

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

Charity No.: 238685

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2019

MYRUS SMITH

Chartered Accountants

Norman House

8 Burnell Road

Sutton, Surrey

SM1 4BW

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON
Charity No: 238685

**EXECUTIVE BOARD'S ANNUAL REPORT
FOR FINANCIAL YEAR TO 30 SEPTEMBER 2019**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

First Church of Christ, Scientist, London, 8 Wright's Lane, London W8 6TA, is a branch of The First Church of Christ, Scientist, in Boston, Massachusetts, USA, and is registered as a Church with the Charity Commissioners (No. 238685). The governing instrument is the Constitution and Rules, together with the *Manual of The Mother Church, The First Church of Christ, Scientist, in Boston, Massachusetts* insofar as applicable to Branch Churches.

Organisational Structure and appointment of Executive Board

The Church is democratically governed by the members whose wishes are put into effect by the Executive Board of five, elected annually by the members to serve for a maximum of three years. The present Board members are Janet King (Chairman), Christine Bradshaw, Michael Wolfson, Maria Kostova, and Kim Radford who is also the Clerk.

The Board appoints the Clerk to support the Board and act as Clerk to Members' meetings. All other church administrative matters are now managed for the Board by the Administrator.

All decisions are taken by the Members through quarterly business meetings. The Board has delegated powers to carry out members' wishes and to conduct the general administration of Church affairs and meet a minimum of once a month except for August.

Board members have access to a library of relevant literature and CDs issued by the Charity Commission, with a pack being prepared for each new Board member which is updated on a regular basis. Any specific subject-related training is provided as and when necessary.

Risk Management

As the building is open to the public the Trustees are aware of the responsibilities and obligations. The Health and Safety Committee reports to the Board on the ongoing safety checks for the building. This is overseen by an annual inspection by McCarthy's Group who identify outstanding matters.

OBJECTIVES AND ACTIVITIES

The object of the church as stated in its constitution and rules is "To spread the understanding of Truth as set forth in the Bible and interpreted in *Science and Health with Key to the Scriptures* by Mary Baker Eddy, the discoverer and founder of Christian Science." Mrs Eddy defines Church as "*the structure of Truth and Love; whatever proceeds and rests upon divine Principle. The Church is that institution which affords proof of its utility and is found elevating the race, rousing the dormant understanding from material beliefs to the apprehension of spiritual ideas and the demonstration of divine Science, thereby casting out devils, or error, and healing the sick*".

The Church is not involved in fund-raising projects, but relies upon income from Sunday collections, donations, legacies and rents to fund its activities. Members volunteer to help in the Reading Room and with other church activities, whilst salaries are paid to perform key roles. Sub-committees are appointed annually to carry out specific duties.

The Trustees have referred to the guidance contained in the Charity Commission general guidance on public benefit when reviewing the Church's aims and objectives and in planning future activities.

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Achievements and performance

Overall:

First Church of Christ, Scientist, London, located off Kensington High Street, serves the community through Sunday Services and Wednesday Testimony Meetings, and through its Reading Room where literature is available to buy or borrow and facilities for private study, public lectures, Sunday School, phone-in service and church website. It also supports two Chaplains at Wandsworth Prison.

Services:

The Sunday Service comprises hymns, silent prayer and The Lord's Prayer, and selections from the Bible and the Christian Science textbook, *Science and Health with Key to the Scriptures* by Mary Baker Eddy. The Wednesday evening service is similar but provides an opportunity for the congregation to share their own inspiration and healings. A warm welcome awaits all – visitors and members alike. A free conference phone-line is available to listen to every service, for those unable to attend services in person.

Sunday School:

In accordance with the founder of Christian Science, Mary Baker Eddy, the Church provides a Sunday School for students up to the age of 20 where teaching is from the Bible and *Science and Health with Key to the Scriptures*. With a recent drop in numbers over the last year, an initiative was launched to design a flyer for distribution to colleges and schools in the area.

