BROADMEAD CHAPEL TRUST

ACCOUNTS FOR THE YEAR ENDED

31 DECEMBER 2025

Charity No: 255948

BROADMEAD CHAPEL TRUST

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BROADMEAD CHAPEL TRUST

ANNUAL REPORT

REFERENCE AND ADMINISTRATIVE INFORMATION

Registered Charity Number: 255948

Deed of Trust: 19 October 1967

Registered Office:
1 Whippington Court
BRISTOL BS1 3HY

Trustees:

Mr Noah Carey	Chairman (appointed October 2024)
Mr Boonseng Soh	Treasurer
Mr David Bowden	
Mrs Fiony Tam	
Mr Andrew Barclay	

Note: Trustees are appointed for a reasonable term of five years.

Principal Bankers:
Virgin Money
Unit 2 Transom House
Victoria Street
BRISTOL BS1 6AH

CCLA
One Angel Lane
LONDON EC4R 3AB

Independent Examiner:
D. C. Cox F.C.A.
Harwood, Lane & Co
Units 1 - 4 Crossley Farm Business Centre
Swan Lane
Winterbourne
BRISTOL
BS36 1RH

Solicitors:
TLT Solicitors
1 Redcliff Street
BRISTOL
BS99 7JZ

BROADMEAD CHAPEL TRUST

ANNUAL REPORT

Objectives and Activities

Broadmead Chapel Trust (the Trust) is a charity registered with the Charity Commission for England and Wales under charity number 255948.

The object of the charity is to meet the costs of repairing, maintaining and insuring the property of the Trust and the proper costs of administration and management of the Trust, and, subject to that, to contribute to the religious and other charitable work of Broadmead Baptist Church. The mentioned property refers to the building at 1 Whippington Court, Bristol that houses Broadmead Baptist Church on its upper floors and shop addresses 94 Broadmead and 44/54 Union Street, Bristol on its ground floor.

As the property is held and occupied by Broadmead Baptist Church (referred to herein as the church), the Trust works closely with the church to carry out its mission. The Trust is tasked with the responsibility of repairing and maintaining the building fabric, defined as the structure and fixed systems and furnishings of the building. The Trust may occasionally, and with the agreement of the church, carry out activities beyond those related to the building fabric but which contribute to the charitable work of the church.

Governance

The operation of the Trust is outlined in a founding document known as the '1967 scheme'. Its activities are largely carried out by the members of the board, who are the trustees for the purpose of charity law and are appointed for fixed five year terms. The trustees serve in a volunteer capacity and no remuneration was paid to trustees during the year.

Achievements and Performance

2024 saw heavy investment in building improvements and repair, in particular the renovation of rooms for children's ministry and upgrade of the electrical system.

Financial Review

The charity generally receives no funding other than from its own resources, the main one of which is ground rent receivable on land in Broadmead and Lower Union Street. This currently amounts to £33,762 per annum, fixed for 33 years until 2032.

In addition to funds generally spent on maintaining, improving and insuring the property of the Trust, as dictated by the trust's mission, significant funds were spent on building improvements, particularly upgrading the foyer and external entrance. Total expenditure was significantly higher then income in 2025 and was subsidised by redeeming its assets from investments. The total deficit was £47,562. Notable expenses include:

- Building insurance - £13,213
- Children's ministry rooms renovation and front entrance redesign - £32,588

Total redemption value of £20,000 was made to the Trust's investments in 2025:

- COIF Charities Deposit Fund - £11,000
- M&G Charities - £9,000

The total value of the funds available to the Trust at the end of 2025 was £27,835. The investments held by the Trust are disclosed on the balance sheet at cost, along with assets and liabilities. The market value of the investments is estimated to be £56,569.

Plans for Future Periods

In 2026 the Trust intends to continue the building improvements, particularly upgrading the front entrance. Therefore, large expenditure and a budget deficit is expected in 2026.

