Independent examiner's report to the Trustees of West of England Baptist Association

I report on the accounts of the company for the year ended 31 December 2013, which are set out on pages 14 to 27.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of Association of Chartered Certified Accountants.

Having satisfied myself that the charity is not subject to audit under Part 16 of the Companies Act 2006 and is eligible for independent examination, it is my responsibility to:

examine the accounts under section 145 of the 2011 Act;

to follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act, and

to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

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

which gives me reasonable cause to believe that, in any material respect, the requirements:

. (a) to keep accounting records in accordance with section 386 of the Companies Act 2006, and

. (b) to prepare accounts which accord with the accounting records, comply with the accounting requirements of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities (revised 2005) have not been met, or

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

Jayne Tucker FCCA

Burton Sweet Chartered Accountants

Pembroke House

15 Pembroke Road

Clifton BS8 3BA

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West of England Baptist Association

Statement of financial activities
For the year ended 31 December 2013

	Notes	Unrestricted	Restricted	Endowment	Total 2013	Total 2012
		£	£	£	£	£
INCOMING RESOURCES						
Activities in furtherance of the charity's objects:-						
- Voluntary income	2	167,909	-	-	167,909	312,959
- Investment income	3	27,612	87	-	27,699	26,337
Incoming resources from charitable activities	4	64,638	-	-	64,638	61,285
Other incoming resources	5	-	11,315	-	11,315	6,534
Total Incoming Resources		260,159	11,402	-	271,561	407,115
RESOURCES EXPENDED						
Costs of Generating Funds:-						
- Investment Management costs		-	-	4,887	4,887	4,467
Charitable activities	6	281,423	11,315	-	292,738	442,418
Governance costs	7	7,889	-	-	7,889	4,178
Total Resources Expended		289,312	11,315	4,887	305,514	451,063
Net Incoming/(outgoing) resources before transfers		(29,153)	87	(4,887)	(33,953)	(43,948)
Net incoming resources before other recognised gains and losses		(29,153)	87	(4,887)	(33,953)	(43,948)
Other recognised gains and losses						
Investment gains/(losses)	12	-	-	69,489	69,489	35,140
Net Movement in Funds		(29,153)	87	64,602	35,536	(8,808)
Reconciliation of Funds						
Total funds brought forward 1 January 2013		1,464,810	27,844	695,302	2,187,956	2,196,764
Total Funds at 31 December 2013	18	1,435,657	27,931	759,904	2,223,492	2,187,956

All gains and losses arising in the year are included in the Statement of Financial Activities and derive from continuing activities.

Summary income and expenditure account
For the year ended 31 December 2013

	Total 2013	Total 2012
	£	£
Total Income	271,561	407,115
Total Expenditure	(300,627)	(445,567)
Transfer (to)/from funds	-	-
Net income/(expenditure) for the year	(29,066)	(38,452)

Balance Sheet
As at 31 December 2013

	Note	**Total 2013 £**	Total 2012 £
Fixed assets			
Tangible assets	11a	676,661	678,776
Investments	12	567,526	515,072
Programme-related investments	13	823,227	812,671
		2,067,414	2,006,519
Current assets			
Debtors	14	10,397	6,469
Cash at bank and in hand	15	152,983	179,559
		163,380	186,028
Creditors: amounts falling due within one year	16	(7,302)	(4,591)
Net current assets		156,078	181,437
Total assets less current liabilities		2,223,492	2,187,956
Net Assets		2,223,492	2,187,956
The funds of the charity:			
Unrestricted funds:			
General	18	403,057	430,122
Designated		1,032,600	1,034,688
		1,435,657	1,464,810
Restricted	18	27,931	27,844
Endowment	18	759,904	695,302
Total funds		2,223,492	2,187,956

For the year ended 31st December 2013 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the trustees ..... and signed on their behalf by:
Mr Peter Price
Moderator
Company number: 4326752

The accompanying notes form an integral part of this balance sheet.