Reading Room:

Reading Rooms were established by the Founder of Christian Science as an essential part of each church's community outreach. As well as offering Bible and denominational research resources, a free Lending Library, and book sales, it provides a quiet room for personal study and contemplation – open to all. A Librarian and volunteer are available to answer questions as well as offering inspirational support for those in need. The Reading Room is located on the ground floor of the Church building in Wright's Lane and attracts a steady stream of visitors. It is open from 12-5 pm Monday, Tuesday, Thursday and Friday and Wednesdays from 2-7 pm and on Saturday afternoons from 2-5 pm.

Public Lectures:

The new Reading Room space in the Church foyer was used for three public lectures on Christian Science. This space continues to be a popular venue for such events, being visible from the street and easily accessible. Another lecture was sponsored off-site at Easter Camp, a meeting for young Christian Scientists in the USA).

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Prison Chaplains

Two Christian Science Prison Chaplains gave a talk to members about the work they do, giving members an idea of how they can support that work. In October, the UK & Ireland Prison Chaplains Committee ran a discussion group for interested Christian Scientists on what is involved in being a Prison Chaplain and how to apply.

Administration:

Arrangements for administration of the church, with the work split between Clerk and Administrator are working well. The Board has worked closely with Clerk and Administrator (aided this year by the Clerk being a Board member also) to streamline processes wherever possible, reduce duplication, and working hours have been slightly increased.

Treasury and accounting:

The Treasurer (and latterly Deputy Treasurer) oversees the Accounts Manager who carries out the transaction processing and book-keeping. A review of all financial processes has been carried out and a number of improvements have been put in place that will reduce the workload and improve responsiveness. As examples:-

- Online banking is now used for virtually all accounts payable;
- Income and expenditure categories in the accounts have been restructured and renamed to improve analysis.

FINANCIAL REVIEW

Income for the year was level at £403,732 whilst expenditure grew by approx.10% resulting in surplus of £21,804 before investment gains/(losses) (2018 surplus of £51,095).

The Church currently maintains a balanced portfolio of investments to enable it to fund its activities. These include investments in property, both commercial and residential; a portfolio of stocks and bonds managed by a leading City Investment Management Company; and cash held on deposit at CAF Bank. More details are given in the financial statement.

In accordance with the Church Constitution and Rules, church membership includes the expectation that members will make financial contributions to support activities.

Reserves Policy

It is the Church's policy to maintain adequate reserves to permit it to carry out its charitable objective well into the future. This demands that expenditure for operational and capital purposes is prudently managed in the course of meeting its charitable objective.

For matters of convenience a ground floor kitchenette was installed at a cost of approx. £8,000. This has assisted staff on this floor and the Class Associations and other meetings held in the Sunday School.

At the year end the Church's unrestricted funds amounted to £10,482,439 (2018:£10,474,822). This was made up of a General Fund balance of £1,813,339 (2018:1,737,859) and Designated Funds of £8,669,100 (2018:8,736,963)

Investments

As well as letting a long leased commercial building and a residential unit, Church funds are invested into such securities and other investments considered to be of greatest overall benefit to the Church.

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Where funds are placed under the management of a third party, the requirement is that such party should be regulated by the relevant UK regulatory body for investment management business. The Treasurer and Executive Board review the financial performance of the funds under management.

The investment objective is to protect the capital of the Church in order for it to fulfil its charitable purposes. The investment philosophy is that the portfolio should be operated with a view to maximising total return consistent with capital preservation.

The performance of the portfolio has been satisfactory. The market value has slightly decreased from £4,229,795 to £4,213,558 over the year to 30 September 2019.

Risk Management

As a charity the Church is exempt from income tax and capital gains tax. Thus changes in tax legislation are unlikely to affect our finances. The investment portfolio is subject to market fluctuations. However, because the Church also holds freehold investments in offices, a shop and residential property it is seen as unlikely that all sectors will fail at the same time. In respect of the office the Church has the benefit of five yearly rent reviews providing some hedge against inflation.

