GRACE BAPTIST ASSOCIATION
Formerly Association of Grace Baptist Churches (South East)

FINANCIAL STATEMENTS

FOR THE
YEAR ENDED 31 DECEMBER 2025

Charity number: 276352

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REPORT OF THE TRUSTEES FOR THE
YEAR ENDED 31 DECEMBER 2025

The trustees have pleasure in submitting their report and the audited financial statements for the Association for the year ended 31st December 2025. They have been prepared in the format prescribed by the Statement of Recommended Practice 2019 (FRS102) 'Accounting and Reporting by Charities' issued by the Charity Commission.

Objectives and Activities

Objectives

The objects of the Association are to:

1 uphold and promote the Doctrinal Basis
2 promote the unity and prosperity of its Members
devise and employ means for the furtherance of the gospel, primarily in the Geographical Area. The Geographical Area is defined as:
3 London, Bedfordshire, Berkshire, Buckinghamshire, Cambridgeshire, Essex, Hampshire, Hertfordshire, Kent, Norfolk, Oxfordshire, Suffolk, Surrey and Sussex.

Policies

The trustees seek to achieve the objects of the Association by encouraging fellowship between churches in prayer, evangelism and practical concern through an Annual Meeting, Training Events and regular District meetings and activities; supporting member churches in their initiatives for the planting and re-planting of churches in spiritually needy areas; providing help with evangelism through appointed staff, the provision of conferences and seminars; production of a prayer bulletin and other e-mail circulars. The trustees also seek to ensure member churches continue to function effectively by keeping them informed regarding legislation and practical matters relating to property, finance, taxation, insurance etc.

The trustees confirm that they have had due regard to the guidance issued by the Charity Commission on public benefit when planning their activities for the year.

Grant-making Policies

The charity invites applications for funding from churches who are affiliated to the Grace Baptist Association. The applications are reviewed against specific criteria and objectives, which are set by the Committee. All funded projects are monitored and reviewed on an annual basis.

The charity may also make small grants to individual church members and pastors from churches who are affiliated to the Grace Baptist Association.

Achievements and Performance

In 2025, the Association of Grace Baptist Churches (East Anglia) closed and most of the churches joined the Association. As a result, the Association changed its name to Grace Baptist Association to reflect the inclusion of West Anglia in 2024 and East Anglia Churches in 2025. The Association continued to fulfill its objectives throughout the year.

The Association had 99 member churches and one church plant at the end of 2025. There is a wide range of activities within these churches including weekly public worship services, Sunday schools, prayer meetings, children’s and young people’s groups, clubs for the elderly and outreach events reaching many diverse communities.

In March 2025, the Charity organised its third Pastors’ & Elders’ Overnighter conference held at the High Leigh Conference Centre in Hertfordshire. Over 96 men attended and listened to preaching as well as interacting in group discussions. The Saturday ‘Saved2Serve’ conference for young people interested in Christian service took place as a day conference at the end of March 2025 with around 65 young people attending.

In June, the Charity organised its third Summer Conference aimed at inviting trainee pastors and pastors from non-Association churches to hear high quality lectures from a Baptist theologian. The speaker was Jonathan Leeman from 9marks who spoke on ‘authority in the local church’. In October 2025 the Charity also ran its second residential conference for 22 trainee pastors before the annual Association Day. The main speaker was Conrad Mbewe from Kabwata Baptist Church, Lusaka, Zambia who spoke on developing ‘Sound Doctrine’.

The churches gathered in person for our Association Day and AGM in October 2025 and we were pleased to welcome the East Anglia Churches into membership. The day included teaching ministry from Conrad Mbewe speaking on ‘Gospel: sending and receiving’. There were church reports as well as a presentation by Paul Smith on William Carey and ‘growing healthy districts’ by Jim Sayers.

REPORT OF THE TRUSTEES FOR THE
YEAR ENDED 31 DECEMBER 2025
(continued)

The Association continued to be involved in supporting ongoing church planting projects including Brighton, Didcot and Greenwich. The Association also provided training grants to four men from Association churches to enable them to undertake theological training.

The Association also continued to foster practical help and support between churches at local level by encouraging activities in the five geographical districts within the Association. This is reflected in ongoing district prayer meetings, leadership fraternals, joint events and general inter-church fellowship. The consultation on the plans to restructure the geographical districts to reflect the recent new churches was completed and the Association is now made up of 10 districts.

Financial help was given to churches and individuals in the form of grants (benevolent) and small training grants.

Financial Review and Future plans

The total funds of the charity increased to £8,218,391 during 2025, a increase of 1.7%. This included unrealised gains of £290,926 on the revaluation of investments, due to capital growth in the stock markets, which offset the deficit for the year.

The movement on funds before taking into account all gains on investments was a deficit of £210,861. The deficit on the General Fund was £156,319.

