

**WESLEY'S CHAPEL AND LEYSIAN MISSION
REGISTERED CHARITY NO: 1137321**



**CITY ROAD CIRCUIT IN THE LONDON DISTRICT
OF THE METHODIST CHURCH
Circuit No. 35/1**

**TRUSTEES' REPORT
AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2019**

WESLEY'S CHAPEL & LEYSIAN MISSION

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WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019

The Trustees present their report and audited accounts for the year ended 31 August 2019, which comply with the Charities Act 2011 and have been prepared in accordance with 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).

The name of the Charity is Wesley's Chapel & Leysian Mission. It is the City Road Circuit in the London District of the Methodist Church; Circuit number 35/1.

Background

Wesley's Chapel & Leysian Mission is a thriving Methodist congregation and charity in the heart of London with a full programme of services and events throughout the week. The site is a complex of Georgian and Victorian buildings located in a fine Georgian courtyard near the financial district of London. John Wesley's chapel, his house and the Museum of Methodism are all on site for visitors to see.

The charity was registered as a charity on the 6th August 2010; registered charity number 1137321.

Registered address 47,47a & 49 City Road, London EC1Y 1AU

Trustees

The following are the Trustees of the registered charity who served during the year, and were the legally named Trustees at the date that this report was approved: -

Ex-officio/Clergy

Jennifer Smith (Chair)
Steven Cooper (*appointed 01/09/2019*)
Nigel Cowgill (*resigned 01/09/2019*)
Jongikaya Zihle (*appointed 01/09/2019*)

Property Trustees

Cheryl Gurnham (Convenor/Senior Circuit Steward)
Jerry Abankwah
Emma Akazarah (*resigned 20/10/2019*)
Samuel Appiah-Anderson
Kingsley Kissi

Finance Trustees

Kofi Agbolegbe (Convenor)
Welbeck Achiempong (*appointed 20/10/2019*)
Ebenezer Jojo Annan
Peter Forward (Treasurer/Gift Aid Secretary)
Stephen Ludlow
Garrie Naden (*resigned 01/01/2020*)
Rachelle Tilly (*resigned 02/06/2019*)

Mission Trustees

Josh Snape (Convenor)
Sagan Daniels
Louise Harding-Murray (*appointed 20/10/2019*)
Barnabas Masukume
Betty Maynard
John Offeh
Gavin Sutter

WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

Reference and administrative details

<i>District Chair</i>	The Revd Dr Jongikaya Zihle
<i>Ministers</i>	The Revd Canon Dr Jennifer H Smith (Superintendent) The Revd Steven Cooper
<i>Associate ministers</i>	The Revd John Cooke (Supernumerary) The Revd Brian Goss (Supernumerary) The Revd Paul Hulme (Supernumerary) The Revd Dr John Lampard (Supernumerary) The Revd Stephen J Penrose (Supernumerary) The Revd Ian Yates (Supernumerary)
<i>Presbyter authorised to serve</i>	The Revd Canon Dr Keith Riglin
<i>Lay workers</i>	Judith Bell (Leysian Missioner) Sally Rush (Community Worker Young Adults) Sopha Touch (Global Mission Fellow)
<i>Museum</i>	Christian Dettlaff (Curator) Gemma Smith (Learning and Community Engagement Officer)
<i>Office & administration</i>	Tracey Smith (Administration Manager) Ling Arzeian (Finance & Administration) Beatrice Omane (Administration)
<i>Banking</i>	HSBC Bank The Helicon, 1 South Place, London EC2M 2UP Lloyds Bank 34 Moorgate London EC2R 6PL
<i>Solicitors</i>	Pothecary Witham Weld 70 St George's Square London SW1V 3RD
<i>Investment management</i>	Epworth Investment Management Limited 9 Bonhill Street London EC2A 4PE
<i>Auditors</i>	Price Bailey LLP 7 th Floor, Dashwood House 69 Old Broad Street London EC2M 1QS

WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

Structure, governance and management

City Road is a Circuit of the Methodist Church in Great Britain and its constitution and policy are determined by that body's Model Trust and Standing Orders. The Circuit has only one Church, Wesley's Chapel, having merged with The Leysian Mission in 1989. As a result, the same Trustees are members of both the Church Council and Circuit Meeting and always meet as one body in their capacity as Managing Trustees. Mission, Finance and Property matters are delegated to separate Committees of Trustees, which each report to the meetings of the Church Council/Circuit for any decision making. All major decisions of the charity are proposed to Trustees for consideration and advice. Responsibility for the day-to-day running of the Charity lies with the Superintendent Minister.

The appointment of Trustees is governed by the Standing Orders of the Methodist Church. New Trustees are appointed by the existing body of Trustees and the Circuit Meeting. Trustees are chosen from the congregation, and other known associates through recommendations. All Trustees perform their roles as volunteers. No Trustees receive any benefits in service to the Charity. All Trustees are inducted and referred to Charity Commission guidance on their roles and responsibilities. It is the policy of the charity to undertake a yearly training session for all Trustees.

Trustees plan to meet six times per year. Agendas and papers are circulated in advance of meetings, with formal minutes being circulated after each meeting.

Key management remuneration

The charity undertakes yearly benchmarking of key management personnel remuneration compared to other circuits, churches and similar roles in the Greater London area. An annual appraisal process is undertaken of each staff member to provide feedback and assess their roles and performance. This is in line with Methodist Church operations, policies and practices, with the Board authorising final pay rates.

Risk management

Although the full Trustee Board is responsible for managing risks they request the Property and Finance Committees, which have the most appropriate skills and experience, and the Superintendent Minister, who is also experienced in this area, to advise them.

As at March 2020 we identify the social and economic impact of the Coronavirus as an immediate material risk, still unquantifiable.

The immediate risk is the infection of members, visitors, and staff through the normal operations of the charity, should the virus spread widely. A second risk comes from members, visitors, or staff contracting the virus elsewhere. Wesley's Chapel & Leysian Mission will follow Methodist Church best practice guidelines, statutory advice, and recommendations from Public Health England as a minimum standard to mitigate risk of infection and pastorally support those infected. This will include asking staff to work from home if it becomes appropriate, changing liturgical practice (ending intinction, common cup, shaking hands) and provision of hand gels and hand washing facility, as well as educating the congregation to reduce risk. It may include further changes in line with guidance. There is a related risk from communicating inappropriately high anxiety, also unquantifiable. We will manage that pastorally as much as we can.

A further short/medium term risk is the loss or delay of weekly cash income, should visitor numbers and regular attendance fall or should we recommend the congregation participate via livestream if public gatherings are restricted. We have made provision to keep smooth cashflow, and will seek to keep in touch with members via phone, social media, and other means as appropriate.

A longer term risk may come from reduced investment income owing to reduced dividends; we will work with the Central Finance Board to know in advance what impact is likely to come.

WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

At present, there are no other risks identified which are considered to be material, based on the combination of likelihood of occurrence and seriousness of impact were they to occur. However, the key risks noted on the current risk register include:

1. Damage to reputation: Incidents or events may damage or negatively impact the charity's reputation or operations (e.g. fraud, security, major incidents)

Mitigation:

- Preventative policies and procedures in place —notably safeguarding and supervision policies of the Methodist Church, and risk assessments for church activity.
- Incidents, complaints and trends monitored by Trustees —in line with the complaints process of the Methodist Church.
- Support available from Methodist Connexional team —notably the media office for engagement advice with media in a crisis, help in preparing press statements and other comments

2. Loss of key members of staff or ministers: Failure to recruit and retain required skills and talent to deliver our services and strategy.

Mitigation:

- Staff strategy and planning
- Regular staff and volunteer meetings
- Benchmarking of salaries and benefits
- Policies and procedures
- Specialist support from Methodist Connexional Team.

3. Reduction in congregation participation and attendance: The charity's income, activities and outreach may be impacted by falling congregational numbers or participation.

Mitigation:

- Specialist Trustees roles defined to ensure each activity and trends monitored
- Financial reserves enable services and outreach to be maintained even if attendance fluctuates.
- A full and active focus of every part of the church in evangelism and church growth, numerical and otherwise.

4. Receiving less funding or fewer public donations and offerings: The charity is reliant on voluntary income to support its activities, a reduction to which may negatively impact its activities.

Mitigation:

- Annual budget and five-year financial plan is maintained and regularly reviewed.
- Regular reviews of trends in giving are undertaken by Trustees.
- Finance Trustees undertake financial awareness campaign to membership.
- Financial reserves enable services to be maintained even if donations fluctuate.

5. Losing money through inappropriate investments: The charity holds various investment assets to ensure the long-term security of the Chapel premises, as well as to provide annual investment income to assist it in meeting its annual outgoings. Losing money through inappropriate investments would both affect its long-term security and the income generated from the assets.