Notes to financial statements
31 December 2013

1 Accounting policies

Basis of accounting

The financial statements are prepared under the historical cost convention, as modified by the inclusion of fixed asset and investments at market values, and in accordance with the Financial Reporting Standard for Small Entities (April 2008), the Charities Act 2011 and the Statement of Recommended Practice, Accounting and Reporting by Charities, issued in 2005.

a) Incoming resources

Charitable activities

Income from grants, donations and other voluntary income are recognised on a receivable basis. Legacies are recognised when notified of entitlement and the amount is measurable.

b) Resources expended

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT that cannot be recovered.

Charitable activities

Expenditure relates primarily to staffing and support costs required to enable the charity to serve the Baptist Church communities in the West of England. The support is wide ranging and involves pastoral care of ministers and churches, support for outreach, new church planting buildings, youth work, training, payroll service and finance. In addition, the charity makes a number of grant payments to support different ministries including the Churches Together bodies across the region.

Governance Costs

Costs associated with constitutional and statutory requirements, including those costs associated with the strategic management of the charity's activities.

c) Pension costs

The charity makes contributions to the Baptist Pension Scheme (formerly Baptist Minister's Pension Trust Limited and the Baptist Union Staff Pension Trust Limited). Pension costs are charged to the Statement of Financial Activities as incurred.

d) Tangible Fixed Assets

Tangible fixed assets are stated at cost and fixed asset investments are stated at market value or at the trustees' best estimate of market value.

Depreciation is provided on all tangible fixed assets at annual rates calculated to write off the cost, less estimated residual value, of each asset on a straight line over its expected useful life, as follows:-

Office equipment – 25%

No depreciation is charged on freehold property or land as in the opinion of the trustees the properties have a long useful life.

e) Investments

Investments held as fixed assets are stated at their market value as at the balance sheet date. Differences in market values from the previous year are accounted for as unrealised gains or losses.

1 Accounting policies *(Continued)*

Investments are managed on behalf of the company on a discretionary basis by Barclays Wealth to achieve a balanced return from income and capital growth, whilst accepting a moderate level of risk. Investment Guidelines, determining the strategic distribution of funds are agreed by the trustees periodically. Barclays Wealth may exceed these guidelines, but only after seeking the authority of the trustees. The trustees also follow the Baptist Union of Great Britain Investment Policy for ethical investments which restricts investment in companies with significant trading interests in armaments, alcohol, gambling or tobacco, where "significant" is taken to mean greater than 5%.

Barclays Wealth are not responsible for the management of the company's tangible fixed assets, loans granted or cash held directly in the name of the company.

Income from investments is accounted for when receivable.

f) Fund accounting

Funds held by the charity are either:-

- *unrestricted general funds* – these are funds which can be used in accordance with the charitable objects at the discretion of the trustees;
- *designated funds* – these are funds set aside by the trustees out of unrestricted general funds for specific purposes or projects;
- *restricted funds* – these are funds that can only be used for particular restricted purposes within the objects of the charity.
- *Permanent endowment* - was created following a Charity Commission scheme following the closure of the Avening Baptist Church in 1995. The capital of the . scheme restricted the use of the fund to the churches within the South Gloucestershire area
- *Expendable endowment* - represents the company's investments of which the purpose of the fund is to generate income for the on-going work of the Association.

Expenditure which meets these criteria is charged to the funds.

Further explanation of the nature and purpose of each fund is included in note 18.

