CRANBROOK BAPTIST CHURCH
TRUSTEES' ANNUAL REPORT FOR THE PERIOD FROM
1 JANUARY 2025 TO 31 DECEMBER 2025

Administrative details
Charity Address: Cranbrook Baptist Church, Wellesley Road, Ilford, IG1 4JT Charitable Status: The Church is a Registered Charity, operating as a Charitable Incorporated Organisation. Charity Number: 1193925

Charity Trustees:
Reverend Gilson Gwendu (Minister) (Retired Feb 2025)
Norhann Crowley (Church Secretary)
Mark Durdle
Sam Nelli (left Nov 2025)
Charmaine Russell
Tania Yessa (joined May 2025)

There was no Treasurer during 2025, the Treasurer's tasks were shared between some of the Trustees.

Charity's Custodian Trustee: London Baptist Property Board Ltd. which holds the legal title to property of which the Church is the beneficial owner.

Charitable Objective
The principal purpose of the Church is the advancement of the Christian faith according to the principles of the Baptist denomination, including the advancement of education, community service and such other general charitable purposes in such parts of the United Kingdom and the world as the Church shall determine.

Organisational structure and decision-making process
The Church was created under a Trust Deed and operates in accordance with a constitution which was last revised in 2020/2021.

Membership is by acceptance at a church meeting of those applying in accordance with the Church Constitution: on profession of faith in Jesus Christ, followed by baptism where applicable; by a certificate of transfer from another Baptist church; or by an acceptable document of commendation from another Christian body.

The Church Members' Meeting normally takes place six times per year and has responsibility for the overall policy of the Church. In accordance with the Constitution, the Members appoint up to ten Deacons, who together with the Minister are the Trustees of the Church and are responsible for the day to day running of the Church's work and witness and the financial and legal aspects of the charity. The Church Secretary and Treasurer are appointed by the Members from the Deacons. All Members are encouraged to take an appropriate part in the spiritual and practical tasks involved in the furtherance of the charitable objective.

Relevant matters may be submitted to the Church Meeting by the Trustees for guidance or may be raised by Members in Church Meetings for further consideration by the Trustees. Though the constitution permits decisions to be made at Church Meetings by appropriate majorities, the Church seeks to work by consensus wherever possible.

Objectives
In order to achieve the principal objective which is set out above, the Church provides a variety of activities both to its membership and to the community generally. The aim is to show the love of Jesus Christ in both word and deed and to bring people into a closer relationship with Him as living Lord.

Activities
Central to the work and witness of the Church is the provision of regular public services of Christian worship. These services usually take place each Sunday at 10.30am, with Communion twice a month on the first and third Sundays. The church seeks to be a friendly and welcoming community and anybody is free to attend any of these services. The verse for 2025 was taken from Psalm 34:1: "I will bless the Lord at all times; his praise shall continually be in my mouth." The year began with a month of Prayer and Fasting in January.

A number of regular activities ran in 2025, including some new ones. These include short 'prayer boost' sessions online on Mondays, a Tuesday Tea and Coffee Club at the Church, a Friday afternoon prayer walk around the local area and a Bible study once a month (with supper).

The Parent/Carer and Toddler Group (Rainbow Toddlers) meets in the Church premises on Friday mornings during term time, with the purpose of assisting the community and demonstrating the love of Jesus Christ. The group offers active play, access to a wide range of toys, craft and singing.

We continue to run Creative Zone for Kids, which runs once a month on a Friday evening (for ages 6-16).

We no longer have to rely on recorded music for worship as the music tuition on Fridays has now been replaced with music practice, for the Sunday service. With many of those that were involved in learning to play instruments now leading worship on Sundays.

In July, an International Day was celebrated, with flags of some of the fellowship's countries of origin displayed inside. Participants were encouraged to wear their national dress and to set up a table representing their country. Like previous years, we made good use of the church garden for a BBQ afterwards.

We have continued to do a number of Walk and Talks during 2025. These are walks through an area of interest or natural beauty. One such trip was a guided walk around historical landmarks and places of beauty in London. These include Blackheath, Canary Wharf to Greenwich and visiting the sky gardens in the centre of London. It isn't just church people as it is also used as a form of outreach, where we try to invite friends/family who don't normally go to church as well.