Income

Total income in 2025 decreased by 5.6%. This was split between a decrease of £26,937 in unrestricted funds' income and a increase of £2,996 in restricted funds' income. This was partially due to exceptional income in the prior year resulting from the sale of a freehold no longer required. If the exceptional income is excluded, the income on the General Fund increased by 3.8%. This is mainly due to an increase in annual donation as a result of the increase in member churches offset by a decrease in investment income due to a move towards a total return investing policy.

Expenditure

Total expenditure increased by £91,976. This was split between a increase of £90,267 in unrestricted funds' expenditure and a increase of £1,709 in restricted funds' expenditure. There was a increase in the General Fund increase due to an increase in staff costs due to the appointment of a member of staff part-way through 2024 and the costs of the summer and residential conference.

Financial Review

A comprehensive financial review takes place each November and policies and budgets for the year ahead are established and refined. Through the year, the budget is compared with actual performance at the Committee meetings following the end of each quarter. This informs the budget for the new calendar year.

Investment powers

The trustees have power to invest, subject to the Trustee Act 2000, and seek to avoid investments which are inconsistent with evangelical ethical standards.

Investment policy

The Investment Policy was reviewed in 2021 with the help of an independent financial adviser and is regularly discussed with the Investment managers to ensure it remains up to date. The Trustees choose to invest the exceptional proceeds from the Kew redundant Manse in a new portfolio with an alternative investment manager to further diversify the Association's investments.

REPORT OF THE TRUSTEES FOR THE
YEAR ENDED 31 DECEMBER 2025
(continued)

Reserves policy
It is the policy of the charity to maintain unrestricted funds, which are free reserves of the charity, at a level that equates to approximately six months' unrestricted expenditure. This provides sufficient funds to cover support costs, management and administration and to respond to emergency applications for grants that may arise from time to time.

Fundraising

In recent years, the charity has limited its fund-raising activities to discussion at meetings of trustees and members around budgets and comparison of actual outturn versus budget. The charity does not employ outside or commercial fund-raisers, and does not make appeals for funds beyond its members. The charity has not subscribed to any fund-raising regulator.

Structure, Governance and Management
The Association was constituted on 10th March 1871. The Association is registered as a charity under reference number 276352.

The Committee
The following extracts are taken from the Constitution and Rules of the Association:

7.1 The Committee are charity trustees of the Association and its property and funds.

7.2 The Committee when complete consists of

7.2.1 twenty elected members elected in accordance with this clause or such other policies and procedures as may be adopted from time to time.

7.2.2 the District Representatives

7.2.3 the Treasurer

7.3 Up to 3 persons, who shall not be trustees or have any voting rights, may be co-opted by and to the committee for the period up to the next AGM.

7.4 Election to Committee membership is open to any individual who is a member of a Member church and approved for election by that Member church. Notwithstanding clause 7.1, an employee of the Association may be a member of the Committee with the prior written consent of the Charity Commission.

7.5 The election of Committee members is by secret ballot.

7.6 No person shall be an elected member unless the number of votes he or she receives equals or exceeds the number which is one third of the Messengers (from Member churches) present at the relevant AGM.

7.7 Subject to clause 7.9 the election or appointment of each Committee member (except co-optees) shall be for a term of three years. Committee members shall (if otherwise qualified) be eligible for re-election or re-appointment as from the end of such term.

7.8 Every Committee member must sign a declaration of willingness to act as a charity trustee of the Association before he or she is eligible to vote at any meeting of the Committee.

7.13 The membership of the Committee shall so far as possible (and consistent with the above provisions) be balanced equally between individuals in full time pastoral or other Christian ministry and individuals from other backgrounds, especially those with experience of property, financial, legal and administrative matters, that is to say individuals who are or have been engaged in a profession, business or trade.

Connected Charities
The Association is connected to **Grace Baptist Charities Limited**. This charity holds funds on deposit for the Association.

Risk management

The trustees have assessed the principal risks to which the charity is exposed, in particular those related to the operations and finance of the charity and are satisfied that systems are in place to mitigate its exposure to the major risks. A risk register is maintained and reviewed.

Key risks and the steps taken to mitigate these include liquidity (properties and investments can be sold to provide greater liquidity); loss of data and systems (mitigated by contracting with external supplier of I.T. support and off-site backups); and loss of key personnel (processes documented).

Induction and training of trustees

An induction letter is sent to new trustees which refers to their key role and liability and lists responsibilities which trustees are charged with fulfilling. Enclosed with the letter is the publication by the Charity Commission entitled "The Essential Trustee: What you need to know". The letter has been updated to indicate that trustees will be informed about training opportunities from time to time. The charity's fund managers, Investec, run a series of training seminars each year.