2 Voluntary Income

The following donations, legacies and grants were receivable during the year:-

	Unrestricted	**Restricted**	**Endowment**	**Total**	**2013**	Total	2012
	£	**£**	**£**		**£**		£
Home Mission Association funding	138,800	-	-	138,800			61,652
Home Mission Core Funding	-	-	-	-			49,320
Home Mission Grants	2,730	-	-	2,730			12,307
Home Mission Special Ministry Grants	13,350	-	-	13,350			13,000
Donations	3,908	-	-	3,908			165,367
Proceeds from closures	-	-	-	-			7,819
New Churches Fund	9,121	-	-	9,121			3,494
	167,909	-	-	167,909			312,959

The charity has a close relationship with the Baptist Union of Great Britain (which is also a charity) and receives significant funding from it. The Home Mission Association funding is a share of the monies donated to the Baptist Union of Great Britain by churches in the area covered by the Association, replacing the previous core grant and refund.

Grants for Churches Together within the Association area and for special projects are now allocated separately following a restructuring of the way in which the Baptist Union Home Mission grants are distributed.

3 Investment income

	Unrestricted	Restricted	Endowment	Total 2013	Total 2012
	£	£	£	£	£
Income from investments	19,710	-	-	19,710	18,982
Bank interest	702	87	-	789	155
Rents received	7,200	-	-	7,200	7,200
	27,612	87	-	27,699	26,337

4 Incoming resources from charitable activities

	Unrestricted	Restricted	Endowment	Total 2013	Total 2012
	£	£	£	£	£
Church income re Regional Ministers	2,343	-	-	2,343	6,875
Subsidiary companies - payroll & management charge	22,565	-	-	22,565	15,491
Programme related Investment income	26,615	-	-	26,615	22,136
Publications	9	-	-	9	107
Ministers Conference	10,240	-	-	10,240	11,145
Loan interest and thank offerings	1,000	-	-	1,000	1,109
Committees & conferences	1,798	-	-	1,798	3,997
Reimbursements & Refunds	68	-	-	68	425
	64,638	-	-	64,638	61,285

5 Other incoming resources

	Unrestricted	Restricted	Endowment	Total 2013	Total 2012
	£	£	£	£	£
Home Mission & Other Causes	-	11,315	-	11,315	6,534
	-	11,315	-	11,315	6,534

6 Charitable activities

	Unrestricted	Restricted	Endowment	Total 2013	Total 2012
	£	£	£	£	£
Assemblies, Conferences & Events	9,191	-	-	9,191	9,395
Evangelism and special events	2,999	-	-	2,999	-
Employees	219,147	-	-	219,147	211,800
Grants payable (see note 8)	22,270	-	-	22,270	118,007
Hospitality	451	-	-	451	630
Management & Administration	11,285	-	-	11,285	9,746
Legal Advice	108	-	-	108	59,150
Training	4,052	-	-	4,052	3,582
Depreciation	1,865	-	-	1,865	1,947
Property costs	9,595	-	-	9,595	21,208
Subscriptions	460	-	-	460	610
Home Mission & Other Causes	-	11,315	-	11,315	6,343
	281,423	11,315	-	292,738	442,418

7 Governance Costs

	Unrestricted	Restricted	Endowment	Total 2013	Total 2012
	£	£	£	£	£
Independent examination	1,920	-	-	1,920	1,920
Legal & professional fees	5,182	-	-	5,182	1,208
Trustees Expenses (included in note 9)	787	-	-	787	1,050
	7,889	-	-	7,889	4,178

8 Analysis of grants

	Unrestricted	Restricted	Endowment	Total 2013	Total 2012
	£	£	£	£	£
English Churches Together - Ecumenical Regional Grants	3,760	-	-	3,760	2,798
New Mission initiatives (see below)	12,260	-	-	12,260	112,259
City Ethnicity	2,650	-	-	2,650	2,650
WEBAY (Youth Ministry)	-	-	-	-	300
Portishead Fellowship costs	3,600	-	-	3,600	-
	22,270	-	-	22,270	118,007

The new mission initiatives includes funding made to the Wichelstowe (£4,250) and other projects (£2,250) from the New Churches Fund, and sponsoring Cutting Edge ministries at Painswick (£5,760).