Mitigation:

- Trustees have identified and agreed an investment policy which ensures that investment risk is widely spread and investments are readily realisable.
- Professional firm of investment managers has been appointed to carry out the policy.
- Reviews of investment performance are received and reviewed by the Finance Trustees.
- Annual face to face presentation is made by the Investment Manager.

6. Variability of income from investments: The charity relies on receiving income from its investment assets to balance its budget. An unexpected variance in the level of this income

WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

could impact the charity's finances adversely.

Mitigation:

- Annual budget and five-year financial plan, including identification of annual investment income targets.
- Discussions held with Investment Managers to identify the relevant policy to achieve the required income levels.
- Annual budgets are approved by the Board of Trustees.

7. Major damage to Chapel, Manse, Museum, an investment property or site: The charity's ability to operate effectively adversely and/or its income may be diminished.

Mitigation:

- Trustees undertake regular review of key risk issues relating to each type of property.
- Compulsory independent quinquennial property inspections undertaken
- All properties are fully insured and revaluations regularly reviewed.
- Financial reserves sufficient to enable services to be maintained even in severe stress situations.

8. Theft of items or cash: The charity's income may be affected adversely, its assets damaged or its ability to display heritage items diminished.

Mitigation:

- Unbanked cash is maintained at a minimum and stored securely.
- Excess bank balances are banked promptly.
- Insurance cover is maintained for both cash and other contents, including heritage assets.
- Insurance cover is reviewed annually.
- Surplus heritage items available to be displayed in place of lost items.
- Financial reserves sufficient to enable services to be maintained despite losses.

Each of the risks are assessed on an annual basis by the Trustees, and are regularly monitored to ensure controls are in place and an effective risk plan is up-to-date. Policies and procedures are implemented and monitored against each risk. Any financial risks are reduced by regular review of the charity's financial position and performance by the Trustees, monthly cash flow review, and by appointing designated Trustees with finance experience or interests to ensure the most efficient use of resources.

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the land, buildings, theft and investments, and are satisfied that systems are in place to control and mitigate their exposure to these risks.

Objectives and activities

The calling of the Methodist Church is to respond to the Gospel of God's love in Christ and to live out its discipleship in worship and mission. Inspired by the calling, the aims are:

- To increase awareness of God's presence and to celebrate God's love (worship)
- To help people to grow and learn as Christians through mutual support and care (learning and care)
- To be a good neighbour to people in need and to challenge injustice (service)
- To make more followers of Jesus Christ (evangelism)

The Trustees have considered the Charity Commission's general guidance on public benefit and have taken it into account when reviewing the Charity's aims and objectives and in planning for its future activities. In this respect, their objective is to advance the Christian religion in the City Road Circuit of the London District of the Methodist Church and in the wider world for the benefit of the public.

The Trustees are satisfied that the aims of the Charity are carried out wholly in pursuit of its charitable aims for the public benefit.

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TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

The Circuit's more particular (and local) objectives are to promote and preserve Wesley's Chapel & Leysian Mission, as well as to develop and support ministry among those experiencing deprivation in Inner London and elsewhere.

In pursuit of these aims and objectives, the Circuit's weekly programme is given on page 7. In addition, the Chapel and other buildings on the 49 City Road campus are an historic heritage site and the Circuit maintains a registered museum, consisting of the Museum of Methodism in the Crypt and John Wesley's House, both of which are open daily. Note 11b to the accounts gives details of the contribution made to these activities by volunteers. The Museum has secured full accreditation through the Arts Council England.

Wesley's Chapel & Leysian Mission serves its near neighbourhood in a large variety of ways. The Stay and Play group serves young families, child minders and carers in the immediate neighbourhood, as do our uniformed organisations - Boys' Brigade and Girls' Association.

Wesley's Chapel & Leysian Mission is situated in an area with a huge number of voluntary sector organisations and many of them use our facilities. We also host a Carol Service for these organisations at Christmas and keep them in touch with activities at the Chapel through a regular email update. Wesley's Chapel & Leysian Mission also serves as the 'sanctuary' for a number of the local offices, when they have their fire evacuation alerts.

The charity relies on the generosity of local volunteers in order to carry out its mission and contribute to the running of activities, including providing tours, working in the museum or by devoting time to weekly services.

Weekly Programme

Sunday	9.45am	Holy Communion (except first Sunday in the month)
	11.00am	Morning Service
	12.30pm	Methodist Women in Britain (first Sunday in the month)
	12.30pm	Wesley's Chapel Methodist Men's Fellowship (first Sunday in Month)
		Faith Development Programme (third Sunday in the month)
		Young Adults Lunch & Bible Study (third Sunday in the month)
		Wesley's Chapel Ghana Fellowship (last Sunday in the month)
	7:00pm	Taizé Evening Services (second & last Sunday in the month)
Monday	2:00pm	Sisterhood Fellowship
Tuesday	10:30am	Teddy Bear Service (last Tuesday in the month)
	1.05pm	Lunchtime Recital (except July, August & December – Free)
	6.30pm	Boys' Brigade & Girls' Association
Wednesday	10.00am	Stay and Play (pre-school – term time only)
	12.45pm	Service of Holy Communion (30 mins)
Thursday	12.45pm	Service of the Word (30 mins) (followed by lunch & fellowship)
Saturday	1:00pm	Young Adults Fellowship Group Social (First Saturday in the month – times vary according to activity)

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TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

Achievements and performance	2019 No.	2018 No.
Church membership – in October falling within the accounting year	466	460
Sunday congregation – weekly average for October falling in each accounting year (first Sunday's of the month 300+)	248	282
Museum visitors – total during the accounting year	18,547	18,623

In the Connexional year September 2018 – September 2019, we carried a vacancy for the second minister, operating with the Superintendent only. All of the normal operation of the Circuit continued, including Sunday and mid-week worship, chaplaincy to the Central Finance Board of the Methodist Church, outreach in local schools, pastoral care, learning and faith development, pastoral services and heritage activities.

Sunday School numbers have fluctuated, with up to 34 children aged 0-18 in attendance but an increased reliance on fewer volunteer Sunday School teachers. Numbers attending the 'stay and play' weekly programme led by our Leysian Missioner have topped 25 children and related carers: we are considering a cap on attendance for health and safety in the Radnor Hall where the event takes place. Our Leysian Missioner has also redone the process by which we support and train pastoral leaders, bringing in reflective training for them for the first time. Over 25 of these leaders attended training in June 2019. She has further brought in 'volunteer reviews,' extending the process of reflective recruitment and support to our full volunteer base, as requested by the volunteer. This has resulted in higher volunteer satisfaction, and should support recruitment.

The work of the Community Worker with younger adults continued to build and thrive: by year end 2019 over 20 young adults (18-30) had attended fellowship social groups and/or discussion groups studying the book 'Holy Habits.' In a new partnership, the Community Worker for Younger Adults undertook a weekly chaplaincy drop in on site at Soap Box, a local youth centre. Through this link, the Circuit also became a sponsor and then curator of the spoken word stage at the local street festival, the 'Whitecross Street Party,' themed 'the Rise of the Non Conformist' in tribute to the local Bunhill Field non conformist graveyard. Chapel staff curated two full days of spoken word offered by local poets, church members, members of the public, and staff. Our links with the chaplaincy of City University grew, as we added the lead Chaplain to our rota for presiding at Wednesday Communion services.

The on site voluntary community, comprised initially of 3 single adults and rising to 6 in September 2018 with the renovation of 47a City Road, the Chapel Keeper's House has remained at full capacity. A successful application to Methodist Council has allowed us to charge a less than market rate of rent for each of the 6 bedsits, let on Assured Shorthold Tenancies, and leased with the expectation of a 6-8 hour/month voluntary commitment of each resident. This reduction in rent reflects the charitable aims of our society, and has been undertaken in full compliance with Methodist process and Standing Orders. Links with the Old Leysian Organisation and partnership with the Leys School, Cambridge, continue and develop, with strong pattern of fund raising supporting the Charity's objectives and operation. Congregational and other fund raising supports local activity of the Charity and allows it to meet its charitable objectives.

This year we also received a Global Mission Fellow from Cambodia who lived in our community, supported by grants from the United Methodist Church, USA, and our own World Church Relationships Office. This worker has been shared with the Whitechapel Mission, and has given us a connexional presence as he has promoted the programme to young adults in the United Kingdom and networked with other similar workers in the United Kingdom and Ireland.

The trustees have prepared a 5-year financial and mission plan, and have set budgets for 2019-20 and looking beyond. In June 2019 they completed the purchase of a new manse for a price of 1.425 million pounds to house the minister matched to City Road Circuit, the Revd Steven Cooper. This was a significant investment and allowed the removal of the minister's family and timely beginning to his station.

WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

We look to continue to increase our congregation and visitor numbers, as well as to develop our donor and grant network through 2020 and beyond.