REPORT OF THE TRUSTEES FOR THE
YEAR ENDED 31 DECEMBER 2025
(continued)

Arrangements for setting pay and remuneration of key management personnel

The Association's pay policy confirms the arrangements for setting levels of remuneration:

- All employees' salaries are reviewed annually as at 1st January of each year.
- The Executive Committee sets the rate of annual increase to be applied for all employees as part of the Financial Review in November. This is reported to the Main Committee.
- Any other changes to salaries or terms and conditions are agreed by the Executive Committee and reported to the Main Committee.

Responsibility of duties and delegation.

The following extracts are taken from the Constitution and Rules of the Association:

Powers of the Committee:

10.1 to appoint a Treasurer subject to approval by the Member churches in general meeting and other honorary officers.
10.2 to delegate any of their functions to sub-committees consisting of three or more persons appointed by them.
10.3 to elect an Executive with the composition, function and delegated powers set out in clauses 11 and 12.2.
10.4 to make Standing Orders consistent with this Constitution to govern proceedings at General Meetings.
10.5 to make Rules consistent with this Constitution about the Committee and sub-committees.
10.6 to make Regulations consistent with this Constitution about the running of the Association .

Powers of the Executive:

11.1 The Executive when complete shall consist of the Chairman, the Treasurer, and six other Committee members elected by the Committee by secret ballot.

11.2 The Committee may hold an election to fill a vacancy (whether actual or anticipated) at any time it considers it expedient, and must hold an election before the end of any calendar year in which an Executive member's membership expires under clause 11.3.2

11.3 Membership of the Executive shall

11.3.1 take effect from

11.3.1.1 the date which the vacancy actually arises (whether through expiry, retirement, disqualification or otherwise) or

11.3.1.2 the date of the determination of the result of the relevant election whichever is the later.

11.3.2 (subject to clause 11.3.3) be for a period ending on the 31st of December three years after the end of the year in which the member was elected at the end of which period members of the Executive shall (if otherwise qualified) be eligible for re-election

11.3.3 immediately terminate if the Executive member shall cease (without re-election or re-appointment) to be a member of the Committee.

11.4 Each member of the Executive shall unless disqualified by law serve as a director of the Company (Grace Baptist Charities Limited).

11.5 The Executive shall formulate, review, and prepare recommendations as to, matters for discussion or decision at meetings of the Committee or at general meetings.

11.6 The Executive shall be available for consultation on matters within the Association Secretary's or the Finance Officer's remit and shall have the power to take decisions in matters touching the Association or Member churches on behalf of the Association Secretary or the Committee in cases of emergency where in the reasonable judgment of the Executive the matter cannot await a regular or special Committee meeting.

Responsibility of duties and delegation continued

Powers delegated to staff:

12.1 Subject to clause 12.3 the Committee shall appoint such employees as are necessary for the satisfactory running of the Association and of the Company including

12.1.1 the following Officers

12.1.1.1 an Association Secretary who shall be responsible for the day-to-day running of the Association.

12.1.1.2 a Finance Officer who shall be responsible for the financial affairs of the Association and of the Company.

12.1.2 an employee who shall serve as Company Secretary of the Company

and each of whom shall be accountable to the Committee for the discharge of these responsibilities.

12.2 The Association Secretary, Finance Officer and Company Secretary shall be required, unless indisposed, to attend Committee meetings and Executive meetings.

12.3 The power to fix employees' terms of employment (including salary and job description) shall be delegated and reserved to the Executive.

REPORT OF THE TRUSTEES FOR THE
YEAR ENDED 31 DECEMBER 2025
(continued)

Reference and Administrative Details

Trustees during the year were:

P Fuggle (Chairman)	M Hodson (appointed October 2025)	T Rummery
O Akinrogunde	B O J Jones	J Sayers
A Brito (appointed Oct 2025)	Robert B King (appointed Oct 2025	D Skull
M Benton	Ryan B King (resigned Oct 2025)	P Smith
C Clarkson	Miss M O' Mara;	M Tatham (appointed
T Copperwheat	D J Mortimer	A J Wigham
A Creedy	C Richards	S Whitton (appointed Oct 2025)
P Fearnley	J Rimes	
G Fuhrman		

Key management personnel during the year were:

Association Secretary	A King
Company Secretary of Grace Baptist Charities Ltd	L Winmill (resigned February 2026)/ D Stewart (appointed March
Finance Officer	A M Gardner
Operations Manager	D Stewart

The registered office is at 62 Bride Street, London, N7 8AZ

The principal advisers of the charity are as follows:

Registered Auditors:	Xeinadin Audit Limited, 5 Robin Hood Lane, Sutton, Surrey SM1 2SW
Bankers	CAF Bank Limited, 25 Kingshill Avenue, Kingshill, West Malling, Kent ME19 4JQ
Investment advisers	Investec Wealth and Investment Ltd, 2 Gresham Street, London EC2 7QP Rathbones Investment Management, 8 Finsbury Circus, London, EC2M 7AZ
Principal Solicitors	Carter, Lemon Camerons LLP, 10 Aldersgate Street, London, EC1A 4HJ Edward Connor Solicitors, 10 The Point, Market Harborough, LE16 7QU

Trustees Responsibilities

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

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities in the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP ;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures; and
- prepare the financial statements on the 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 which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011. 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.