PLANS FOR FUTURE PERIODS

There are no major changes to the church building being planned following the kitchenette installation. However, in light of the electrical wiring testing, in 2020 some reservation of funds has been allowed for improvement. In addition, a thorough refurbishment of the Church's residential maisonette at 156a Fulham Road, SW10 is planned for 2020. The Members have approved funds up to £135,000 for this refurbishment.

The Board will continue to scrutinise administrative processes and responsibilities to ensure that members understand and support them.

TRUSTEES AND ADVISORS

In addition to the Executive Board, the Church has Holding Trustees in whose names all freehold properties of the charity are vested. The incumbents for this period are: Mr Peter King, Mr John Luke, Mr Michael Shannon, and Mrs Elizabeth Collison.

The Church's bankers are CAF Bank Ltd, Kings Hill, West Malling, Kent ME19 4TA and National Westminster Bank plc, London Sloane Square Branch, Unit 5, The Willett Building, 2 Sloane Gardens, London, SW1W 8DL. The solicitor is Coole Bevis LLP, Solicitors, 14 Carfax, Horsham, RH12 1DZ. The investment bankers are Waverton Investment Management Limited, and the auditors are Myrus Smith, Norman House, 8 Burnell Road, Sutton, Surrey, SM1 4BW.

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON
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EXECUTIVE BOARD'S ANNUAL REPORT
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STATEMENT OF EXECUTIVE BOARD'S RESPONSIBILITIES

The Executive Board is responsible for preparing the Executive Board's Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Executive Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Executive Board is required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2015 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Executive Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. It is 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.

Signed on behalf of the Executive Board


Mrs Janet King, Chairman

Date: 20.11.2020

INDEPENDENT AUDITOR'S REPORT TO THE EXECUTIVE BOARD OF:

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

Opinion

We have audited the financial statements of First Church of Christ, Scientist London (the 'charity') for the year ended 30 September 2019 which comprise the Statement of Financial Activities, the 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 30 September 2019, 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Executive Board's annual report, other than the financial statements and our auditor's report thereon. 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

INDEPENDENT AUDITOR'S REPORT TO THE EXECUTIVE BOARD OF:

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

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Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees 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 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

INDEPENDENT AUDITOR'S REPORT TO THE EXECUTIVE BOARD OF:


FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

/continued...

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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.



Kevin Fisher BA FCA CTA
(Senior Statutory Auditor)
For and on behalf of Myrus Smith
Chartered Accountants and Statutory Auditor
Norman House,
8 Burnell Road,
Sutton,
Surrey.
SM1 4BW

Date: **3 March** 2020

Myrus Smith is eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006.

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2019

	Notes	Total 2019 £	Total 2018 £
Income and endowments from:			
Donations and legacies	2	56,906	21,292
Charitable activities	3	7,999	5,273
Investments	4	338,727	375,904
Other income		100	145
Total income		<u>403,732</u>	<u>402,614</u>
Expenditure on:			
Investment management fees		31,373	28,880
Charitable activities	5	350,555	322,639
Total expenditure		<u>381,928</u>	<u>351,519</u>
Net income/(expenditure) before investment gains/(losses)		21,804	51,095
Gain/(loss) on disposal of Investments		(138,073)	55,650
Gain on revaluation of Investments		123,833	322,841
Foreign exchange gain/(loss)		53	25
Net movement in funds		<u>7,617</u>	<u>429,611</u>
Reconciliation of funds			
Fund balances brought forward at 1 October 2018		10,474,822	10,045,211
Fund balances carried forward at 30 September 2019		<u>£10,482,439</u>	<u>£10,474,822</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure relates to unrestricted funds and derives from continuing activities.


The notes on pages 11 to 17 form part of these Financial Statements.