Manse Purchase

From 2002-2018 the second minister lived in a small flat in the Chapel Keeper's house, by local agreement. In 2018 following a mission review, the Trustees decided to move the second manse off site, acknowledging that there was no way to make the Chapel Keeper's House fit manse specification and the desire to use the space on site to develop the On Site community and offices. In December 2018 after successfully matching with a second minister, we began a manse search, having received a legacy and generating cash totalling £1 million.

Having been unable to achieve a manse in the locality on this budget, the trustees reviewed in May 2019 and approved a higher budget (up to £1.5 million) for the manse purchase based on a further mission review and SWOT analysis. The trustees made a successful application to the Connexion for an exception to replacement project criteria (July, 2019) to release a 350k levy paid to the Connexion previously. The granting of this exception and refund of the levy reduced the purchase price of the new manse to an effective £1,075,000 from local funds. Although the manse purchase was an operational necessity for the charity, it is a significant purchase, and it was correct that the trustees engaged in a full review with Connexional oversight before making it.

Investment policy, objectives and performance

The objective is to support the mission of the Methodist Church in the City Road Circuit London and to achieve that by producing real growth of income and preserving real value of capital.

Quarterly reports are received from the appointed Investment Managers, Epworth Investment Management Limited, giving assessments of the investment performance of the Charity's investment assets. Epworth are restricted into investing solely in the various investment funds of the Central Finance Board of the Methodist Church (CFB). These reports are made available to all the Finance Trustees which report in turn to the Church Council/Circuit Meeting. In addition, the Investment Managers meet with the Finance Trustees at least once annually.

The Charity operates an ethical investment policy in line with that of the Methodist Church nationally. The Investment Manager provides regular reports as to its voting record at company meetings, and also as to how it adheres to the stated ethical investment policy.

Finance review

Wesley's Chapel & Leysian Mission has two distinct activities, the day to day running of the chapel and its wider Christian ministry and the operation of the Museum. In addition it maintains a number of restricted and endowed funds to support specific parts of its ministry and works.

The accounts for the year ended 31 August 2019 show a surplus of £105,278 (2018: £522,373) before investment losses of £76,730 (2018: £8,430 gain), giving a net surplus for the year of £28,548 (2018: £530,803). Total funds at 31 August 2019 were £10,786,830 (2018: £10,758,282).

Unrestricted income was £595,170 (2018: £1,138,682). With £10,313 of legacy gifts received during the year (2018: £522,138).

The charity is pleased to report that congregation numbers and giving remain strong, and the visitors to the site remain consistent. Trustees have been a stable working group during the year ensuring that the charity's finances operate to best-practice standards, and ensuring that the processes and controls are in place to ensure all aspects of our finance is managed and undertaken well.

To ensure we are able to manage our current risks, and any that may be encountered in the future, the Trustees meet regularly and review monthly accounts of the charity. This ensures that the charity is in the best possible financial position it can be, and our funds can be used to achieve our mission and goals in the most efficient manner financially.

WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

The Trustees would like to thank all of the supporters of the charity. Regular donors, the church congregation, the Old Leysian's, alumni of the Leys school, and supporters of the museum are all part of our wider family, and we thank them for enabling the charity to fulfil its mission during the year and to ensure the charity is financially stable to continue its works. The support of members and friends continues to be highly appreciated by all involved. We only hope to continue to increase our services and support in the coming year.

Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales requires the trustees 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 trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2015;
- 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; 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 that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed.

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.

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TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

Reserves policy

Reserves are held to ensure that the Charity can meet its commitments, mission and objectives even if fundraising were to fall short of its targets in the short term, or if there were large unforeseen expenditure required.

(a) The Circuit has three categories of reserves (funds), General, Restricted and Endowment.

	£
1. General and Designated Funds held at 31/08/19	9,696,565
2. Restricted Funds held at 31/08/19	500,346
3. Endowment Funds held at 31/08/19	589,919

(b) Reserves policy for General Funds

	£
These are available for any purpose of the Methodist Church and comprise:	
Those representing the Balance Sheet value of land and buildings	4,225,000
Those designated for Property Endowment, House & Museum, Leysian Mission purposes (as laid down by Conference), shop stock etc	4,524,445
Those invested, mainly unconditional legacies, which are unrestricted and which it is normally Circuit policy to invest in order to provide ongoing income, thereby perpetuating the effect of the benefactors' generosity	867,718
Liquid funds, readily available for day-to-day expenditure. The Trustees' policy is to build up these liquid funds until they reach approximately six months' expenditure, or currently about £350,000, in order to give the Circuit financial flexibility and enable it to continue its planned activities by providing a cushion against shortfalls in income, whether anticipated or not	79,402
	<hr/> 9,696,565 <hr/>

(c) Policy for Restricted Funds

These funds must be used only for special purposes of the Circuit or for specific purposes for which money was donated or bequeathed. They include Circuit Advance Fund (CAF) (Trust 18787) which is restricted by standing orders of the Methodist Church.

	£
CAF	6,779
Gibbs Fund. A donation from the Gibbs Trust to the House & Museum	129,776
Resthaven Trust. Proceeds of sale of a Leysian Mission holiday home	186,250
Various other funds inc. Clubs and Societies	114,540
Kinnear Education Fund	63,001
	<hr/> 500,346 <hr/>

(d) Terms relating to Endowment Funds held

Most of the permanent endowment funds are invested and managed by the Trustees for Methodist Church Purposes. The capital cannot be spent, but the income is available for the following purposes:

	Capital £	Income £
Youth Council - Trust 2217 - Gabriel, Grosvenor & Cooper	9,161	273
General Fund – Various Trusts	580,758	23,348
	<hr/> 589,919 <hr/>	<hr/> 23,621 <hr/>

WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

Fundraising

Wesley's Chapel & Leysian Mission understands its duty to protect the public, including vulnerable people, from unreasonably intrusive or persistent fundraising approaches and undue pressure to donate. The charity only receives donations in the form of service offerings and legacies, and does not otherwise fundraise from the public or use any internal fundraisers or external fundraising agencies for either telephone or face-to-face campaigns and received no fundraising complaints during the year.

Plans for the future

In this twelve months we have begun to build an integrated mission strategy between Church, Museum, and community: this will continue.

We plan to raise the profile of the Chapel in the public eye, and have begun this process by partnership with the British Library 'Sacred Texts' programme and the BBC religious broadcasting services. We plan to broadcast the BBC Radio 4 Sunday service live on 29 March 2020, commemorating 40 years since Oscar Romero's martyrdom. This year we also plan to expand our ecumenical support, signing a further covenant of mutual working with St Gile's Cripplegate Church of England, St Joseph's Roman Catholic parish, and Jewin Welsh Chapel.

We have future plans to expand the offer to younger adults in our church and in the community: already we have seen an expansion in engagement with the formal programmes on offer, and had 11 youth attend the national 3Generate Conference. In the next year we hope to expand this group and support their transitions from Sunday School to the main act of worship. Toward this end we plan to revitalise the current Boys' Brigade and Girls' Association, and to expand the work of the Global Mission Fellow in 2020-22 to include direct support for this uniformed organisation and other youth activities.

We plan to continue to grow our congregation, and to focus on increasing worship attendance. A change in the way of recording attendance at national church level gives us a lower published attendance, but attendance has continued at ca. 340/Sunday, with the majority attending the 11 am service. We plan to deepen the intentional faith development opportunities for the congregation, using the draft connexional Methodist evangelism strategy 'God for all' as our template. Toward that end we plan to revise and expand our internal communications structures, to better promote events and chances for prayer and other faith development. We plan to make our employability work more visible in the local community, and to engage greater numbers of young adults and others at career transitions.

We have put resource and personnel in place to reach out to our local community and join up the work of our Museum and heritage learning programme with our explicitly confessional outreach. Receiving the 60k grant from the All Saints Educational Trust has allowed us to plan for expansion of the learning and heritage programmes with confidence. We plan to continue to expand the visitor numbers from overseas and local visitors.

Our values, or the way in which we seek to act out our charitable purposes, continue to be kindness, wisdom, excellence, and integrity. Our future plans could be expressed as: seek, grow, learn, serve.

Seek: relationship with God and neighbour, understanding of self and history, connection with community, authentic prayer and worship.

Grow: in faith, in knowledge and skills, in confidence, in resilience, in accountability, inclusion, and safeguarding culture, in health and well-being as individuals and community.

Learn: from our diversity, from conflict and unity, from the situations of poverty and chances for mission around us, from our Scripture and tradition, from our cultures and media.

Serve: God, each other, our neighbours of all kinds, our partner local churches and our wider Methodist family.

WESLEY'S CHAPEL & LEYSIAN MISSION

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2019 (continued)

For the future, we will continue to invest in a community worker with younger adults, and to employ a full time Leysian Missioner who coordinates pastoral life and children and young people's ministry.