FOR AND ON BEHALF OF THE TRUSTEES

D Mortimer
Trustee

62 Bride Street, London, N7 8AZ

6th July 2026

REPORT OF THE INDEPENDENT AUDITOR
TO THE TRUSTEES OF
GRACE BAPTIST ASSOCIATION

Opinion

We have audited the financial statements of the Grace Bapist Association (the "Charity") for the year ended 31 December 2025 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2025 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, including the Trustees' Report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

REPORT OF THE INDEPENDENT AUDITOR
TO THE TRUSTEES OF
GRACE BAPTIST ASSOCIATION
(continued)

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Based on our understanding of the Charity, we identified that the principal risks of non-compliance with laws and regulations related to charity legislation and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to management bias in accounting estimates including valuation of investment property, management override of controls and the mis-statement of investments and property transactions.

In response to the risks identified we designed procedures which included, but were not limited to challenging significant accounting estimates, evaluating the Charity's internal controls and verification of investment and property transactions.

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: http://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Xeinadin Audit Limited,
Statutory Auditor
Chartered Accountants

5 Robin Hood Lane,
Sutton,
Surrey
SM1 2SW

Xeinadin Audit limited is eligible for appointment as auditor of the Charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 DECEMBER 2025

	Note	**Unrestricted Funds £**	**Restricted Funds £**	***2025* Total Funds £**	***2024** Total Funds £**
Income from:					
Donations and legacies	2	190,219	57,419	247,638	239,113
Charitable activities	3	36,972	-	36,972	37,963
Investments	4	97,099	18,741	115,840	129,887
Other Income: Surplus on sale of fixed asset	5	-	-	-	17,428
Total Income		**324,290**	**76,160**	**400,450**	**424,391**
Expenditure on:					
Raising funds	6	20,944	3,292	24,236	23,940
Charitable activities	7	517,366	69,709	587,075	495,395
Total expenditure		**538,310**	**73,001**	**611,311**	**519,335**
Operating (deficit)		**(214,020)**	**3,159**	**(210,861)**	**(94,944)**
Net gains on investments					
Realised gains / (losses) on investments		58,456	1,195	59,651	(4,562)
Unrealised gains on investments	13	283,642	7,284	290,926	236,578
Total net gains on investments		**342,098**	**8,479**	**350,577**	**232,016**
Net income		**128,078**	**11,638**	**139,716**	**137,072**
Transfers between funds		-	-	-	-
Net movement in funds		**128,078**	**11,638**	**139,716**	**137,072**
Reconciliation of funds:					
Funds brought forward		7,578,918	499,757	8,078,675	7,941,603
Funds carried forward	17 & 18	**7,706,996**	**511,395**	**8,218,391**	**8,078,675**

No activities were acquired or discontinued during the year.

* For analysis of unrestricted and restricted financial activities for 2024, see next page.

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 DECEMBER 2025

**Analysis of financial activities for previous year :*	---------- 2024 ----------		
	Unrestricted Funds £	*Restricted Funds* £	*2024 Total funds* £
Income and endowments from:			
Donations and legacies	184,786	54,327	239,113
Charitable activities	37,963	-	37,963
Investments	111,050	18,837	129,887
Other Income: Surplus on sale of fixed asset	17,428	-	17,428
Total income and endowments	**351,227**	**73,164**	**424,391**
Expenditure on:			
Raising funds	21,083	2,857	23,940
Charitable activities	426,960	68,435	495,395
Total expenditure	**448,043**	**71,292**	**519,335**
Operating (deficit) / surplus	**(96,816)**	**1,872**	**(94,944)**
Net gains / (losses) on investments:			
Realised (losses) / gains on investments	(9,024)	4,462	(4,562)
Unrealised gains on investments	230,383	6,195	236,578
Total net gains on investments	**221,359**	**10,657**	**232,016**
Net income	**124,543**	**12,529**	**137,072**
Transfers between funds	**(7,264)**	**7,264**	
Reconciliation of funds:			
Funds brought forward	7,461,639	479,964	7,941,603
Funds carried forward	**7,578,918**	**499,757**	**8,078,675**