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

BALANCE SHEET AT 30 SEPTEMBER 2019

	Note	2019 £	2018 £
Fixed Assets			
Tangible fixed assets	9	1,415,713	1,483,576
Investment properties	10	4,533,000	4,533,000
		<u>5,948,713</u>	<u>6,016,576</u>
Current Assets			
Reading Room Stock		4,983	4,049
Debtors	11	20,062	26,644
Waverton Investment Portfolio	12	4,213,558	4,229,795
Cash at bank and in hand		345,693	246,770
		<u>4,584,296</u>	<u>4,507,258</u>
Creditors: amounts falling due within one year	13	<u>50,570</u>	<u>49,012</u>
Net Current Assets		<u>4,533,726</u>	<u>4,458,246</u>
Net Assets	15	<u>£10,482,439</u>	<u>£10,474,822</u>
Funds			
Unrestricted			
- General	14	1,813,339	1,737,859
- Designated Fund – Youth Fund	14	16,747	16,747
- Designated Fund – Fixed Asset Fund	14	5,948,713	6,016,576
- Designated Fund – Building Fund	14	2,703,640	2,703,640
		<u>£10,482,439</u>	<u>£10,474,822</u>

Approved by the Executive Board on 20-1-2020 and signed on its behalf by


Mr Michael Shannon, Trustee

The notes on pages 11 to 17 form part of these Financial Statements.

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

1. ACCOUNTING POLICIES

Basis of accounting

The charity constitutes a public benefit entity as defined by FRS 102. The 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 (FRS 102) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The financial statements are prepared on a going concern basis and under the historical cost convention. The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The trustees have considered the impact of the transition to FRS 102 and have concluded that no adjustments are necessary.

Incoming recognition policies

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity.
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

Expenditure recognition

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs associated with the management of the Charity's investments.
- Expenditure on charitable activities includes the costs undertaken directly to further the purposes of the Charity and their associated support costs.

Tangible Fixed Assets

The freehold property occupied by the Charity is stated at its residual value which is not depreciated. However, all improvements to the property are depreciated in line with the policy below.

Other tangible fixed assets are depreciated as follows:

Property improvements	10% straight line
Office equipment	25% straight line

Investment Assets

Investment properties are initially recognised at cost and subsequently restated at market value at the end of each accounting period. Revaluation gains and losses are recognised in the Statement of Financial Activities. Formal valuations are not carried by appropriately qualified persons. Due to the cost of obtaining professional valuations, these are carried out periodically but not annually. In the intervening years the market value is determined by the trustees taking into account the last formal valuation and their assessment of the property market.

Listed investments are initially recognised at cost and subsequently restated at market value based on published stock exchange valuations at the end of each accounting period. Gains and losses on revaluation and disposal are recognised in the Statement of Financial Activities.

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019
(Continued)**

1. ACCOUNTING POLICIES (Continued)

Taxation

As the Church is a registered Charity the results of its normal activities are not liable for tax.

Stock

Stocks of reading material are stated at cost.

Pension costs

The charity operates a defined contribution pension scheme. Contributions payable are recognised in the Statement of Financial Activities in the year to which they relate.

Financial Instruments

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairments are recognised in expenditure.

2. DONATIONS AND LEGACIES

	Total 2019 £	Total 2018 £
Collections	12,886	13,397
Donations	41,700	6,469
Covenants	2,320	1,320
Legacies	-	106
	<u>£56,906</u>	<u>£21,292</u>

3. CHARITABLE ACTIVITIES

	Total 2019	Total 2018
Reading room sales	<u>£7,999</u>	<u>£5,273</u>

4. INVESTMENT INCOME

	Total 2019 £	Total 2018 £
Rent	232,258	209,812
Dividends and interest	106,469	166,092
	<u>£338,727</u>	<u>£375,904</u>