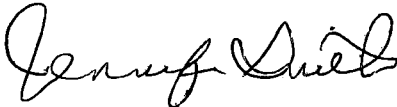
We will continue with strong financial planning and accountability, to resource ongoing projects:

- Maintenance and improvement of property portfolio including manses, in a major 'Refresh' programme improving mission opportunities and financed by strategic fund raising and release of reserves;
- Further developing the Wesley Chapel intentional community (up to 6 bedsits, subsidised rent for community benefit);
- Organ restoration (underway - scheduled Spring, 2020);
- Develop administrative team and lay leadership, recruitment of new trustees and leaders;
- Nurture and pastoral care of our congregation and continued congregational growth, including increased giving and vocations for service;
- Continued evolution of social media and virtual presence of the Chapel and its mission;
- Enhanced heritage and museum programme and collection, alongside appropriate chances for international academic engagement;
- Planned strategic employed and lay staff development, and investment in our people
- Development of space across our site for improved welcome, worship, learning and gallery areas (longer term);
- To seek outside funding and service partners, for income and discipline of purpose.

This future we commit to the creativity of the people in this place, inspired by the grace of God.

Approval

This report was approved by the Trustees on 18 March 2020 and signed on their behalf



Jennifer Smith
Chair



Peter Forward
Trustee

Independent Auditor's Report to the Trustees of Wesley's Chapel & Leysian Mission

Opinion

We have audited the financial statements of Wesley's Chapel & Leysian Mission (the 'charity') for the year ended 31 August 2019 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows 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 (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 August 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 trustees' 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.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement [set out on page 10], 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.

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

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.

J Wilkinson

Price Bailey LLP
Chartered Accountants
Statutory Auditor
7th Floor, Dashwood House
69 Old Broad Street
London
EC2M 1QS

Date: 6 May 2020

Price Bailey LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

WESLEY'S CHAPEL & LEYSIAN MISSION

STATEMENT OF FINANCIAL ACTIVITIES AT 31 AUGUST 2019

		<u>Unrestricted Funds</u>		Restricted	Permanent		
	Notes	General	Designated	Funds	Endowment	2019	2018
		£	£	£	£	£	£
Income and endowments from							
Donations and legacies	2	211,933	-	26,699	-	238,632	773,542
Investment income	3	335,968	10,493	363,928	1,195	711,584	379,405
Charitable activities	4	45,747	-	-	-	45,747	52,052
Other		1,522	-	-	-	1,522	1,367
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total income and endowments		595,170	10,493	390,627	1,195	997,485	1,206,366
Expenditure on							
Raising funds	5	34,148	9,178	39,260	1,195	83,781	86,184
Charitable activities	6	638,517	-	169,909	-	808,426	597,809
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total expenditure	7	672,665	9,178	209,169	1,195	892,207	683,993
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net (expenditure)/income before gains and losses on investments		(77,495)	1,315	181,458	-	105,278	522,373
Net gains/(losses) on investments	21	40,965	(65,901)	(44,155)	(7,639)	(76,730)	8,430
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net (expenditure)/income for the year		(36,530)	(64,586)	137,303	(7,639)	28,548	530,803
Transfers between funds							
	21	733,208	-	(733,208)	-	-	-
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net movement in funds		696,678	(64,586)	(595,905)	(7,639)	28,548	530,803
Total funds brought forward							
		4,475,442	4,589,031	1,096,251	597,558	10,758,282	10,227,479
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Fund balances carried forward	21	5,172,120	4,524,445	500,346	589,919	10,786,830	10,758,282
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

The statement of financial activities contains all gains and losses recognised in the accounting period. The notes on pages 19 to 37 form part of these financial statements.

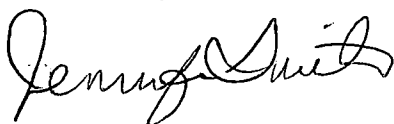
All of the above results are derived from continuing activities. There are no other recognised gains and losses other than those stated above. Movements in funds are disclosed above and in notes to the financial statements.

WESLEY'S CHAPEL & LEYSIAN MISSION

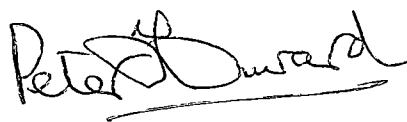
BALANCE SHEET AT 31 AUGUST 2019

	Notes	2019 £	2018 £
Fixed Assets			
Tangible assets	12	1,499,752	121,682
Investment properties	13	2,800,000	2,800,000
Investments	14	5,928,963	6,219,209
		<u>10,228,715</u>	<u>9,140,891</u>
Current Assets			
Debtors	16	80,875	108,100
Bank and CFB deposit funds		594,658	1,614,186
Petty cash		123	150
Museum shop stock	17	14,128	14,217
		<u>689,784</u>	<u>1,736,653</u>
Creditors:			
Amounts falling due within one year	18	131,669	119,262
Net Current Assets		<u>558,115</u>	<u>1,617,391</u>
Total Net Assets		<u>10,786,830</u>	<u>10,758,282</u>
Funds			
Unrestricted - General	19	5,172,120	4,475,442
- Designated		4,524,445	4,589,031
		<u>9,696,565</u>	<u>9,064,473</u>
Restricted	21	500,346	1,096,251
Permanent endowment	21	589,919	597,558
		<u>1,090,265</u>	<u>1,693,809</u>
Total Charity Funds		<u>10,786,830</u>	<u>10,758,282</u>

Approved by the Trustees on 18 March 2020



Jennifer Smith
Trustee



Peter Forward
Trustee

Registered Charity No. 1137321

The notes on pages 19 to 37 form part of these financial statements.

WESLEY'S CHAPEL & LEYSIAN MISSION

**STATEMENT OF CASH FLOWS
AT 31 AUGUST 2019**

	Note	2019 £	2018 £
Cash Flows from Operating Activities			
<i>Net cash used by Operating Activities</i>	20	<u>(473,642)</u>	<u>646,407</u>
Cash Flows from Investing Activities			
Dividends, interest and rent from investments		680,722	347,754
Purchase of property, plant and equipment		(1,440,150)	(1,692)
Proceeds from sale of investments		955,869	5,487,573
Purchase of investments		(742,354)	(5,835,256)
<i>Net cash provided by Investing Activities</i>		<u>(545,913)</u>	<u>(1,621)</u>
 Change in cash and cash equivalents in the reporting period		 (1,019,555)	 644,786
 Cash and cash equivalents at beginning of period		 <u>1,614,336</u>	 <u>969,550</u>
Cash and cash equivalents at end of period		<u>594,781</u>	<u>1,614,336</u>

The notes on pages 19 to 37 form part of these financial statements.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS YEAR ENDED 31 AUGUST 2019

1. Accounting Policies

The Trust was registered as a charity in England, United Kingdom, on the 6th August 2010 and is governed by a Deed of Union under the Methodist Church Act 1976. The address of the charity is 47, 47a & 49 City Road, London, EC1Y 1AU.

1.1 Basis of preparation and assessment of going concern

The financial statements 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 United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011. The financial statements are presented in £.

The financial statements have been prepared to give a 'true and fair view' and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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 14 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The charity constitutes a public benefit entity as defined by FRS 102.

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern. With respect to the next reporting period, 2019-20, the most significant areas of uncertainty that affect the carrying value of assets held by the charity are the level of investment return and the performance of investment markets.

1.2 Tangible fixed assets for use by the charity and depreciation

Tangible fixed assets for use by the charity are stated at cost less depreciation. All assets costing more than £1,000 are capitalised and valued at historical cost.

Depreciation is provided at rates calculated to write-off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures, furniture & fittings - 5 to 10 years
Leasehold buildings – over the term of the lease

1.3 Investment properties

Investment properties are stated at fair value. Any realised and unrealised gains are shown in the Statement of Financial Activities.

1.4 Income and endowments

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donations, are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Legacy gifts are recognised following the granting of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. These are only to be accounted for if received by the date of the accounts being approved.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

1.4 **Income and endowments (continued)**

In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measurable with a degree of reasonable accuracy and the title to the asset having been transferred to the charity prior to the approval of the accounts.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest payable by the bank.

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. This is normally upon notification by our investment advisor of the dividend yield of the investment portfolio.

1.5 **Heritage assets**

The heritage assets represent the Grade 1 and Grade 2 listed church, stained glass, organ, and the Museum containing various artefacts, manuscripts and papers of John Wesley. The Museum consists of the Museum of Methodism, tracing the history of worldwide Methodism, in the Crypt of the Chapel and John Wesley's House, which contains many original items of furniture.

The house was refurbished in 1992 and restored to a condition as much like the original as possible. The permanent collections contain manuscripts, photographs, letters and mementoes from his eventful life together and other objects totalling over 15,964 in number. The permanent collections are included in the balance sheet at market £nil valuation as they are historic in nature and have been fully written-off in previous accounts.