BALANCE SHEET
AT 31ST DECEMBER 2025

	Note	£	2025 £	£	2024 £
Fixed assets					
Tangible assets	12		3,320,765		3,325,126
Investments	13		4,795,592		4,466,353
			8,116,357		7,791,479
Current assets					
Loans	14	25,001		25,001	
Debtors	15	14,009		28,669	
Cash deposited with Grace Baptist Charities Ltd		107,180		254,263	
Cash in hand		20,107		371	
Total current assets		166,297		308,304	
Liabilities					
Creditors: Amounts falling due within one year:					
Other creditors	16	64,263		21,108	
Net current assets			102,034		287,196
Total net assets	19		8,218,391		8,078,675
The funds of the charity:					
Unrestricted funds			7,706,996		7,578,918
Restricted funds	18		511,395		499,757
Total funds	19		8,218,391		8,078,675

These financial statements were approved by the trustees on 6th July 2026 and signed on their behalf by:

D Mortimer
Trustee

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025

1 ACCOUNTING POLICIES

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

(a) **Accounting convention**

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice 2019 (Charities SORP (FRS 102)) and Financial Reporting Standard 102 (FRS 102). The financial statements are drawn up on the historical cost basis of accounting, as modified by the revaluation of investment properties and other investments. The financial statements are prepared in pounds sterling rounded to the nearest pound.

The Grace Baptist Association meets the definition of a public benefit entity under FRS 102. It is an unincorporated charitable trust with registered address of 62 Bride Street, London, N7 8AZ

(b) **Going concern**
There are no material uncertainties about the charity's ability to continue its operations for the foreseeable future.

(c) **Income**
Voluntary income including legacies is accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured.

Investment income is recognised on an accruals basis.

(d) **Expenditure**

All expenditure is included on an accruals basis. Charitable expenditure comprises all expenditure directly related to the objects of the charity. This includes governance costs which represent the cost of compliance with constitutional and statutory requirements.

(e) **Fixed assets**
Fixed assets held for charity use are stated at cost. Where freehold and leasehold properties are maintained to such a standard that their estimated residual value is in excess of their net book value at any time and depreciation is immaterial, no depreciation is charged.

(f) **Depreciation**
Where properties are maintained to such a standard that their estimated residual value is in excess of their net book value at any time and depreciation is immaterial, no depreciation is charged.

Depreciation is provided on all other tangible fixed assets at rates calculated to write off the cost or valuation of each asset over its expected useful life as follows:

Fixtures and fittings	-	Between 10% and 20% on cost
Computer equipment	-	Between 10% and 33% on cost

(g) **Investments**
Investments and investment properties are stated at market value. The trustees review the value of investment properties annually and obtain external valuations every five years.

Realised and unrealised gains and losses arising on the disposal or revaluation of investments and investment properties are included in the Statement of Financial Activities.

(h) **Debtors**

Loans to churches and other debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

(i) **Cash deposited with Grace Baptist Charities Ltd**
Cash deposited with Grace Baptist Charities Ltd is a short term highly liquid investment with a short maturity of three months or less from the date of opening of the deposit.

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025
(Continued)

(j) **Creditors**

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

(k) **Pensions**

The charity operates a defined contribution pension scheme. Contributions payable are charged in the Statement of Financial Activities.

2 INCOME FROM DONATIONS & LEGACIES

	2025 Unrestricted £	2025 Restricted £	2025 Total £	2024 Total £
Donations from churches	74,177	7,000	81,177	64,473
Other donations	3,442	-	3,442	2,088
Grant from Grace Baptist Charities Ltd	72,600	-	72,600	68,601
Other grants received	40,000	50,419	90,419	103,951
	190,219	57,419	247,638	239,113

3 INCOME FROM CHARITABLE ACTIVITIES

Rent received from tangible assets	22,280	-	22,280	21,904
Income from other charitable activities	14,692	-	14,692	16,059
	36,972	-	36,972	37,963

4 INCOME FROM INVESTMENTS

	2025 Unrestricted £	2025 Restricted £	2025 Total £	2024 Total £
Investments listed on recognised stock exchange	94,010	1,022	95,032	104,650
Investments properties - regular income	50	14,832	14,882	14,277
Deposit interest	3,039	2,887	5,926	10,960
	97,099	18,741	115,840	129,887

5 OTHER INCOME

	2025 Unrestricted	2025 Restricted	2025 Total	2024 Total
Surplus from the sale of Fixed Assets	-	-	-	17,428
	-	-	-	17,428

6 EXPENDITURE ON RAISING FUNDS

	2025 Unrestricted £	2025 Restricted £	2025 Total £	2024 Total £
Investment property expenditure	(589)	1,098	509	2,289
Investment management	21,533	2,194	23,727	21,651
	20,944	3,292	24,236	23,940

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025
(Continued)