We have also had a church outing in the summer, when a coach was arranged to take people to Broadstairs for the day. Around 60 people came.

We hosted 2 Bible workshops in the Summer, led by Pastor Sanja Thamba, who rents the church on Sunday afternoons. We looked at what the Bible says on healing and praying for the sick, with a number of testimonies from people who God had healed. These were all day events with a shared lunch.

The Church has 3 home groups that run during the week; meeting in people's homes and the church.

Throughout the year, monthly prayer diaries have been produced containing suggestions for prayer topics which all the church can pray about on the same day.

We have continued the shared lunch on the first Sunday of the month and a church breakfast on the second Sunday. Which helps to build community.

Several bazaars were held during the year in the church front garden, allowing conversations with passers-by or those coming in for tea or coffee as well as raising money towards the church and its charitable objectives.

The Church takes the safeguarding of children and adults at risk seriously and undertakes Disclosure and Barring Service checks on people working with these groups.

The Church Trustees have had regard to the guidance issued by the Charity Commission on public benefit and are satisfied that the activities outlined above clearly demonstrate that the charity is providing a benefit to the public.

Achievements and performance

The Church does not measure the success of its programmes only in numbers, including financial numbers, but also in less tangible areas like fellowship and encouragement. The Trustees recognise that these are difficult to measure, but believe that while there were challenges in 2025, it was a good year in the life of the Church with those involved growing in their loving concern for others. The Trustees believe that the Church will be able to pursue its discipleship and mission purposes in 2026 with enthusiasm.

Membership has increased slightly this year. Average attendance at Sunday Services does vary a lot. Often getting 50+ when we have a shared meal after the service. At the end of the year the church membership stood at 35**.**

Financial review

The Church continues to raise the funds which it needs to carry on its activities from within its own membership and congregation and by letting its rooms and 2 flats.

The Church expressed its part in the life of the wider church by contributions to the work of BMS World Mission, the London Baptists' Home Mission Fund, and the Redbridge Christian

Education Project - organisations with Christian aims and objectives compatible with the Church's own charitable purpose. As part of its BMS World Mission giving, the Church specifically supports Ben Francis in Calcutta and Dave and Michele Mahon in Peru.

We collected 2 special offerings this year: The Thank Offering went to Pastor Hobi in Zambia, to help him build a water well. Plus the Harvest Offering went to the Welcome Centre run by High Road Baptist Church.

The Church is heavily dependent on its membership working as volunteers in all aspects of the church's activity, many of which run with little or no impact on the church's expenditure, but nevertheless contribute substantially to the achievement of the church's objectives.

The financial results for the year, together with a summary of the accounting policies adopted are set out in the accompanying financial statements.

The Trustees have established a Reserves Policy and are satisfied that sufficient reserves exist at the end of the year together with ongoing income anticipated, to enable the Church to function as a CIO effectively in the coming year.

The Trustees have made an assessment of the major risks facing the Church and are satisfied that there are policies in place to minimise these risks. We believe we have in place sufficient public liability and employer's liability insurance.

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees and members of Cranbrook Baptist Church on the accounts for the year ended 31 December 2025, which are set out on pages 6 to 22.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's statement

My examination was conducted in accordance with general directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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 examiner's statement

In connection with my examination, no matter has come to my attention:

1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: [signature] Date: 6/9/26

Name: JULIE PRINGLE

Professional qualifications (if any) FCCA. Lifetime member, Retired from employment.

Address 5 Watermill Rd, Feering, Essex CO5 9SR

CRANBROOK BAPTIST CHURCH, Registered Charity No. 1193925, operating as a Charitable Incorporated Organisation