The Trustees believe that the costs to continually update the market value of the heritage assets would be onerous compared with the additional benefits derived by the Chapel and the users of the accounts. The latest estimated value of the building and organ is reported in Note 12b. The Trustees believe the benefits of obtaining valuations for the remaining items would not justify the cost as these items are estimated to be of little monetary value and are not insured as are irreplaceable originals, although the collections include duplicate and facsimile items held for educational and research purposes. Therefore, these items are not recognised in the balance sheet as reliable cost information is not available.

Expenditure which is required to preserve or prevent further deterioration of the buildings and individual items within the archive is recognised in the Statement of Financial Activities when it is incurred. The Chapel's management policy in respect of its heritage assets is summarised in Note 12b.

1.6 **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings.

Volunteers act as Church and Circuit Stewards and the Chapel also benefits from the time dedicated by its Treasurers, Trustees, Committee members and other helpers. This cost has not been included in the accounts [see note 11b].

The costs of raising funds consist of investment management costs and certain legal fees.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

1.7 **Support costs**

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of overhead and support costs.

Governance costs and support costs relating to charitable activities have been apportioned based on income. The allocation of support costs is analysed in note 8.

1.8 **Irrecoverable VAT**

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

1.9 **Fixed asset investments**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

1.10 **Realised and unrealised gains and losses**

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year.

Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

1.11 **Operating leases**

Operating leases are recognised over the period of which the lease falls due. Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the period of the lease.

1.12 **Cash at bank and in hand**

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition, opening of the deposit or similar account.

1.13 **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Accrued income and tax recoverable is included at the best estimate of the amounts receivable at the balance sheet date.

1.14 **Stocks**

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchases on a first in, first out basis.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the Statement of Financial Activities.

1.15 **Creditors**

Creditors are recognised where the charity has a present obligation resulting 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 are normally recognised at their settlement amount after allowing for any trade discounts due.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

1.16 Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. The aim and purpose of each designated fund is set out in the notes to the financial statements. Restricted funds are community and other projects being undertaken by the charity. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each material designated and restricted fund is set out in the notes to the financial statements.

1.17 Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

1.18 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value. Fixed assets are recorded at depreciated historical cost and investments are recorded at fair value, being the closing market value rate, with unrealised gains recognised in the SOFA. All other assets and liabilities are recorded at cost which is their fair value.

1.19 Pension costs

The charity contributes a proportion of the standard stipend to the Methodist Ministers Pension Scheme. The Scheme is a multi-employer scheme and it is not possible to identify the assets and liabilities of the Scheme which are attributable to the Trust. In accordance with FRS102, therefore, the Scheme is accounted for as a defined contribution scheme.

An Actuarial Valuation of the Scheme is carried out every three years. The Scheme's last full actuarial valuation occurred as at 1 September 2017. The valuation results were produced using a set of actuarial assumptions which were agreed by the MMPS Trustee Board, including updated discount rates to current market conditions and pensionable earnings increases of 3.25% pa. The assets of the Scheme had a market value of £469.3m as at 31 August 2017. The valuation results showed a surplus of assets relative to the Scheme's liabilities for the past service benefits to around £19.6m.

Future contributions will amount 26.9% of Stipends (4.7% to eliminate potential future shortfalls and 22.2% towards future service benefits). In addition Ministers pay a Members voluntary contribution of 9.3% by deduction from their Stipends. The next valuation is expected to be agreed as at 1 September 2020.

1.20 Judgments and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. There are no material judgments or key sources of estimation uncertainty in these financial accounts.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

2. Donations & legacies

Current year	Unrestricted Funds		Restricted Funds	Permanent Endowment Funds	2019
	General	Designated			
	£	£	£	£	£
<u>Ministry and Mission</u>					
Offerings and donations	115,901	-	11,403	-	127,304
Legacies	10,313	-	-	-	10,313
Grants	15,000	-	15,296	-	30,296
<u>Heritage</u>					
Donations	12,913	-	-	-	12,913
Grants	57,806	-	-	-	57,806
	<u>211,933</u>	<u>-</u>	<u>26,699</u>	<u>-</u>	<u>238,632</u>
Prior year	Unrestricted Funds		Restricted Funds	Permanent Endowment Funds	2018
	General	Designated			
	£	£	£	£	£
<u>Ministry and Mission</u>					
Offerings and donations	127,554	-	42,949	-	170,503
Legacies	522,138	-	-	-	522,138
<u>Heritage</u>					
Donations	13,524	-	-	-	13,524
Grants	67,377	-	-	-	67,377
	<u>730,593</u>	<u>-</u>	<u>42,949</u>	<u>-</u>	<u>773,542</u>

3. Investment income

Current year	Unrestricted Funds		Restricted Funds	Permanent Endowment Funds	2019
	General	Designated			
	£	£	£	£	£
<u>Ministry and Mission</u>					
Rents	115,211	-	-	-	115,211
Bank interest	482	-	8,664	-	9,146
Dividends	220,275	10,493	5,026	1,195	236,989
Lease extension proceeds	-	-	350,000	-	350,000
<u>Heritage</u>					
Dividends	-	-	238	-	238
	<u>335,968</u>	<u>10,493</u>	<u>363,928</u>	<u>1,195</u>	<u>711,584</u>
Prior year	Unrestricted Funds		Restricted Funds	Permanent Endowment Funds	2018
	General	Designated			
	£	£	£	£	£
<u>Ministry and Mission</u>					
Rents	100,636	-	-	-	100,636
Bank interest	484	-	3,036	-	3,520
Dividends	253,550	9,117	9,796	1,207	273,670
<u>Heritage</u>					
Dividends	-	-	1,579	-	1,579
	<u>354,670</u>	<u>9,117</u>	<u>14,411</u>	<u>1,207</u>	<u>379,405</u>

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

4. Charitable activities

Current year	<u>Unrestricted Funds</u>		Restricted Funds	Permanent Endowment Funds	2019
	General	Designated			
	£	£	£	£	£
<u>Ministry and Mission</u>					
Insurance recovered	15,167	-	-	-	15,167
<u>Heritage</u>					
Museum and book sales	30,580	-	-	-	30,580
	45,747	-	-	-	45,747
<hr/>					
Prior year	<u>Unrestricted Funds</u>		Restricted Funds	Permanent Endowment Funds	2018
	General	Designated			
	£	£	£	£	£
<u>Ministry and Mission</u>					
Insurance recovered	20,419	-	-	-	20,419
<u>Heritage</u>					
Museum and book sales	31,633	-	-	-	31,633
	52,052	-	-	-	52,052
<hr/>					

5. Expenditure on raising funds

Current year	<u>Unrestricted Funds</u>		Restricted Funds	Permanent Endowment Funds	2019
	General	Designated			
	£	£	£	£	£
Raising donations and legacies	480	-	-	-	480
Other trading activities	15,180	-	-	-	15,180
Connexional Priority Fund Levy	-	-	37,259	-	37,259
Investment management costs	18,488	9,178	2,001	1,195	30,862
	34,148	9,178	39,260	1,195	83,781
<hr/>					
Prior year	<u>Unrestricted Funds</u>		Restricted Funds	Permanent Endowment Funds	2018
	General	Designated			
	£	£	£	£	£
Raising donations and legacies	330	-	-	-	330
Other trading activities	13,788	-	-	-	13,788
Connexional Priority Fund Levy	-	-	40,415	-	40,415
Investment management costs	19,685	9,117	1,642	1,207	31,651
	33,803	9,117	42,057	1,207	86,184
<hr/>					

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

6. Expenditure on charitable activities

Current year	Unrestricted Funds		Restricted Funds	Permanent Endowment Funds	2019
	General	Designated			
	£	£	£	£	£
Ministry and Mission	513,892	-	169,756	-	683,648
Heritage	124,625	-	153	-	124,778
	<u>638,517</u>	<u>-</u>	<u>169,909</u>	<u>-</u>	<u>808,426</u>
Prior year	Unrestricted Funds		Restricted Funds	Permanent Endowment Funds	2018
	General	Designated			
	£	£	£	£	£
Ministry and Mission	471,694	-	6,516	-	478,210
Heritage	93,526	-	26,073	-	119,599
	<u>565,220</u>	<u>-</u>	<u>32,589</u>	<u>-</u>	<u>597,809</u>

7. Total expenditure

Current year		Direct Costs	Support Costs	2019
		£	£	£
Ministry and Mission		429,486	288,433	717,919
Heritage		145,776	28,512	174,288
		<u>575,262</u>	<u>316,944</u>	<u>892,207</u>
Prior year		Direct Costs	Support Costs	2018
		£	£	£
Ministry and Mission		278,887	249,650	528,537
Heritage		133,387	22,069	155,456
		<u>412,274</u>	<u>271,719</u>	<u>683,993</u>

8. Allocation of support costs

Current year	Staff Related	Consulting Fees	District Levy	Governance	Office, IT & Other	2019
	£	£	£	£	£	£
Ministry & Mission	129,874	12,621	39,746	46,713	59,479	288,433
Heritage	14,890	1,447	-	5,356	6,819	28,512
	<u>144,764</u>	<u>14,068</u>	<u>39,746</u>	<u>52,068</u>	<u>66,298</u>	<u>316,945</u>
Prior year	Staff Related	Consulting Fees	District Levy	Governance	Office, IT & Other	2018
	£	£	£	£	£	£
Ministry & Mission	86,045	5,149	38,415	50,561	69,480	249,650
Heritage	8,990	538	-	5,282	7,259	22,069
	<u>95,035</u>	<u>5,687</u>	<u>38,415</u>	<u>55,843</u>	<u>76,739</u>	<u>271,719</u>

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

9. Grants payable

Grant making activities in total are not material in the context of the Charity's overall charitable activities.