BROADMEAD CHAPEL TRUST

ANNUAL REPORT

Trustees' Responsibility Statement
Charity law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period. In preparing the attached accounts the Trustees consider the charity has:

- used suitable accounting policies and then applied them consistently;
- made judgements and estimates that are reasonable and prudent;
- stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explanations in the accounts; and
- has prepared the accounts on the going concern basis.

The Trustees have responsibility for maintaining proper accounting records which disclose with reasonable accuracy at anytime the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act. They also have responsibility for safeguarding the assets of the charity and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

In accordance with charity law, as the charity's trustees, we certify that:

- So far as we are aware, there is no relevant accounts information of which the church's examiners are unaware; and
- As trustees of the church we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's examiners are aware of that information.

INDEPENDENT EXAMINERS
Harwood Lane & Co were re-appointed as the church's Independent Examiners during the year and have expressed their willingness to continue in that capacity.

Signed on behalf of the Trust:

Boonseng Soh
Treasurer
Date: 29/10/2026

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE

BROADMEAD CHAPEL TRUST

I report on the accounts of the Trust for the year ended 31 December 2025, which are set out on pages 7 to 9.

Respective responsibilities of trustees and examiners

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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

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

Basis of independent examiners' report

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

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 2011 Act; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 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.

David Cox F.C.A.
Harwood, Lane & Co
Chartered Accountants
Units 1 - 4 Crossley Farm Business Centre
Swan Lane
Winterbourne
BRISTOL
BS36 1RH

Date: 29 OCTOBER 2026

BROADMEAD CHAPEL TRUST

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

GENERAL FUND	2025		2024	
RECEIPTS				
Other Income				
Ground Rent	25,320		42,202	
Interest	302		538	
Investment Income	2,854		3,513	
Reimbursement of Insurance Premium	0		9,682	
Miscellaneous Income	4,105		5,807	
Income from Church Trust	0		144,000	
Total Receipts		32,581		205,742
PAYMENTS				
Maintenance				
Security Systems	2,279		5,823	
Fire Precautions	4,850		1,377	
Heating	2,025		0	
Lift Maintenance including Service Agreemen	4,416		1,344	
Stewards Flat	0		0	
Electrical System	8,108		60,955	
Building Day to Day	10,502		16,514	
General Renovations	32,588		72,579	
		64,768		158,592
Insurances		13,213		12,887
Independent Examiner's Fee		492		894
Professional Fees		1,670		960
Total Payments		80,143		173,333
Net receipts/(payments) for the year		-47,562		32,409
Capital Repayments				
M&G Charifund Income Units	9,000		0	
COIF Investment Account	11,000			
		20,000		0
Capital Investments				
Virgin Money Club Charity RO Assc	11,000		0	
		-11,000		0
Bank Deposits at 1 January		66,397		33,988
Bank Deposits at 31 December		**£27,835**		**£66,397**

BROADMEAD CHAPEL TRUST

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2025

		General Purposes Fund 2025	General Purposes Fund 2024
MONETARY ASSETS			
Bank Accounts			
Virgin Money Club Charity RO Assc		22,612	50,630
COIF Investment Account		5,223	15,767
		£27,835	£66,397
OTHER ASSETS			
Debtors			
Accrued Income		8,440	0
		£8,440	£0
Shares at Cost			
Asset Fund			
BlackRock BLK Charities UK Equity Fund A		447	447
Schroder's SUTL Cazenove Charity Equity Value Fund A		1,081	1,081
		1,528	1,528
Income Fund			
M&G Charifund Income Units		18,048	22,486
		£19,576	£24,014
LIABILITIES			
Independent Examiner's fee	- 2024	0	492
	- 2025	522	0
		£522	£492

BROADMEAD CHAPEL TRUST

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES

Basis of preparation of accounts

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note (s) to these accounts. The 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) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the

Broadmead Chapel Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

2. CURRENT ASSET INVESTMENTS

The investments held by the Charity are disclosed in the Statement of Assets and Liabilities at cost.

At 31 December 2025 the market value of all the investments held was £56,569.

3. TRUSTEES REMUNERATION

There was no remuneration paid to the Trustees during the year.