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted General Funds £	Unrestricted designated funds £	Restricted funds £	Total Funds 2025 £	Total Funds 2024 £
Income from:						
Giving	6	51,545	-	3,556	55,101	54,070
Interest	7	91	2,154	-	2,245	2,337
Lettings	8	39,355	-	-	39,355	43,610
Other income	9	869	3,171	210	4,250	5,448
Total Income		**91,860**	**5,325**	**3,766**	**100,951**	**105,465**
Expenditure on:						
Housekeeping	10	32,663	-	-	32,663	23,266
Ministry and mission	11	19,588	-	4,000	23,588	56,509
Fabric costs	12	29,298	-	-	29,298	14,349
Management and administration	13	4,186	-	-	4,186	4,717
Total Expenditure		**85,735**	**-**	**4,000**	**89,735**	**98,841**
Gains on revaluation of fixed assets	14			175,691	175,691	409,663
Net income/(expenditure) before transfers		6,125	5,325	175,457	186,907	416,287
Transfers Between funds	23					
Gross transfers - In					-	1,000
Gross transfers - Out					-	(1,000)
Net movement in funds		6,125	5,325	175,457	186,907	416,287
Reconciliation of funds						
Total funds brought forward at 1 January 2025		144,429	9,182	4,227,204	4,380,815	3,964,528
Total funds carried forward at 31 December 2025		150,554	14,507	4,402,661	4,567,722	4,380,815

The notes on pages 8 to 22 form part of these accounts.

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2025						
	Note	Unrestricted general funds	Unrestricted designated funds	Restricted funds 2025	Total funds 2025	Total Funds Restated 2024
		£	£	£	£	£
Fixed Assets						
Church premises	14	-	-	3,450,336	3,450,336	3,333,704
Other property & property-related assets	15	-	-	946,035	946,035	886,976
Furniture & equipment	16				-	-
Total fixed assets		-	-	4,396,371	4,396,371	4,220,680
Current Assets						
Debtors	17	-	-	-	-	5,071
Cash at bank - short term deposits	18	148,291	13,472	9,817	171,580	159,697
Cash in hand	19	2,563	1,035	(3,527)	71	775
Total current assets		150,854	14,507	6,290	171,651	164,843
Amounts falling due within one year:						
Accruals	20	-	-	-	-	3,305
Creditors	21	300	-	-	300	1,403
Subtotal		300	-	-	300	4,708
Net current assets		150,554	14,507	6,290	171,351	160,135
Total assets less current liabilities		150,554	14,507	4,402,661	4,567,722	4,380,815
Provision for liabilities	22	-	-	-	-	-
Total net assets		**150,554**	**14,507**	**4,402,661**	**4,567,722**	**4,380,815**
Funds of the church						
Restricted funds	23	-	-	4,402,661	4,402,661	4,227,204
Unrestricted general funds	23	150,554	-	-	150,554	144,429
Unrestricted designated funds	23	-	14,507	-	14,507	9,182
Total church funds		**150,554**	**14,507**	**4,402,661**	**4,567,722**	**4,380,815**

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. Legal information

Cranbrook Baptist Church ('the Church') is a Registered Charity operating as a Charitable Incorporated Organisation (CIO). It was registered on 26 March 2021 with Registered Charity No. 1193925.

Church Address: Cranbrook Baptist Church, Wellesley Road, Ilford, Essex IG1 4JT

Trustees during 2025:

Reverend Gilson Gwendu (Minister) (Retired & resigned Feb 2025)
Norhann Crowley (Church Secretary)
Mark Durdle
Sam Nelli (resigned Nov 2025)
Charmaine Russell
Tania Yessa (joined May 2025)

2. Accounting policies

The accounts have been prepared on a receipts and payments basis. Transactions are recorded when cash is received or paid during the financial year. Income is recognised when received, and expenditure is recognised when paid.

Any amounts received in advance of the period to which they relate, or amounts outstanding at the year end, are not accrued for in these accounts but may be disclosed separately where considered material.

The accounts have been prepared on a going concern basis and under the historical cost convention.

a) Basis of preparation

The accounts (financial statements) have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) second edition – October 2019 [subsequently referred to as SORP FRS 102] and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the SORP FRS 102 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

b) Assessment of going concern

The trustees have no material uncertainties about the Church's ability to continue as a going concern for at least the next twelve months.

c) Funds structure

The Church holds unrestricted and restricted funds.

Unrestricted funds are spent or applied at the discretion of the trustees. The trustees have set apart some of the unrestricted funds as a Designated Building Reserve in anticipation of major building work and refurbishment needed on the church premises.