10. Net movement in funds for the year

	2019 £	2018 £
The net movement in funds for the year is stated after charging:		
Auditors' remuneration - audit work	6,553	6,425

11. (a) Staff costs and emoluments

	2019 £	2018 £
Salaries	220,057	198,175
Minister stipends	37,840	52,556
Social security costs	19,907	16,667
Pension costs	13,045	22,435
Training & recruitment costs	941	2,460
	<u>291,790</u>	<u>292,293</u>

	2019 Number	2018 Number
The average weekly number of staff employed by the Charity during the year was as follows:		
Ministerial and administrative	10	9
Establishment	<u>2</u>	<u>2</u>

The charity considers its key management personnel comprise the Trustees and the ministers. The ministers are employed by the Connexion. Their stipend and pension costs are paid direct to the London District of the Methodist Church.

The total employment benefits including employer pension contributions of the key management personnel were £31,840 – 2 persons (2018: £64,715 – 2 persons). No employees had employee benefits in excess of £60,000 (2018: none).

The charity contributed £7,074 during the year (2018: £12,159), representing 26.9% (2018: 26.9%) of the standard stipend as pension contributions for its ministers. This is paid to the London District of the Methodist Church for the Methodist Ministers' Pension Scheme, which is a final salary defined benefit scheme. The Ministers occupy housing owned by the Charity.

In addition, the charity offers lay staff the opportunity to contribute to a stakeholder pension scheme and the Charity matches any employee contribution up to a maximum of 7%. The charity contributed £5,971 during 2019 (2018: £10,276) to the stakeholder pension scheme.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

11. (b) Volunteers

It has not been possible to calculate the number of hours contributed by volunteers, but they are estimated to be at least 3,000 hours, which, if valued at the national adult minimum wage of £8.21 per hour, would amount to a gift of £24,630 (2018: £23,490).

In addition, there are currently 52 volunteers who act as Heritage Stewards and work part time at the Chapel, covering John Wesley's House and The Museum of Methodism and the visitor services aspect of the Chapel's mission. There are normally three volunteers on duty Monday to Saturday, working from 10 a.m. to 4 p.m. On that basis, the total hours worked in a year is 5,744. If valued at the rate of £11.33 an hour, based on the Museum Association's salary guidelines, this would amount to a gift of £65,080 (2018: £65,080).

Neither of these gifts has been included in the statutory accounts.

12. Tangible assets

	Fixtures Furniture & Fittings £	Buildings Leasehold £	Total £
<u>Cost</u>			
At 1 September 2018	375,777	-	375,777
Additions	15,150	1,425,000	1,440,150
At 31 August 2019	390,928	1,425,000	1,815,927
<u>Depreciation</u>			
At 1 September 2018	254,095	-	254,095
Charge for the year	62,080	-	62,080
At 31 August 2019	316,175	-	316,175
<u>Net book value</u>			
At 31 August 2019	74,753	1,425,000	1,499,752
At 31 August 2018	121,683	-	121,682

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

(a) Organ

The organ is an integral part of the Chapel Building and has been treated in the same way as the Chapel and shown at insurance value, but fully depreciated.

(b) Building Leasehold

Leasehold property at Linton Street, an offsite manse, was purchased during the year. The property was valued at £1,425,000 by Sanderson Weatherall in a report dated 18 July 2019. The Trustees' have agreed that this continues to represent the best estimate of the current market value.

(c) Heritage assets

Although it is known that the Chapel cost £7,000 to build in 1778, the cost of subsequent additions and improvements to the campus buildings is not ascertainable. The original cost of these assets have previously been written off completely and, while they continue to be used for the purposes of the Charity, are not realisable, therefore the Trustees have decided to continue to show them as fully depreciated.

Any valuation of buildings such as those on the 49 City Road campus is bound to be arbitrary and the Trustees believe that the costs to continually update the market value of the heritage asset would be onerous compared with the additional benefits derived by the Chapel and the users of the accounts. The Trustees have therefore decided that the most sensible figures to show as an estimate for the value of these assets for information purposes is the estimated rebuilding or reinstatement costs for which they are insured as follows:

	2019 £	2018 £
Buildings	14,229,098	14,229,098
Glass	815,518	815,518
Organ	728,119	728,119

These figures are based on the most recent survey undertaken in 2019. The Trustees regularly undertake a Quinquennial survey of the property and assets which identifies the required maintenance requirements in order to be able to manage and plan the continual upkeep of these assets and to ensure they are insured at their rebuild costs. This also allows for the Chapel to plan and fundraise for any significant refurbishments that may be required and to effectively maintain the assets at their required condition.

The heritage assets are deemed inalienable as they are not able to be disposed of by the Chapel. The remaining artefacts are also maintained and their upkeep planned and scheduled. The Museum exhibits part of the collection of artefacts and they are accessible to the majority of users through education work, research into Methodism and displays in the Museum.

Researchers have access by appointment to items held in storage subject to the access and privacy policy of the Museum. The archive and storage area are maintained in the appropriate condition for the artefacts and in a secure environment. The Museum also occasionally receives items on loan, subject to the Museum's loans policy.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

13. Investment properties

	Land and Freehold £	Buildings Leasehold £	Total £
<u>Valuation</u>			
At 1 September 2018			
Flat, 17 Farriers House	-	600,000	600,000
Trinity House, Tabernacle Street	2,200,000	-	2,200,000
At 31 August 2019	2,200,000	600,000	2,800,000
At end of the year			
At 31 August 2019	2,200,000	600,000	2,800,000
At 31 August 2018	2,200,000	600,000	2,800,000

- (a) There is another building on the campus at 49 City Road that is not used for Church purposes. This is the office building at the rear of the graveyard, known as Trinity House (formerly Noble House). The Charity owns the freehold and in 1982 the site was let on a lease for a period of 125 years. In 2017 the terms of the lease were renegotiated, and the term extended to 155 years from completion to 2172. As part of the agreement, a lease extension premium was received by the charity of £925,000. The Methodist Connexion withheld £350,000 of the proceeds received by the Charity in accordance with Methodist Church Standing Orders, calculated as to £100,000 at 20% and £825,000 at 40%. 100% of this levy was recovered in the current year contributing to the purchase of the new offsite manse at Linton St.

Under the terms of the lease, ground rent of £17,500 per annum or 9% of the passing rent, whichever is the greater, is received by the Charity. The property is now fully let and rent receivable will increase during the year to 31 August 2020 as a result.

The freehold interest in the property was valued in March 2017 by Knight Frank LLP in the sum of £2,200,000. The Trustees' have agreed that this continues to represent the best estimate of the current market value.

Leasehold property at 17 Farriers House, a flat which is let commercially, is currently valued at £600,000 (2018: £600,000). This represents the Trustees' best estimate of the market value, on a conservative basis, given the most recent sales in the building, the condition of the flat and advice received from the letting agents, Cluttons LLP.

The Trustees consider that the two properties should be treated as investment assets and the provisions of Section 16 of FRS102 apply.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