7 EXPENDITURE ON CHARITABLE EXPENSES

	Note	2025 Unrestricted £	2025 Restricted £	2025 Total £	2024 Total £
Staff costs	8	298,566	39,869	338,435	307,405
Property expenditure		39,582	2,258	41,840	41,063
Grants payable	10				
Churches and institutions		63,737	8,264	72,001	49,436
Individuals		36,767	18,727	55,494	26,777
Home Mission costs exc. Personnel		-	591	591	964
Office and stationery costs		26,292	-	26,292	22,582
Photocopier costs including rentals		3,695	-	3,695	3,713
Depreciation		6,804	-	6,804	6,752
Website and publications		1,914	-	1,914	1,734
Provision of conferences and training		27,747	-	27,747	24,718
Trustees' indemnity insurance		589	-	589	425
Bank charges and interest		315	-	315	369
		506,008	69,709	575,717	485,938
Governance costs:					
Legal and professional fees		2,472	-	2,472	1,572
Auditors' fees	11	5,438	-	5,438	5,198
Costs of meetings		3,448	-	3,448	2,687
		11,358	-	11,358	9,457
Total Expenditure on charitable activities		517,366	69,709	587,075	495,395

8 STAFF COSTS

Total staff emoluments for the year were as follows:	2025 £	2024 £
Salary costs	268,287	246,396
National Insurance costs	20,660	19,862
Employer's pension contributions	42,491	33,869
Benefits in kind - season tickets	-	1,164
Other staff travel etc.	3,848	2,721
Staff training and conferences	3,149	3,393
	338,435	307,405

There were no pension contributions outstanding at year end. (2024:nil). No employee received remuneration amounting to more than £60,000 in the current year or previous year. Staff costs include redundancy costs of £10,314 (2014:£Nil).

The average number of staff by head count and full-time equivalent during the year was:

	2025 Head Count Ave. No	2025 Fte Ave. No	2024 Head Count Ave. No	2024 Fte Ave. No
Association office staff	6.0	5.1	6.0	5.0
Home Mission staff	1.0	0.4	1.0	0.4
Total staff	7.0	5.5	7.0	5.4

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025
(Continued)

9 KEY MANAGEMENT PERSONNEL

The key management personnel for the Association are Association Secretary; Company Secretary, Operations Manager and Finance Officer. The total employee benefits received by these personnel were:

	2025	2024
	£	£
Salary costs	179,806	171,450
National Insurance costs	22,788	18,729
Employer's pension contribution	30,743	24,131
Benefits in kind	-	-
	233,337	214,310

10 GRANTS PAYABLE

Grants payable to churches and institutions:	2025 Unrestricted £	2025 Restricted £	2025 Total £	2024 Total £
Affinity	2,802	-	2,802	3,256
Hayes Lane Baptist Church, Bromley	-	8,264	8,264	19,736
District Funding Grants	18	-	18	-
Cost of Living Grants (7 Churches)	-	-	-	10,500
Limes Avenue Baptist Church (Training - pilot scheme)	33,333	-	33,333	-
Abbey Baptist Church, Abingdon (Training)	-	-	-	2,000
Grace Church Brighton (Training)	12,000	-	12,000	12,000
Fryerns Baptist Church, Basildon (Churches Aid Fund)	4,488	-	4,488	-
Lord's Baptist Church (Churches Aid Fund)	5,000		5,000	-
Linslade Baptist Church (Churches Aid Fund)	1,686		1,686	-
Pantiles Baptist Church (Churches Aid Fund)	3,500	-	3,500	1,544
Small Training Grants (Churches Aid Fund)	910		910	400
	63,737	8,264	72,001	49,436

All grants to churches and institutions are either approved by the trustees or are reported to the trustees, if being made in accordance with the terms of a restricted fund. The grants are made for the purposes of supporting member churches with building repairs or specific projects. The Association ran a final round of the Cost of Living grant to help member churches with the economic climate in 2024. A new grant was introduced to support Districts building relationships in light of the restructuring of the district boundaries.

Grants payable to individuals:	2025 £	2024 £
Training Fund - unrestricted (4 grants)	35,385	1,074
Churches Aid Fund - unrestricted (4 grants) - Small training Grants	1,382	2,660
Benevolent Fund - restricted (4 grants)	8,590	13,188
Pastors' Retiring & Widows' Fund - restricted (9 beneficiaries)	10,035	9,855
	55,392	26,777

All grants to individuals are approved by the trustees with the exception of grants from the Benevolent Fund which, for reasons of confidentiality, are proposed by the Association Secretary, authorised by the Honorary Treasurer and paid by the Finance Officer.