Restricted funds can only be used for the purpose for which they were given or collected. The Church is the beneficial owner of some property and property-related assets, the legal title of which is held by the Church's custodian trustee, the London Baptist Property Board Ltd. These assets cannot be disposed of without the permission of the London Baptist Property Board and then only in accordance with their directions. They are therefore treated as three restricted funds:

- Church premises
- Church manse
- 75B Auckland Road + 75 Auckland Road freehold

In 2025 a number of additional restricted funds operated as follows:

- Thank Offering 2025 collected to support Pastor Hobie in Zambia to build a well
- Harvest Offering 2025 collected to support Ilford Welcome Centre in Ilford for their outreach programme
- The proceeds of the bazaar to Cranbrook Designated building fund
- BMS Birthday Scheme: comprising money collected for this scheme and remitted to BMS World Mission at intervals
- Special Pastoral Fund: comprising funds given to allow needs of acute hardship, beyond the remit of the fellowship purse, to be addressed by means of gifts or loans
- Rainbow Toddlers: comprising funds collected from those attending Rainbow Toddlers sessions to allow the purchase of refreshments and equipment

d) Income recognition

As permitted by paragraph 4.22 of SORP FRS 102, income has been analysed by a natural classification. All income is recognised once the Church has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably. In consequence: gifts and donations have been recognised when actually received during the accounting period: Gift Aid and Gift Aid Small Donation Scheme tax to be recovered, quarterly on calculation of amounts to be claimed; interest when shown on a bank statement; lettings income after the hiring session takes place; income from goods donated for bazaars when items are sold.

e) Expenditure recognition

As permitted by paragraph 4.22 of SORP FRS 102, expenditure has been analysed by a natural classification. Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Church to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

f) Tangible fixed assets

The Church premises are included in the balance sheet at insurance value because reliable cost information is not available and valuation would incur significant costs which would be

onerous compared with the additional benefit gained by the user of the accounts. They are revalued annually in accordance with changes to the insured value.

The Church holds insurance for contents at the Church premises but the items covered are not individually identified and it is considered that if individual items were sold off separately they would not realise a material sum.

The manse, the freehold of 75 Auckland Road and ~~and the Church's share of~~ the flat at 75b Auckland Road are included in the balance sheet at buildings insurance value.

The trustees consider that the land and buildings have an indefinitely long useful life and should not be depreciated.

Expenditure on repairs to the buildings is charged as resources expended in the year incurred as is expenditure on fixtures, furniture and equipment.

g) Debtors

Debtors are measured at their recoverable amounts i.e. the amount the Church anticipates it will receive from a debt owed to the charity but not received during the accounting period.

h) Creditors and provisions for liabilities

Liabilities are recognised for the amount that the Church anticipates it will pay to settle a debt. Provisions for liabilities arising from legal or constructive obligations are recognised only where there is a present obligation at the reporting date as a result of a past event and it is probable that a transfer of cash will be required in settlement and the amount of the settlement can be estimated reliably but the timing of its settlement is uncertain.

i) Cash at bank

Cash at bank is measured as the amount shown on the bank statement at the end of the accounting period less any cheques issued by the church but not cashed by that date. The CAF bank account, HSBC account and Charity Bank account are immediate access accounts.

3. Related party transactions and trustee's expenses and remuneration

a) One trustee, the Minister (appointed 1/2/21), was an employee and lived in housing of which the church is the beneficial owner (legal title is held by the London Baptist Property Board) until he retired in February 2025. Following the retirement and departure of the Minister, the manse became temporarily vacant. At the Minister's request, his daughter remained in residence on a short-term basis until future arrangements for the property could be considered. No rent was charged during this period; however, she met the cost of utilities, including heating, electricity, and broadband. The property was vacated in January 2026.

b) The Church paid pension contributions for the Minister to the Baptist Pension Scheme defined contribution scheme. The amounts of these payments are shown in note 11 and further information about the manse is included in notes 10 and 11.

The other trustees all give freely their time and expertise without any form of remuneration or other benefit in cash or kind (2024: £nil) and no expenses were paid to the trustees during the period covered by these accounts (2024: £nil).

c) Apart from the above there were no other related party transactions.