14. Fixed asset investments

a) PERMANENT ENDOWMENT

Trust name	Units	Fund	Market Value	
			2019 £	2018 £
Mrs M A Grayson Bequest (11211)	13,038	CFB UK Equity Fund	268,583	172,793
	52,755	CFB Property Investment	38,459	44,725
	22,876	CFB Corporate Bond	33,651	39,344
Sir J Lowry's Memorial	665	CFB Managed Mixed Fund	3,205	3,165
Andrus Trust	2,996	CFB Managed Mixed Fund	14,438	14,261
Engleburtt Trust	80	CFB Managed Mixed Fund	386	381
Other bequests (564)	7,848	CFB UK Equity Fund	161,669	160,538
	13,770	CFB Corporate Bond	20,256	24,151
	31,824	CFB Property Investment	23,200	23,614
Gabriel, Grosvenor & Cooper Trust (Youth Council)	1,901	CFB Managed Mixed Fund	9,161	9,049
			<u>573,008</u>	<u>492,021</u>

b) RESTRICTED FUNDS

MTF – Circuit Advance (18787)	-	CFB UK Equity Fund	-	474,516
	-	CFB Corporate Bond	-	70,395
	-	CFB Property Investment	-	67,007
Wesley Chapel Crypt & Museum (Gibbs Fund)	5,330	CFB UK Equity Fund	109,798	110,399
	9,041	CFB Corporate Bond	13,299	15,609
	22,367	CFB Property Investment	16,305	16,596
Robert Davies Bequest	1,393	CFB Managed Mixed Fund	6,713	6,631
Local Youth Club	7,340	CFB Managed Mixed Fund	35,371	34,938
Resthaven Trust	6,848	CFB UK Equity Fund	141,069	144,058
	12,020	CFB Corporate Bond	17,681	22,342
	27,792	CFB Property Investment	20,261	20,622
			<u>360,497</u>	<u>983,113</u>

c) DESIGNATED FUNDS

Sale Proceeds - Property Endowment	35,659	CFB UK Equity Fund	734,575	791,809
	62,767	CFB Corporate Bond	92,330	56,066
	144,125	CFB Property Investment	105,067	122,323
Leysian Mission (15005A)	111,770	CFB UK Equity Fund	2,302,462	2,343,692
	196,749	CFB Corporate Bond	289,418	350,172
	451,467	CFB Property Investment	329,119	349,577
Museum of Methodism Fund	16,460	CFB UK Equity Fund	339,076	346,516
	28,544	CFB Corporate Bond	41,988	39,346
	67,210	CFB Property Investment	48,996	49,270
Beatrice Cannon	4,045	CFB UK Equity Fund	83,327	65,880
	7,119	CFB Corporate Bond	10,472	12,592
	16,408	CFB Property Investment	11,961	11,825
			<u>4,388,791</u>	<u>4,539,068</u>

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

14. Fixed asset investments (continued)

d) GENERAL FUNDS

Trust name	Units	Fund	Market Value	
			2019 £	2018 £
Various Bequests (13777)	24,040	CFB Property Investment	17,526	10,331
	18,839	CFB UK Equity Fund	388,083	39,384
	40,920	CFB Corporate Bond	60,193	10,565
Jean Rosina White	8,991	CFB Managed Mixed Fund	43,328	42,797
Local Mission Fund	3,733	CFB UK Equity Fund	76,900	78,515
	6,523	CFB Corporate Bond	9,595	12,176
	15,147	CFB Property Investment	11,042	11,239
			<u>606,667</u>	<u>205,007</u>
Total investments			<u>5,928,963</u>	<u>6,219,209</u>

The value of the investments have fallen to £5,376,922 as at the date of signing the financial statements. The reduction in value can be attributed to the economic effects of COVID-19.

15. Analysis of Movement in Fixed Asset Investments

	2019 £	2018 £
Carrying value (market value) at beginning of year	6,219,209	5,863,096
Total additions to investment at cost	955,869	5,487,573
Total disposals to investment at cost	(742,354)	(5,835,256)
Net (loss)/gain on revaluation	(76,730)	8,430
Carrying value (market value) at end of year	<u>5,928,963</u>	<u>6,219,209</u>

16. Debtors

	2019 £	2018 £
Legacy gifts receivable	10,313	34,460
Prepayments and sundry debtors	70,562	73,640
	<u>80,875</u>	<u>108,100</u>

17. Stock

	2019 £	2018 £
This has been valued at the lower of cost and net realisable value		
Museum shop stock	<u>14,128</u>	<u>14,217</u>

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED)
YEAR ENDED 31 AUGUST 2019

18. Creditors

	2019	2018
	£	£
Amounts falling due within one year:		
Trade creditors	9,313	9,533
Accruals & income in advance	17,930	8,935
Rental guarantee deposit held (a)	100,000	100,000
Other creditors	4,426	794
	<u>131,669</u>	<u>119,262</u>

- a) The rental guarantee deposit was received during the 2017 financial year from Boulton, the tenant of the Charity's investment property, Trinity House. The guarantee deposit is held as security against the lease in case of any default or break in lease, upon which it can be drawn upon. Given the uncertainty around timing or likelihood of any possible default event, it has been classified as a current liability.

19. Unrestricted General Fund

	2019	2018
	£	£
(a) Capital account		
Balance at 1 September 2018	4,432,643	3,885,477
Add/(Deduct):		
Ministry & Mission (deficit)/surplus	(4,744)	581,002
Heritage (deficit)	(72,751)	(41,343)
Gain/(loss) on revaluation of investments	40,434	(5,357)
Funds transfer	746,926	12,864
Transfer to replenish funds	(13,718)	-
	<u>5,128,790</u>	<u>4,432,643</u>
Balance at 31 August 2019	<u>5,128,790</u>	<u>4,432,643</u>
Capital account	5,128,790	4,432,643
Jean White fund	<u>43,330</u>	<u>42,799</u>
	<u>5,172,120</u>	<u>4,475,442</u>

The Jean White fund is an unrestricted fund received by the charity from the Estate of Jean White, which has been invested. The dividends are used by the charity for charitable activities. The movement during the year represents the movement in the value of the investment at balance sheet date.

WESLEY'S CHAPEL & LEYSIAN MISSION**NOTES TO ACCOUNTS (CONTINUED)
YEAR ENDED 31 AUGUST 2019****20. Reconciliation of net movement in funds to net cash flow from operating activities**

	2019	2018
	£	£
Net income for the period (as per SOFA)	28,548	530,803
<i>Adjustments for:</i>		
Depreciation and amortisation charges	62,080	59,779
Loss/(Gain) on investments	76,730	(8,430)
Dividends, interest and rents from investments	(680,722)	(347,754)
Decrease/(Increase) in stock	89	(937)
Decrease in debtors	27,224	523,841
Increase/(Decrease) in creditors	12,407	(110,895)
Net cash (used in)/provided by operating activities	<u>(473,642)</u>	<u>646,407</u>

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

21. Statement of Funds

Trust Name:	Tst No:	At 31 Aug 2018 £	Income £	Expenditure £	Gain/ (Loss) in Valuation £	Transfers £	At 31 Aug 2019 £
Unrestricted - Designated							
Property Proceeds 15005	15005	976,083	3,268	(1,953)	(16,637)	-	960,761
Leysian Mission 15005A	15005A	3,052,708	6,105	(6,105)	(41,412)	-	3,011,296
House & Museum 15005B	15005B	449,667	899	(899)	(6,266)	-	443,401
Beatrice Cannon	2226	110,573	221	(221)	(1,586)	-	108,987
Total Unrestricted-Designated		4,589,031	10,493	(9,178)	(65,901)	-	4,524,445

- The Property Proceeds Fund, Leysian Mission Fund and House & Museum Fund were established with the proceeds from the sale of the previous site held by the Leysian Mission at 112 City Road. These funds are to be used at the discretion of the Trustees for upkeep and improvements to the property at 49 City Road, including the Chapel & Museum and also to continue the work of the Leysian Missioners. The capital has been invested with TMCP and the income has been used during the current year to fund repairs and maintenance of the Charity site and deliver programmes in line with Leysian Mission values.
- The Beatrice Cannon Fund was established in 2003 in respect of the gift of a share of her residue estate to be utilised any purpose of the local Church.

Permanent Endowment

Mrs M A Grayson	11211	356,244	712	(712)	(4,974)	-	351,270
Other combined bequests	564	214,455	429	(429)	(2,997)	-	211,458
Other trust funds		26,859	54	(54)	332	-	27,191
Total Permanent Endowment		597,558	1,195	(1,195)	(7,639)	-	589,919

- The permanent endowment funds are invested by TMCP. The capital cannot be spent, however the income is available to assist the Charity carry out its mission and for local purposes as defined in the Methodist Church Act 1976.

Restricted Funds

Circuit Advance Fund	18787	555,694	363,041	(126,508)	(40,185)	(745,263)	6,779
Gibbs Fund	18281	147,014	238	(2,275)	(1,997)	(13,204)	129,776
Resthaven		188,539	573	(374)	(2,488)	-	186,250
Kinnear Education Fund		53,565	1,250	(1,814)	-	10,000	63,001
Junior Church/ Youth Development		63,834	34	(358)	433	-	63,943
Organ Fund		9,210	7,200	(60,192)	-	43,782	-
Global Mission Fellow Fund		-	15,296	(16,837)	-	1,541	-
Other Funds		78,395	2,995	(811)	82	(30,064)	50,597
Total Restricted Funds		1,096,251	390,627	(209,169)	(44,155)	(733,208)	500,346

- The Circuit Advance Fund relates to sale proceeds from Circuit assets, majority of which is to be spent in line with standing orders.
- The Kinnear Education Fund was setup to support full bursaries to the Leys School, support students whilst at the school and to support students in higher education who were connected to the Chapel. Any balance of the fund is used to support the remaining Wesley Scholars pastorally whilst they attend the Leys School.
- The Gibbs Fund was created by the donation from the Gibbs Trust to be spent on the House & Museum.
- The Organ Fund was established to contribute to the planned restoration and works required for the Chapel's organ.
- Global Mission Fellow Fund is used to pay the stipend and living expenses of the Global Mission Fellow, undertaking works for the Charity. This role and project is ongoing and further funds will be received in the next financial year to cover the deficit.