9 Staff costs and Trustee expenses

	2013	2012
Trustees' remuneration:-	£	£
Revd. Nigel Coles	31,876	30,210
Revd Alisdair Longwill	26,910	26,000
Revd Gordon Hindmarch	4,295	24,860
	63,081	81,070
Social Security costs (trustees)	7,070	7,973
Staff Salaries (including redundancy costs)	88,095	46,206
Social Security costs (staff)	3,182	2,688
Trustee Pension costs (see note below)	15,195	17,431
Staff Pension costs (see note below)	8,106	3,892
Housing costs	8,744	15,123
Training - courses, conferences, assemblies	1,302	4,925
Council tax, water, telephone	7,557	10,728
Expenses and other costs	16,815	21,764
	219,147	211,800

The Memorandum of Association of the charity, approved by the Charity Commission, provides for remuneration and benefits to be paid to those persons appointed as Regional Ministers of the charity. Remuneration is paid to the Regional Ministers as fully accredited Baptist ministers of the Baptist Union of Great Britain to exchange information, provide advice and support to churches and their respective ministers and leaders enabling the charity to further its Objects.

Pension Contributions		2013	2012
Trustees' pension contributions:-		£	£
Revd. Nigel Coles	Baptist Minister's Pension Trust Limited	7,132	6,330
Revd Alisdair Longwill	Baptist Minister's Pension Trust Limited	6,911	5,520
Revd Gordon Hindmarch	Baptist Minister's Pension Trust Limited	1,152	5,581
		15,195	17,431
Staff	Baptist Union Staff Pension Scheme	3,254	1,500
Other Ministerial staff	Baptist Minister's Pension Trust Limited	4,852	2,392
		23,301	21,323

9 Staff costs and Trustee expenses *(continued)*

Pensions

The Association is an employer participating in 2 pension schemes known as the Baptist Pension Scheme ("the Scheme"), which was known as the Baptist Ministers' Pension Fund until 31 December 2011 ("the Ministers' Fund"), and the Baptist Union Staff Pension Scheme ("the Staff Scheme"). The Schemes are separate legal entities which are administered by a Pension Trustee (Baptist Pension Trust Limited).

Employees are eligible to join the Scheme, which is not contracted out of the State Second Pension. In addition, from 1 January 2012 some members of the Association staff are also eligible to join the Scheme.

The main benefits provided by the Ministers' Fund for service prior to 1 January 2012 are a defined benefit pension of one eightieth of Final Minimum Pensionable Income for each year of Pensionable Service, together with additional pension in respect of premiums paid on Pensionable Income in excess of Minimum Pensionable Income. From 1 January 2009 Ministers paid 8% of their Pensionable Income and the employer paid 16%. The Fund started in 1925, but was closed to future accrual of defined benefits on 31 December 2011.

The main benefit provided by the Staff Scheme is a pension of one seventieth of a member's average salary over the last three years of pensionable service. From 1 January 2009 employees paid 8% of their salary, and the employer paid the balance of the necessary contribution, which was 17.1%. The scheme started in 1969, but was closed to future accrual of benefits on 31 December 2013.

From January 2012, pension provision for both Ministers and Lay Staff is being made through the Defined Contribution (DC) Plan within the Baptist Pension Scheme. Members pay 8% of their Pensionable Income and employers pay 6% of members' Pensionable Income into individual pension accounts which are operated and managed on behalf of the Pension Trustee by Legal and General Life Assurance Society Limited. In addition, the employer pays a further 4% of Pensionable Income to cover Death in Service Benefits, the administration of the DC Plan, and an associated insurance policy which provides income protection for Scheme members in the event that they are unable to work due to long-term incapacity. This income protection policy has been

The financial assumptions underlying the valuations were as follows:	Ministers and staff
Discount rate pre retirement	5.70%
Discount rate post retirement	4.55%
Rate of price inflation	3.70%
Rate of revaluation on deferred pensions accrued to 5 April 2009	3.70%
Rate of revaluation on deferred pensions accrued after 5 April 2009	2.50%
Rate of pension increases on benefits accrued to 5 April 2006	3.50%
Rate of pension increases on benefits accrued after 5 April 2006	2.30%

As there is a large number of contributing employers participating in the Scheme, the Association is unable to identify its share of the underlying assets and liabilities of the scheme. Accordingly, due to the nature of the schemes, the profit and loss charge for the period represents the employer contributions payable. The total pension cost for the Association is £23,301 (2012 £21,323).