4. Reserves Policy

Unrestricted general funds are needed:

i) to cover housekeeping, ministry, administration and normal fabric costs without which the church could not function.
ii) to contribute towards expenditure resulting from major repairs to church premises.
iii) to provide funds which can be designated to specific projects approved by the church members meeting to enable those projects to be undertaken at short notice.

The trustees consider it prudent that unrestricted general reserves should be sufficient to cover at least six months budgeted housekeeping, ministry, administration and normal fabric costs plus currently an amount of around £20,000 towards anticipated major repairs in 2026.

At 31 December 2025 unrestricted general reserves are above this level. The extent of reserves is monitored and reviewed by the trustees at least once a year.

5. Other information

a) Much of the charitable work of the Church is carried out by unpaid volunteers. Volunteers also provide the practical and administrative support for the Church.
b) The average number of staff employed during the year was one (2024:one) up until February 2025. No employee received employee benefits (excluding employer pension costs) of more than £60,000 during the year (2024:nil).
c) The Minister retired during the year. Following his retirement, the Church has continued its regular programme of worship and pastoral activities through the engagement of visiting preachers and speakers. Arrangements have been put in place to ensure continuity of ministry while the Church considers its longer-term ministry requirements and future appointment arrangements.
d) The Independent Examiner carried out her examination on a voluntary basis, receiving no fee or expenses. In recognition of her contribution, a gift card was provided by the trustee as a token of appreciation.

6. Giving

		Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
		2025	2025	2025	2025	2024
		£	£	£	£	£
Loose offerings		11,830		-	11,830	10,526
Not for GASDS - Loose offering		3,015		-	3,015	-
Gift Aid		27,133		20	27,153	31,650
Tax recovered on Gift Aid	1	2,546		203	2,749	8,621
Tax recovered under GASDS		2,192		941	3,133	1,532
Thank Offering (exc. Gift Aid)		306		1,955	2,261	1,223
BMS Birthday Scheme gifts (exc. Gift Aid)		75		20	95	60
Special Collections (not Gift aid)		3,875		50	3,925	0
Harvest offering (exc. Gift Aid)		573		367	940	458
		51,545	**-**	**3,556**	**55,101**	**54,070**

a) Gift Aid and tax recovered on restricted funds is split as follows:

	Gift Aid	Tax recovered	2024 Tax recovered
	£		£
Thank Offering	1,955	489	306
BMS Birthday Scheme	20	5	15
Harvest Offering	368	92	115
	2,343	**586**	**436**

1. This figure includes a reduction of £5,072 for overstated tax recoverable on gift aid recognised within the prior year (2024) income of £8,621. This was subsequently found to have been overstated. The tax recovered during 2025 excluding this prior year adjustment was £7,821.

7. Interest

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
		£	£	£	£
Interest on Main Church Fund	91			91	95
Interest on Designated Building Reserve		2,154		2,154	2,242
	91	**2,154**	**-**	**2,245**	**2,337**

8. Lettings

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
	£	£	£	£	£
Rent of Church Flat	13,200			13,200	13,200
75b Auckland Road - Rent	10,020			10,020	8,800
Hall/room Lettings	16,135			16,135	17,550
75A Auckland Road - Service charges related	-			-	4,060
	39,355	**-**	**-**	**39,355**	**43,610**

a) The flat has been let since September 2021.

b) 75B Auckland Road was let in 2024 following the death of the joint lessee. Cranbrook retain freehold of 75 Auckland and let 75B Auckland to a church member (until November 2025) whilst 75A is under a leasehold agreement. No ground rent is chargeable following the lease extension in 2023.

9. Other income

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
	£	£	£	£	£
Church social activity	760			760	-
Donations	100			100	150
Rainbow Toddlers			210	210	205
Insurance claim	-			-	2,900
Bazaars		3,171		3,171	1,121
Bazaar other	9			9	1,072
	869	**3,171**	**210**	**4,250**	**5,448**

a) Church members held two bazaars. At the request of the organisers, the trustees agreed that the money raised be added to the Designated Building Reserve.