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019
(Continued)**

5. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES	Direct costs £	Grants funding £	Support costs £	Total 2019 £	Total 2018 £
Salaries	42,150	-	57,576	99,726	77,228
Fees- organist and soloists	17,788	-	-	17,788	16,379
Reading room purchases	8,247	-	-	8,247	6,111
Lectures	13,782	-	-	13,782	8,980
Grants/subsidies paid (note 7)	-	36,099	-	36,099	17,473
Church maintenance	-	-	44,168	44,168	38,752
Telephone, light and heat	-	-	12,511	12,511	14,738
Printing and stationary	-	-	11,934	11,934	6,285
Insurance	-	-	9,235	9,235	8,933
IT Support	-	-	3,937	3,937	4,486
Bank charges	-	-	431	431	405
Professional fees	-	-	16,913	16,913	16,964
Investment property repairs	-	-	-	-	28,984
Advertising	-	-	441	441	1,059
Governance costs - Audit fees	-	-	3,432	3,432	3,432
Depreciation of church building	-	-	67,894	67,894	67,894
Depreciation of equipment	-	-	4,017	4,017	4,536
	<u>£81,967</u>	<u>£36,099</u>	<u>£232,489</u>	<u>£350,555</u>	<u>£322,639</u>
6. ANALYSIS OF DIRECT AND SUPPORT COSTS BY ACTIVITY	Direct costs	Grant funding	Support Costs	Total 2019	
Church activities	<u>£81,967</u>	<u>£36,099</u>	<u>£232,489</u>	<u>£350,555</u>	
7. ANALYSIS OF GRANTS		Donations to institutions	Donations to individuals	Total 2019	
Church activities		<u>£35,371</u>	<u>£728</u>	<u>£36,099</u>	
Recipients of donations to institutions		£			
Hawthorne Trust Limited		10,000			
The Aid Fund		2,000			
Glass Door Homeless Charity		1,000			
TMC Emergency Relief		3,000			
Easter Camp Donation		1,000			
Sunrise of Africa		2,000			
Mountlands Trust Limited		4,000			
Whitehaven Trust Limited		4,000			
1 st CCS High Wycombe		2,000			
Bow Housing Society		2,371			
Focus Donation		1,000			
Visiting Nurse Service London		3,000			
		<u>£35,371</u>			

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019
(Continued)**

8. STAFF COSTS	2019 £	2018 £
Salaries and Wages	97,381	73,327
Social Security Costs	1,238	3,529
Pension Costs	1,107	372
	<u>£99,726</u>	<u>£77,228</u>

	2019		2018	
The average number of employees, analysed by function was:	Full Time	Part Time*	Full Time	Part Time*
Church Services	0	2	0	2
Reading Room	0	2	0	2
Church Building	0	1	0	1
Management and Administration	0	2	0	2
	<u>0</u>	<u>7</u>	<u>0</u>	<u>7</u>

* Includes Church Officers

No employee earned more than £60,000 in 2018/19 (2017/18: None).

Total remuneration received by key management amounted to £Nil (2018: £Nil).

9. TANGIBLE FIXED ASSETS	Freehold Property Church Building £	Property Improvements £	Office Furniture & Equipment £	Total £
<u>Cost or Valuation</u>				
Balance at 1 October 2018	1,200,000	978,323	91,895	2,270,218
Additions in the year	-	-	4,047	4,047
Balance at 30 September 2019	<u>1,200,000</u>	<u>978,323</u>	<u>95,942</u>	<u>2,274,265</u>
<u>Depreciation</u>				
Balance at 1 October 2018	-	700,913	85,729	786,642
Charge for the Year	-	67,893	4,017	71,910
Balance at 30 September 2019	<u>-</u>	<u>768,806</u>	<u>89,746</u>	<u>858,552</u>
Net Book Value at 30 September 2019	<u>£1,200,000</u>	<u>£209,517</u>	<u>£6,196</u>	<u>£1,415,713</u>
Net Book Value at 30 September 2018	<u>£1,200,000</u>	<u>£277,410</u>	<u>£6,166</u>	<u>£1,483,576</u>

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019
(Continued)**

10. INVESTMENT PROPERTIES	2019	2018
Market Value at 30 September 2019 and 30 September 2018	£4,533,000	£4,533,000
<u>Analysis of Investment Properties</u>	<u>£</u>	<u>£</u>
6 Wrights Lane	3,000,000	3,000,000
51 Iverna Gardens	173,000	173,000
156/156A Fulham Road	1,360,000	1,360,000
	<u>£4,533,000</u>	<u>£4,533,000</u>

The properties were independently revalued at current market value as at September 2015 by Frost Meadowcroft Surveyors LLP. In the opinion of the Trustees, the current value is not materially different.