Consequent upon the departure of the Administrative manager from the Association in 2011, the Association had a cessation event under Section 75 of the Pensions Act 1995. This makes the Association liable for the proportion of the overall deficit (assessed by reference to the cost of securing benefits by the purchase of annuities) applicable to its previous staff who were members of the Fund. It is not possible to quantify this debt without an actuarial calculation. In order, to avoid the cost of such a calculation and because the Association may not be able to continue its charitable activities following payment of the employer debt which arises upon a cessation event, the Pension Fund Trustee (after consulting the Pensions Regulator) is not currently pursuing the employer debt, but is instead permitting the church to pay the ongoing deficiency contributions outlined above. However, the Pension Trustee has the right to quantify and seek payment of the debt at any time at its discretion.

The latest actuarial valuation of the Ministers' Fund DB Plan took place on 31 December 2013, and the latest actuarial valuation of the Staff Scheme DB Plan took place on 1 January 2014. A report of the most recent valuations is not yet available.

Staff costs and Trustee expenses *(continued)*	**2013**	2012
The average number of full-time equivalent employees (including part-time staff) during the year as follows:		
Regional Ministers	2.1	3.0
Office Administrative Manager & Trust Officer	1.2	1.2
Administration staff	1.0	1.0
Other Ministerial staff (including Wichelstowe & part-time project staff)	1.5	0.5
	5.8	5.7

In 2013 no employee earned more than £60,000 per annum (2012 - Nil)

Trustee expenses	**2013**	2012
	£	£
Trustee expenses	787	1,050
	787	1,050

Expenses were paid to cover travelling, conference and other expenses to 5 trustees.

10 Taxation

No corporation tax has been provided in these accounts because the income of the charity is within the exemption granted by Section 505 of the Income and Corporation Taxes Act 1988.

11 Fixed Assets

a) Tangible fixed assets

The movement in the year was as follows:-	Property	Equipment	Total
Cost	£	£	£
Beginning of year	675,131	11,513	686,644
Disposals	-	(2,698)	(2,698)
End of year	675,131	8,815	683,946
Depreciation			
Beginning of year	1,221	6,647	7,868
Charge for the period	-	1,667	1,667
Disposals	-	(2,250)	(2,250)
End of year	1,221	6,064	7,285
Net book value			
31 December 2013	673,910	2,751	676,661
31 December 2012	673,910	4,866	678,776

b) Association Property

	2013	2012
	£	**£**
Land at Emersons Green	176,490	176,490
Manse at 3 The Hawthorns, Bussage,	300,270	300,270
12 Bridge View Close, Easton	181,500	181,500
Eastville Church	5,000	5,000
Stockwood Church	10,650	10,650
	673,910	673,910

12 Investments

	2013	2012
	£	£
Market value at beginning of year	515,072	473,216
Acquisitions at cost	104,193	170,694
Sale proceeds from disposals	(121,228)	(163,978)
Gains in the period		
- Realised gains/(losses)	39,269	4,631
- Net unrealised gains/(losses)	30,220	30,509
Market value as at 31 December 2013	567,526	515,072

	2013	2012
Investments at market value comprise:-	£	£
UK equities	316,860	262,282
UK fixed interest securities	159,284	159,760
UK other investments	20,396	32,685
Overseas equities	70,985	60,344
Wholly Owned Trading Subsidiary	1	1
	567,526	515,072
Historical cost at 31 December 2013	516,414	482,190