10. Housekeeping expenditure

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
	£	£	£	£	£
Cleaning				-	16
Telephone and Internet access	838			838	758
Office supplies/photocopying	144			144	187
Household provisions				-	636
Subscriptions	311			311	517
Heat & light	9,241			9,241	10,184
Council tax & water rates	9,081			9,081	4,058
Minor equipment purchase/repair	5,264			5,264	720
Insurance	4,621			4,621	4,828
Waste collections	1,779			1,779	302
Catering	1,192			1,192	737
Pest control	192			192	312
Miscellaneous	-			-	10
	32,663	**-**	**-**	**32,663**	**23,266**

The Council tax and water rates area broken down as follows: Council tax for the manse is £2,190. The church has born the cost since the minister retired in February 2025; council tax for 75b Auckland Road £3,121; Water rates (water and sewerage) for the church £3,055 and for the manse, £715.

Minor equipment includes £3,650 for cabinet repairs and roof repairs.

11. Ministry and mission expenditure

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
	£	£	£	£	£
Stipend – (Full-time Minister)	4,710			4,710	27,831
Employer's pension contrib.- G.Gwendu	280			280	3,259
Staff expenses – G.Gwendu	58			58	278
Minister's manse related expenses	635			635	11,583
Farewell gift to minister	748			748	-
Virtual service software	-			-	22
Visiting speakers	3,945			3,945	660
Family church & youth work	1,130			1,130	-
Local evangelism projects	219			219	278
Fellowship Purse	40			40	-
Training	-			-	881
BMS World Mission	2,200			2,200	2,479
BMS – Ben Francis	1,200			1,200	1,239
BMS – Dave & Michele Mahon	1,200			1,200	1,239
BMS Birthday Scheme payments			175	175	75
Home Mission Fund	1,200			1,200	2,479
Christian Education Project	1,800		255	2,055	1,964
Other Mission causes				-	120
Kids Club expenditure	223			223	20
Rainbow Toddlers Expenditure				-	-
Thank Offering			2,998	2,998	1,529
Harvest Offering			572	572	573
	19,588	**-**	**4,000**	**23,588**	**56,509**

a) The minister retired in February 2025 and has not been replaced. Sunday services have been conducted by visiting preachers. Minister and manse related costs are therefore lower than the prior year.
b) Manse related expenses comprised of broadband charges for the full year, a service of the boiler and a washing machine repair.
c) Employer's National Insurance would normally have been due, but the church was able to claim this amount in 2025 as Employer's National Insurance Allowance.
d) The 2025 Thank Offering was given to Pastor Hobie for construction of a water well in Zambia.
e) The 2025 Harvest Offering was given to support Welcome Centre in Ilford.

12. Fabric expenditure

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
	£	£	£	£	£
Church maintenance	3,262			3,262	1,270
Church housing expenses	194			194	996
Heating maintenance	17,019			17,019	-
75 Auckland road - Communal cost	4,285			4,285	5,560
75b Auckland road -Fabric & repair (non-communal)	4,538			4,538	6,523
	29,298	-	-	29,298	14,349

Heating maintenance includes £16,236 for an air-cooling unit for the church.

75 Auckland Road – Communal cost, includes building insurance for 75 Auckland Road as well as communal repairs.

13. Management and administration

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
	£	£	£	£	£
Bank charges	192			192	163
Landlord's gas certificates	126			126	-
Other expenses	109			109	-
Fire precautions	1,192			1,192	1,127
Royalties	613			613	589
Agency fees for church flat letting	1,954			1,954	1,978
Landlord’s licence for church flat	-			-	860
	4,186	**-**	**-**	**4,186**	**4,717**

Fire precautions includes fire precaution & servicing costs for church premises and the church flat.

14. Church premises

The Church is the beneficial owner of the Church premises in Wellesley Road, Ilford, the legal title of which is held by the Church's custodian trustee, the London Baptist Property Board Ltd. In the absence of reliable cost information, the premises are included in the balance sheet at insurance value. The insured value was updated in 2015 following a visit from a Baptist Insurance Surveyor, subject to routine increases recommended by Baptist Insurance annually, reviewed again by a Baptist Insurance Surveyor in 2019 and subject to further routine increases recommended by Baptist Insurance since then.