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025
(Continued)

11 AUDIT, INDEPENDENT EXAMINATION AND OTHER FINANCIAL SERVICES FEES

The company's auditors made the following charges:	2025	2024
	£	£
Fee for audit of accounts	5,400	5,160
Fee for other services	38	38
	5,438	5,198

12 TANGIBLE ASSETS

Held in futherance of the charity's objects:

	Freehold property	Leasehold property	Fixtures, fittings and equipment	Total
	£	£	£	£
Market Value / Cost				
At 1st January 2025	2,995,412	315,600	57,970	3,368,982
Disposals	-	-	(21,995)	(21,995)
Additions	-	-	2,443	2,443
At 31st December 2025	2,995,412	315,600	38,418	3,349,430
Depreciation				
At 1st January 2025	-	-	43,856	43,856
Disposals	-	-	(21,527)	(21,527)
Additions	-	-	6,336	6,336
At 31st December 2025	-	-	28,665	28,665
Net book value				
At 31st December 2025	2,995,412	315,600	9,753	3,320,765
At 31st December 2024	2,995,412	315,600	14,114	3,325,126

13 INVESTMENTS

	2025 Investment properties	2025 Quoted investments	2025 Total
	£	£	£
Market value at 1st January 2025	363,134	4,103,220	4,466,354
Additions	-	671,387	671,387
Disposals	-	(633,074)	(633,074)
Unrealised gains	4,958	285,967	290,925
Market value at 31st December 2025	368,092	4,427,500	4,795,592
At Cost			
As at 31st December 2025	169,500	3,496,207	3,665,707
As at 31st December 2024	169,500	3,432,483	3,601,983

The trustees obtained professional valuations for all the investment properties in December 2021. The trustees have used this as the basis
The quoted investments are listed and dealt with on a recognised stock exchange in the UK and include the following material

	Market Valu 2025	Market Value 2024
% of Portfolio	£	£
Royal Dutch Shell 'B' Ord €0.07		102,894
HSBC Holdings Ord US$0.50		90,559
Charities Property Fund		78,072
INT Public Partner Ord £0.0001		76,700

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025
(Continued)

14 LOANS	2025 £	2024 £
Loans (to 1 church)	25,001	25,001

Loans are interest free and repayable within ten years. Included within loans is approximately £1,330 repayable after more than one year.

15 DEBTORS	2025 £	2024 £
Other debtors	6,267	21,172
Prepayments	7,742	7,497
	14,009	28,669

16 CREDITORS	2025 £	2024 £
Other creditors	64,263	21,108
	64,263	21,108

17 UNRESTRICTED FUNDS	Income 2025 £	Expenditure 2025 £	Transfers 2025 £	Other Gains / (Losses) £	Brought forward 1/1/2025 £	Carried forward 31/12/2025 £
General Fund	284,290	(440,609)	-	342,098	7,008,793	7,194,572
Churches Aid Fund	-	(16,983)	-	-	62,177	45,194
Training Fund	40,000	(80,718)	-	-	46,948	6,230
Walthamstow Manse	-	-	-	-	461,000	461,000
	324,290	(538,310)	-	342,098	7,578,918	7,706,996

Figures for previous year for comparison

2024	Income 2024 £	Expenditure 2024 £	Transfers 2024 £	Other Gains / (Losses) £	Brought forward 1/1/2024 £	Carried forward 31/12/2024 £
General Fund	291,227	(417,864)	(315)	221,359	6,914,386	7,008,793
Churches Aid Fund	-	(15,105)	(6,949)	-	84,231	62,177
Training Fund	60,000	(15,074)	-	-	2,022	46,948
Walthamstow Manse	-	-	-	-	461,000	461,000
	351,227	(448,043)	(7,264)	221,359	7,461,639	7,578,918

Churches Aid Fund

This designated fund was established in 1979 to set aside funds at the discretion of the trustees for the purpose of making grants and loans to churches within the Association. This Fund was increased by a grant of £40,000 in 2023, with a portion of the Fund set aside to provide cost of living hardship grants to individuals and churches in the current economic climate.

Training Fund

This designated fund was established in 2015 to set aside funds at the discretion of the trustees for the purpose of making grants to churches and trainees to support people in training for ministry. A grant of £60,000 topped up this fund in 2023 & 2024 from Trust Funds managed by Grace Baptist Charities Limited. In 2023, a grant of £9,941 was also made out of the remaining Kew church working Funds in line with the church's request.

Walthamstow Manse

This designated fund was established in 2015 as a result of the closure of Church Hill Baptist Church, Walthamstow. Under the 1944 conveyance and declaration of trust, the Association stands possessed of the church manse. The building continues to be used by Grace Church Walthamstow, a new church plant in Walthamstow.