General Funds		4,475,442	595,170	(672,664)	40,965	733,208	5,172,120
Total Funds		10,758,282	997,485	(892,206)	(76,730)	-	10,786,831

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

Statement of Funds (continued)

Trust Name:	Tst No:	At 31 Aug 2017 £	Income £	Expenditure £	Gain/ (Loss) in Valuation £	Transfers £	At 31 Aug 2018 £
Unrestricted - Designated							
Property Proceeds 15005	15005	933,357	1,867	(1,867)	42,726	-	976,083
Leysian Mission 15005A	15005A	3,053,671	6,107	(6,107)	(963)	-	3,052,708
House & Museum 15005B	15005B	454,372	909	(909)	(4,705)	-	449,667
Beatrice Cannon	2226	117,315	234	(234)	(6,742)	-	110,573
Total Unrestricted- Designated		4,558,715	9,117	(9,117)	30,316	-	4,589,031

- The Property Proceeds Fund, Leysian Mission Fund and House & Museum Fund were established with the proceeds from the sale of the previous site held by the Leysian Mission at 112 City Road. These funds are to be used at the discretion of the Trustees for upkeep and improvements to the property at 49 City Road, including the Chapel & Museum and also to continue the work of the Leysian Missioners. The capital has been invested with TMCP and the income has been used during the current year to fund repairs and maintenance of the Charity site and deliver programmes in line with Leysian Mission values.
- The Beatrice Cannon Fund was established in 2003 in respect of the gift of a share of her residue estate to be utilised any purpose of the local Church.

Permanent Endowment

Mrs M A Grayson	11211	337,814	676	(676)	18,430	-	356,244
Other combined bequests	564	226,626	453	(453)	(12,171)	-	214,455
Other trust funds		39,205	78	(78)	518	(12,864)	26,859
Total Permanent Endowment		603,645	1,207	(1,207)	6,777	(12,864)	597,558

- The permanent endowment funds are invested by TMCP. The capital cannot be spent, however the income is available to assist the Charity carry out its mission and for local purposes as defined in the Methodist Church Act 1976.

Restricted Funds

Circuit Advance Fund	18787	592,287	10,970	(41,726)	(5,837)	-	555,694
Gibbs Fund	18281	158,762	1,579	(317)	(13,010)	-	147,014
Resthaven		188,265	1,502	-	(1,228)	-	188,539
Kinnear Education Fund		14,534	40,202	(1,171)	-	-	53,565
Junior Church/Youth Development		64,788	291	(1,128)	(117)	-	63,834
Rank Foundation		26,073	-	(26,073)	-	-	-
Other Funds		89,313	2,816	(4,231)	(293)	-	87,605
Total Restricted Funds		1,134,022	57,360	(74,646)	(20,485)	-	1,096,251

- The Circuit Advance Fund relates to sale proceeds from Circuit assets, majority of which is to be spent in line with standing orders.
- The Kinnear Education Fund was setup to support full bursaries to the Leys School, support students whilst at the school and to support students in higher education who were connected to the Chapel. Any balance of the fund is used to support the remaining Wesley Scholars pastorally whilst they attend the Ley's School.
- The Gibbs Fund was created by the donation from the Gibbs Trust to be spent on the House & Museum.
- The Rank Foundation Grant accounts for the grants received for the Education Project currently in progress.

General Funds		3,931,097	1,138,682	(599,023)	(8,178)	12,864	4,475,442
Total Funds		10,227,479	1,206,366	(683,993)	8,430	-	10,758,282

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

22. Analysis of net assets

Current year	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	2019 Total £
Tangible fixed assets	-	-	-	1,499,752	1,499,752
Investment properties	-	-	-	2,800,000	2,800,000
Investments	573,005	360,498	4,388,793	606,667	5,928,963
Current assets	16,914	139,848	135,652	397,370	689,784
Current liabilities	-	-	-	(131,669)	(131,669)
Total net assets	589,919	500,346	4,524,445	5,172,120	10,786,830
Prior year	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	2018 Total £
Tangible fixed assets	-	-	-	121,682	121,682
Investment properties	-	-	-	2,800,000	2,800,000
Investments	492,021	983,112	4,539,067	205,009	6,219,209
Current assets	114,806	12,747	93,435	1,515,665	1,736,653
Current liabilities	-	-	-	(119,262)	(119,262)
Total net assets	606,827	995,859	4,632,502	4,523,094	10,758,282

23. Operating leases

Operating leases - lessee

As at 31 August 2019 the charity was committed under non-cancellable operating leases to make the following annual minimum payments (at present value):

	2019 £	2018 £
<i>Printing Equipment</i>		
Less than 1 year	15,346	8,690
2 to 5 years	31,282	8,690
Greater than 5 years	-	-

The operating lease is in respect of printing equipment taken out with Siemens Financial Services for a new period of 5 years. The previous lease was finalised and settled during the year. Total lease payments expensed during the year was £6,844 (2018: £8,690).

Operating leases – lessor

As at 31 August 2019 the charity had agreed commitments as a lessor under non-cancellable operating leases to receive the following minimum receipts:

	2019 £	2018 £
<i>Investment properties</i>		
Less than 1 year	17,500	17,500
2 to 5 years	70,000	70,000
Greater than 5 years	2,590,000	2,607,500

The above lease is for the Trinity House investment property behind the Chapel where the freehold is held by the Trustees for Methodist Church Purposes as custodian trustees. The minimum base rent is £17,500 per annum. The lease was extended during the 2017 financial year to 155 years.

WESLEY'S CHAPEL & LEYSIAN MISSION

NOTES TO ACCOUNTS (CONTINUED) YEAR ENDED 31 AUGUST 2019

24. Related party transactions

The Charity considers its key management personnel comprise the Trustees and the ministers. No Trustee received any remuneration or benefits in their capacity as Trustee during the year. The Ministers are Managing Trustees of the Circuit. In this capacity they are related persons receiving benefit. Their total employment benefits including employer pension contributions was £35,059 (2018: £64,715). This is paid direct to the London District of the Methodist Church as the ministers are employed by the Connexion.

The Charity contributed £7,074 during the year (2018: £12,159), representing 26.9% (2018: 26.9%) of the standard stipend as pension contributions for its ministers. This is paid to the London District of the Methodist Church for the Methodist Ministers' Pension Scheme, which is a final salary defined benefit scheme. The Ministers occupy housing owned by the Charity.

In addition, three Trustees were reimbursed for travel, entertainment and other out of pocket charity expenses amounting to £6,199 (2018: £4,289).

There were no further related party transactions during the year.

WESLEY'S CHAPEL & LEYSIAN MISSION
SUMMARY OF INCOME & EXPENDITURE (GENERAL)
FOR THE YEAR ENDED 31 AUGUST 2019

FOR TRUSTEES' INFORMATION ONLY

	2019 £	2018 £
Income		
Dividends & Distributions	220,275	253,550
Donations & Giving	115,901	128,159
Grant Income	72,806	67,377
Insurance Recovered	15,167	20,419
Interest Income	482	484
Museum Net Income	28,314	30,764
Rent Received	79,869	66,036
Room Hire Income	35,342	34,600
Total Income	568,156	601,389
Operating Costs		
Advertising & Marketing	892	727
Assets <£1,000	2,551	120
Audit & Accountancy Fees	8,376	8,520
Bank Fees	1,870	1,809
Benevolence & Community Work	21,329	4,336
Church Supplies & Activities	3,138	4,860
Consulting Fees	14,068	5,687
District & Apprenticeship Levies	41,237	38,415
Hospitality & Catering	8,178	7,446
Insurance	43,692	47,323
Investment & Property Management Fees	18,488	19,684
IT & Software Costs	5,008	4,434
Learning & Development	7,111	-
Legal Expenses	7,774	-
Museum Supplies	959	1,633
Printing, Postage & Stationery	13,110	18,967
Rates & Council Tax	8,719	8,090
Removal expenses - Minister	480	3,446
Repairs, Maintenance & Cleaning	54,089	32,631
Security & Fire	9,939	11,080
Staff Recruitment	941	2,460
Subscriptions & Licences	2,652	2,184
Travel & Accommodation	1,731	1,606
Utilities	28,225	30,543
Wages & Stipends	290,849	269,454
Total Operating Costs	595,405	525,455
Operating (Deficit)/Surplus	(27,250)	75,934
Non-operating Income		
Legacies Received	10,313	522,138
Sundry Income	1,522	1,366
Total Non-operating Income	11,835	523,505
Non-operating Expenses		
Depreciation & Amortisation Expense	(62,080)	(59,779)
Total Non-operating Expenses	(62,080)	(59,779)
Net (Deficit)/Surplus	(77,495)	539,659

This page does not form part of the statutory information on which the auditors have reported