	Church premises in Wellesley Road £
Insured value at 31/12/23	3,220,936
Revaluation movement 24/06/24	112,768
Insured value at 31/12/24	3,333,704
Revaluation movement 24/06/25	116,632
Insured value at 31/12/25	**3,450,336**

15. Other property and property-related assets

The Church is the beneficial owner of the following assets, the legal title of which is held by the Church's custodian trustee, the London Baptist Property Board Ltd.

	Cost included in balance sheet £	**Nature of cost data**
Church manse at 225 Balfour Road, Ilford	410,000	Trustees' estimate of 'deemed historical cost' at 1/1/15
Revaluation movement 23/06/23	19,581	
Insured value at 31/12/23	429,581	
Revaluation movement 23/06/24	107,395	
Insured value at 31/12/24	536,976	
Revaluation movement 24/06/25	50,239	
Insured value at 31/12/25	**587,215**	

75B Auckland Road, Ilford	150,000	Historically CBC retained 69% of the leasehold however following the death of the lesee, this is now 100%
Freehold of 75 Auckland Road, Ilford (2 flats)	10,500	Actual purchase price in 2011
Insured value at 31/12/23	160,500	
Revaluation movement 08/03/24	189,500	
Insured value at 31/12/24	350,000	Buildings insurance cover for 75 Auckland as a whole.
Revaluation movement 08/03/25	8,820	
Insured value at 31/12/25	**358,820**	Buildings insurance cover for 75 Auckland as a whole.
Value of all other property and related assets	**946,035**	
Total 2025 Value increase	**175,691**	All property

16. Fixtures, fittings & equipment

Cost					£	
	At 1 January 2025				27,921	
	+ Additions				0	
	At 31 December 2025				27,921	
Accumulated depreciation						
	At 1 January 2025				27,921	
	+ Charge for year					
	At 31 December 2025				27,921	
Net book value at 31 December 2025					0	
	at 1 January 2025				0	

An air-cooling unit was bought during 2025 for the church at a cost of £16,236. This was fully expensed, using unrestricted general funds, during the year.

17. Debtors

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	**2025**	**2025**	**2025**	**2024**
	£	**£**	**£**	**£**	**£**
Tax to be recovered on Gift Aid				-	5,071
	-	-	-	-	5,071

18. Cash at bank – short term deposits

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
	£	£	£	£	£
CAF Bank account	80,725	(26,936)	543	54,332	41,281
HSBC Account	30,857	3,979	9,208	44,044	47,366
Charity Bank	36,709	36,429	66	73,204	71,050
	148,291	**13,472**	**9,817**	**171,580**	**159,697**

19. Cash in hand

	Unrestricted general funds	Unrestricted designated funds	Restricted funds	Total funds	Total funds
	2025	2025	2025	2025	2024
	£	£	£	£	£
Cash in hand	2,523	1,035	(3,527)	31	35
Petty Cash (including cheques in hand)	40	-	-	40	40
	2,563	**1,035**	**(3,527)**	**71**	**75**

20. Accruals

	Unrestricted general funds 2025 £	Unrestricted designated funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Christian education project				-	491
BMS World Mission				-	620
BMS – Ben Francis				-	310
BMS – Dave & Michele Mahon				-	310
LBA Home Mission				-	620
BMS Birthday scheme				-	75
Thank offering				-	306
Harvest offering				-	573
	-	-	-	-	**3,305**

21. Creditors and advance receipts

	Unrestricted general funds 2025 £	Unrestricted designated funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Heat & light				-	1,103
Deposits on car park remote controls	300			300	300
	300	**-**	**-**	**300**	**1,403**

22. Provision for liabilities

No provision for liabilities was necessary at 31 December 2025 (31 December 2024, nil).

