred Young Trust.

b) grants totalling £858 (2024: £844) were received during the year from the Alice Mary Young Trust for Mitcham Lane Baptist Church, which is a will trust constituted as a separate charity (registered number 261161) whose funds are held independently under management by CCLA. F. Collis, R. Thomas, C. Morgan, P. Andre-Watson, A. Ofili, P. Grant, J. Morgan-Smith, P. Grant, N. Wiliams, J. Morgan-Smith and Rev. G. Duggan, who are trustees of the charity are also trustees of the Alice Mary Young Trust for Mitcham Lane Baptist Church.

c) grants totalling £841 (2024: £399) were received during the year from the Roland Adams Trust , which is a will trust whose funds are held independently under management by the Baptist Union Corporation. F. Collis, R. Thomas, C. Morgan, P. Andre-Watson, A. Ofili, P. Grant, J. Morgan-Smith, P. Grant, N. Wiliams, J. Morgan-Smith and Rev. G. Duggan, who are trustees of the charity are also trustees of the Roland Adams Trust.

d) grants totalling £4,825 (2024: £1,431) were received during the year from the David and Jeannie Chambers Charity for Mitcham Lane Baptist church Charitable Incorporated Organisation, which is a separate charity (registered number 1201888). F. Collis, who is a trustee of the charity is also a trustee of the David and Jeannie Chambers Charity for Mitcham Lane Baptist church Charitable Incorporated Organisation.

Except as disclosed in note 8 'Analysis of staff costs', there have been no other transactions with related parties during the year.

18 Reconciliation with previously reported funds

In the previous year the charity prepared its accounts using the receipts and payments basis; in the current year the charity's income exceeded £250,000 and so it is now obliged to use the accruals basis for the preparation of its accounts. The comparatives presented in these accounts have been re-stated using the accruals basis and a reconciliation with the reserves and results reported previously follows:

Reconciliation of reserves

	2024	2023
	£	£
Previously reported reserves, at 31 December	98,431	103,540
Adjustments arising from use of accruals basis:		
Inclusion of previously excluded fixed assets	4,222,590	4,243,613
Inclusion of previously excluded debtors	21,064	4,764
Inclusion of previously excluded creditors	(1,960)	(1,740)
Re-stated reserves, at 31 December	4,340,125	4,350,177

Reconciliation of results

	2024
	£
Previously reported results	(5,109)
Adjustments arising from use of accruals basis:	
Capitalised expenditure less depreciation	(21,023)
Movements in debtors resulting in the recognition of more / (less) income	16,300
Movements in creditors resulting in the recognition of less / (more) expenditure	(220)
Re-stated results	(10,052)

MITCHAM LANE BAPTIST CHURCH CIO

DETAILED STATEMENT OF FINANCIAL ACTIVITIES WITH COMPARATIVES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted funds General 2025 £	Designated 2025 £	Restricted 2025 £	Endowment 2025 £	Total 2025 £	Unrestricted funds General 2024 £	Designated 2024 £	Restricted 2024 £	Endowment 2024 £	Total 2024 £
INCOME AND ENDOWMENTS FROM:											
Donations and legacies	3	82,946	13,012	175,421	-	271,378	72,703	12,793	20,835	-	106,331
Charitable activities	4	44,143	4,729	-	-	48,872	43,359	1,765	-	-	45,124
Investments	5	39,445	-	-	-	39,445	48,650	-	-	-	48,650
Other income	6	64,377	-	-	-	64,377	-	-	-	-	-
Total income and endowments		230,910	17,741	175,421	-	424,072	164,712	14,558	20,835	-	200,105
EXPENDITURE ON:											
Charitable activities:	7	216,679	16,600	30,549	-	263,828	175,862	14,956	19,339	-	210,156
Total Expenditure		216,679	16,600	30,549	-	263,828	175,862	14,956	19,339	-	210,156
Net income/(expenditure)		14,231	1,141	144,872	-	160,244	(11,150)	(398)	1,496	-	(10,052)
Transfers between funds	16	8,793	(126)	(8,667)	-	-	(297)	-	297	-	-
Net movement in funds		23,024	1,014	136,205	-	160,244	(11,447)	(398)	1,793	-	(10,052)
Reconciliation of funds:											
Total funds brought forward		119,761	805,935	6,409	3,408,020	4,340,126	131,208	806,333	4,616	3,408,020	4,350,177
Total funds carried forward	16	142,785	806,950	142,614	3,408,020	4,500,369	119,761	805,935	6,409	3,408,020	4,340,126

Mitcham Lane Baptist Church CIO (1161743): Final Accounts 2025

Final Audit Report 2026-09-16

Created:	2026-09-03
By:	Matthew Reilly (matthew.reilly@stewardship.org.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAAj6Kt9DOKEpgXbsswkN-Yk41fZVQTpJZ-

"Mitcham Lane Baptist Church CIO (1161743): Final Accounts 2025" History

Document created by Matthew Reilly (matthew.reilly@stewardship.org.uk)
2026-09-03 - 9:37:03 AM GMT

Document emailed to treasurer@mlbc.org.uk for signature
2026-09-03 - 9:39:16 AM GMT

Email viewed by treasurer@mlbc.org.uk
2026-09-15 - 2:49:42 PM GMT

New document URL requested by treasurer@mlbc.org.uk
2026-09-15 - 2:49:58 PM GMT

Signer treasurer@mlbc.org.uk entered name at signing as Rick Thomas
2026-09-15 - 2:51:52 PM GMT

Document e-signed by Rick Thomas (treasurer@mlbc.org.uk)
Signature Date: 2026-09-15 - 2:51:54 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Document emailed to Lisa Darby (lisa.darby@stewardship.org.uk) for signature
2026-09-15 - 2:51:56 PM GMT

Email viewed by Lisa Darby (lisa.darby@stewardship.org.uk)
2026-09-16 - 8:44:29 AM GMT

Document e-signed by Lisa Darby (lisa.darby@stewardship.org.uk)
Signature Date: 2026-09-16 - 9:16:26 AM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-09-16 - 9:16:26 AM GMT

Stewardship
Powered by Adobe Acrobat Sign