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025
(Continued)

18 RESTRICTED FUNDS	Income 2025 £	Expenditure 2025 £	Transfers 2025 £	Other Gains / (Losses) £	Brought forward 1/1/2025 £	Carried forward 31/12/2025 £
Home Mission	51,019	(50,981)	-	-	-	38
Benevolent Fund	7,306	(8,692)	-	-	24,244	22,858
Loan Fund	-	-	-	-	25,001	25,001
Pastors' Retiring and Widows' Fund	1,213	(10,208)	-	3,521	46,022	40,548
Sinclair Fund	16,622	(3,120)	-	4,958	404,490	422,950
	76,160	(73,001)	-	8,479	499,757	511,395

Figures for previous year for comparison

2024	Income 2024 £	Expenditure 2024 £	Transfers 2024 £	Other Gains / (Losses) £	Brought forward 1/1/2024 £	Carried forward 31/12/2024 £
Home Mission	45,077	(45,392)	315	-	-	-
Benevolent Fund	10,162	(13,187)	-	-	27,269	24,244
Loan Fund	550	-	6,949	-	17,502	25,001
Pastors' Retiring and Widows' Fund	1,748	(10,066)	-	2,275	52,065	46,022
Sinclair Fund	15,627	(2,647)	-	8,382	383,128	404,490
	73,164	(71,292)	7,264	10,657	479,964	499,757

Home Mission

This fund exists to promote evangelism in the Association churches through education, training, advice, full-time and short-term workers and projects. The majority of the funding is through grant income, with the Association topping up the Fund if there is a shortfall.

Benevolent Fund

This fund has no governing instrument. Grants are made to Christians in needy circumstances.

Loan Fund

Declaration of Trust dated 27th October 1891 governed this fund. Interest free loans were made to churches for purchase, extension and maintenance of chapels, manses and other church premises. At the end of 2019, the Loan Fund was closed to new applicants as bureaucratic complications made it difficult to continue to make interest free loans. It was decided that the free funds would be made available to the churches by way of grants rather than loans in the future. A one-off loan of £25,001 was made to a church to utilise the remaining funds in 2024, topped up by a transfer from the Churches Aid Fund to cover the whole of the Loan.

Pastors' Retiring and Widows' Fund

Declaration of Trust dated 2nd November 1900 governs this fund. Grants are made to retired pastors, and their widows, who have previously contributed to the fund and are without adequate means of support. The fund is closed to new members.

Sinclair Fund

This fund was established by a will dated 11 September 2001. The church at Gadebridge, Hemel Hempstead, has first call on any fund arising from the legacy.

NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2025
(Continued)

19 ANALYSIS OF NET ASSETS

Current year	*2025 Investments* £	*2025 Tangible assets* £	*2025 Net current assets* £	*2025 Total* £
Unrestricted Funds	4,386,841	3,320,765	(610)	7,706,996
Restricted Funds	408,751	-	102,644	511,395
	4,795,592	3,320,765	102,034	8,218,391

Figures for previous year for comparison	*2024 Investments* £	*2024 Tangible assets* £	*2024 Net current assets* £	*2024 Total* £
Unrestricted Funds	4,065,910	3,325,126	187,882	7,578,918
Restricted Funds	400,443	-	99,314	499,757
	4,466,353	3,325,126	287,196	8,078,675

20 COMMITMENTS

The Association has commitments to make payments, in respect of land and buildings and office equipment, in the following years as follows:

	2025 £	*2024* £
Within 1 Year	1,680	1,680
Between 2 and 5 years	4,620	6,300
	6,300	7,980

21 TRUSTEES' REMUNERATION

No remuneration or benefits were paid to any of the trustees during the year for their services as trustees. Also, there were no trustees' costs paid direct to third parties.

22 TRUSTEES' EXPENSES	*2025* £	*2024* £
Expenses incurred by trustees and reimbursed, amounted to:	1,838	1,508

12 trustees made a total of 44 expenses claims for the cost of travel to meetings and other events. In addition, Paul Smith and Jim Sayers received speaking gifts of £125 for speaking at events.

23 RELATED PARTIES

The following trustees are also directors of Grace Baptist Charities Limited and, as such, have an interest in transactions carried out on behalf of trusts and churches administered by the company and the charity: A Creedy (Chairman), P Fuggle,B Jones, D J MortimerMiss M O' Mara, P Smith, C Clarkson and M Tatham (appointed Dec 2025). Details of the transactions and balances are disclosed in the notes to the accounts.

The following related party transactions occurred in the year:

- Lena King catered for the various events hosted by the Association in the year. She received £1,608. Lena is the wife of Andrew King, Association Secretary.
- Kerry King was paid £299 for some administrative services. Kerry King is the daughter of Andrew King, Association Secretary.
- The Association has granted the 'Walthamstow Manse' to Grace Church Walthamstow to use as their manse for a peppercorn rent. O Akinrogunde resides in the manse as is normal for the Pastor of the church.
- Grace Church Brighton has received a training grant of £12,000 to support a trainee. David Skull, Abigail Gardner and Luke Winmill are Trustees of Grace Church Brighton.
- Joe Percy, Son-in-Law of Adrian Creedy received £250 as a speaking gift for speaking at an event.