23. Movement in Funds

		Fund					Fund
		Balances	Movement in resources				Balances
		brought forward			Transfers	Gains	carried forward
		1 Jan 2025	Incoming	Outgoing	In (out)	(losses)	31 Dec 2025
		£	£	£	£	£	£
Unrestricted general funds							
	Main Church Fund	144,429	91,851	85,735			150,554
Unrestricted designated funds							
	Designated Building Reserve	9,182	5,325				14,507
Restricted funds							
	Church premises	3,333,704				116,632	3,450,336
	Church manse	536,976				50,239	587,215
	75b Auckland Rd+75 freehold	350,000				8,820	358,820
	Thank Offering, prior years	355		355			-
	Thank offering 2025	-	2,444	2,898			(454)
	Harvest Offering 2023	235		235			-
	Harvest Offering 2025		459	338			122
	Restricted Building Fund	155	578				733
	BMS Birthday Scheme	120	25	175			(30)
	Special collections	560	50				610
	Special Pastoral Fund	698					698
	Rainbow Toddlers	3,382	210				3,592
	Other youth activities	1,019					1,019
		4,380,815	**100,942**	**89,735**	**-**	**175,691**	**4,567,722**

No transfer was made from Rainbow Toddlers to the Main Church Fund towards heating and lighting costs due to the low level of income received.

24. Comparative figures for 2024

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted General Funds £	Unrestricted designated funds £	Restricted funds £	Total Funds 2024 £	Total Funds 2023 £
Income from:						
Giving	6	51,893	-	2,177	54,070	63,570
Interest	7	95	2,242	-	2,337	972
Lettings	8	43,610	-	-	43,610	20,713
Other income	9	2,800	2,193	455	5,448	47,428
Total Income		**98,398**	**4,435**	**2,632**	**105,465**	**132,683**
Expenditure on:						
Housekeeping	10	23,266	-	-	23,266	25,858
Ministry and mission	11	54,332	-	2,177	56,509	50,182
Fabric costs	12	14,349	-	-	14,349	7,258
Management and administration	13	4,717	-	-	4,717	3,516
Total Expenditure		**96,664**	**-**	**2,177**	**98,841**	**86,814**
Gains on revaluation of fixed assets	14			409,663	409,663	269,173
Net income/(expenditure) before transfers		1,734	4,435	410,118	416,287	315,042
Transfers Between funds	24					
Gross transfers - In		1,000			1,000	-
Gross transfers - Out				(1,000)	(1,000)	-
Net movement in funds		2,734	4,435	409,118	416,287	315,042
Reconciliation of funds						
Total funds brought forward at 1 January 2024 - Restated		141,695	4,747	3,818,086	3,964,528	3,649,486
Total funds carried forward at 31 December 2024		144,429	9,182	4,227,204	4,380,815	3,964,528

The notes on pages 8 to 22 form part of these accounts.

STATEMENT OF ASSETS AND LIABILITIES AT		31 DECEMBER	2024			
		Unrestricted general funds	Unrestricted designated funds	Restricted funds 2024	Total funds 2024	Total Funds Restated 2023
	Note	£	£	£	£	£
Fixed Assets						
Church premises	14	-	-	3,333,704	3,333,704	3,220,936
Other property & property-related assets	15	-	-	886,976	886,976	590,081
Furniture & equipment	16				-	-
Total fixed assets		-	-	4,220,680	4,220,680	3,811,017
Current Assets						
		-	-	-	-	-
Debtors	18	5,071	-	-	5,071	7,475
Cash at bank - short term deposits	19	145,364	8,166	6,167	159,697	145,698
Cash in hand	20	-1,946	1,016	1,005	75	638
Total current assets		148,489	9,182	7,172	164,843	153,811
Amounts falling due within one year:						
	21	2,657	-	648	3,305	-
Creditors and advance receipts	22	1,403	-	-	1,403	300
Subtotal		4,060	-	648	4,708	300
						-
Net current assets		144,429	9,182	6,524	160,135	153,511
Total assets less current liabilities		144,429	9,182	4,227,204	4,380,815	3,964,528
Provision for liabilities	23	-	-	-	-	-
Total net assets		**144,429**	**9,182**	**4,227,204**	**4,380,815**	**3,964,528**
Funds of the church						
Restricted funds	24	-	-	4,227,204	4,227,204	3,817,996
Unrestricted general funds	24	144,429	-	-	144,429	141,695
Unrestricted designated funds	24	-	9,182	-	9,182	4,837
Total church funds		**144,429**	**9,182**	**4,227,204**	**4,380,815**	**3,964,528**

Signed By Trustees
11-10-2026

MARIC QUIROLE

ADNAN SALIM

Nathann Crowley
Nathann B. Crowley

Charmaine Russell