11. DEBTORS	2019	2018
Accrued Income	£20,062	£26,644

12. WAVERTON INVESTMENT PORTFOLIO	Listed Investments £
Market Value at 1 October 2018	4,097,900
Charity Property Fund at 1 October 2018	131,895
	<u>4,229,795</u>
Additions at cost	851,936
Disposals	(992,006)
Unrealised gain on marketable securities	123,833
Market Value at 30 September 2019	<u>£4,213,558</u>

The historical cost of these investments amounts to £3,268,024 (2018: £3,176,342).

13. CREDITORS: Amounts falling due within one year	2019 £	2018 £
Accruals	43,313	42,503
Other creditors	7,257	6,509
	<u>£50,570</u>	<u>£49,012</u>

Other creditors represent monies held for the Welfare fund, which are not part of the main Church Activities.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019
(Continued)**

14.UNRESTRICTED FUNDS

	General Reserves £	Youth Fund £	Building Fund £	Fixed Assets Fund £	Total £
Balance at 1 October 2018	1,737,859	16,747	2,703,640	6,016,576	10,474,822
Surplus for the Year	7,617	-	-	-	7,617
Transfers between Funds	67,863	-	-	(67,863)	-
Balance at 30 September 2019	<u>£1,813,339</u>	<u>£16,747</u>	<u>£2,703,640</u>	<u>£5,948,713</u>	<u>£10,482,439</u>

	General Reserves £	Youth Fund £	Building Fund £	Fixed Assets Fund £	Total £
Balance at 1 October 2017	1,237,437	16,747	2,703,640	6,087,387	10,045,211
Surplus for the Year	429,611	-	-	-	429,611
Transfers between Funds	70,811	-	-	(70,811)	-
Balance at 30 September 2018	<u>£1,737,859</u>	<u>£16,747</u>	<u>£2,703,640</u>	<u>£6,016,576</u>	<u>£10,474,822</u>

The designated fixed asset fund represents the net book value of tangible fixed assets and investment properties. The designated youth fund represents money due to be spent on youth in the future. The designated building fund represents the funds arising from the sale of the old Church premises, held for major repairs or improvement works or the acquisition of new buildings. Transfers between funds represent the movements on fixed assets.

**15.ANALYSIS OF NET ASSETS
BETWEEN FUNDS**

	General Reserves £	Youth Fund £	Building Fund £	Fixed Assets Fund £	Total £
2019					
Fixed Assets	-	-	-	5,948,713	5,948,713
Marketable Securities	1,509,918	-	2,703,640	-	4,213,558
Other Net Current Assets	303,421	16,747	-	-	320,168
Balance at 30 September 2019	<u>£1,813,339</u>	<u>£16,747</u>	<u>£2,703,640</u>	<u>£5,948,713</u>	<u>£10,482,439</u>

Comparative information for the analysis of net assets between funds in the previous year is as follows:

**ANALYSIS OF NET ASSETS
BETWEEN FUNDS**

	General Reserves £	Youth Fund £	Building Fund £	Fixed Assets Fund £	Total £
2018					
Fixed Assets	-	-	-	6,016,576	6,016,576
Marketable Securities	1,526,155	-	2,703,640	-	4,229,795
Other Net Current Assets	211,704	16,747	-	-	228,451
Balance at 30 September 2018	<u>£1,737,859</u>	<u>£16,747</u>	<u>£2,703,640</u>	<u>£6,016,576</u>	<u>£10,474,822</u>

FIRST CHURCH OF CHRIST, SCIENTIST, LONDON

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019
(Continued)**

16.COMMITMENTS

The total future minimum lease payments due under non-cancellable operating leases are as follows:

	Other operating leases	
	2019	2018
	£	£
Within one year	374	1,497
Two to five years	-	499
	<u>£374</u>	<u>£1,996</u>

17.RELATED PARTIES

There have been no transactions with related parties during this period (2018 : £Nil)