13 Programme-related investments

	Support Loans	Investment properties	Total
	£	£	
a) Balance at 1 January 2013	142,634	670,037	812,671
Loan repayments	(16,304)	(1,389)	(17,693)
New loans	28,249	-	28,249
Balance at 31 December 2013	154,579	668,648	823,227

b) i) An agreement was reached with Emersons Green Church for them to acquire over a number of years the equity of the property at 1 Bishops Road through the housing for Mission scheme by way of conversion of some of the rent to a capital repayment. The church currently has a £41,316 (2012 - £39,922) equity in the property.

ii) Woodside House, Stroud, the church acquired a 30% share in the property.

iii) Sion Road is currently let at commercial rent whilst a decision is considered over its further use as a Mission house.

14 Debtors

	2013	2012
	£	£
Accrued income	1,332	1,385
Other Debtors	-	593
Amounts due from Subsidiary undertakings	9,065	4,491
	10,397	6,469

15 Cash at bank and in hand	2013	2012
	£	£
HSBC Bank	64,062	159,802
CAF Cash/Gold	57,814	811
COIF Charity Fund	13,825	13,738
Barclays Wealth	16,974	4,606
PayPal	100	239
Petty cash	208	363
	152,983	179,559

16 Creditors	2013	2012
Amounts falling due within one year	£	£
Other creditors	7,302	4,591
	7,302	4,591

17 Commitments under operating leases

At 31 December 2013 the organisation had annual commitments under non-cancellable operating leases as set out below.

	Equipment 2013	2012
Operating leases which expire:	£	£
Between 2 to 5 years	1,918	1,918

18 Statement of Funds	At 1 January 2013	Income	Expenditure	Other Movements & Transfers	At 31 December 2013
	£	£	£	£	£
Unrestricted					
General fund	430,122	240,798	(267,863)	-	403,057
Designated					
Ministers Conference	10,602	10,240	(9,189)	-	11,653
North Bristol Ecumenical	18,886	-	-	-	18,886
Painswick	34,464	-	(5,760)	-	28,704
Lay ministries	110	-	-	-	110
New Churches Initiatives	10,010	9,121	(6,500)		12,631
Support Fund	960,616	-	-	-	960,616
Total unrestricted	1,464,810	260,159	(289,312)	-	1,435,657
Restricted					
Home Mission & Other Causes	654	11,315	(11,315)	-	654
Leighterton & Culkerton	16,540	87	-	-	16,627
Stockwood Church	10,650	-	-	-	10,650
Total restricted	27,844	11,402	(11,315)	-	27,931
Expendable endowment					
Income fund	519,012	-	(4,887)	69,489	583,614
	519,012	-	(4,887)	69,489	583,614
Permanent endowment					
Avening Fund	176,290	-	-	-	176,290
Total Endowment	176,290	-	-	-	176,290
Total Endowment	695,302	-	(4,887)	69,489	759,904
TOTAL FUNDS	2,187,956	271,561	(305,514)	69,489	2,223,492

18 During the year the trustees have taken the opportunity to further re-analyse their funds as follows:

General Fund (unrestricted)
This represents the free funds of the charity which are not designated for particular purposes, following the re-distribution of the funds held by the Association.

Income Fund (Expendable endowment)
This fund holds the charitable company's investments, all of which are held in the name of Gerrard Limited Nominees as part of the discretionary management arrangement with Barclays Wealth. The purpose of the fund is to generate income for the on-going work of the Association.

New Churches Initiatives (designated)
This fund has been established to enable new church planting within the Association and to assist in initial costs.

North Bristol Ecumenical Fund (designated)
This fund exists to support Baptist Chaplaincy work at the University of the West of England. No call has been made on this fund during the year.

Ministers Conference Account (designated)
This fund previously administered separate from the Association's accounts, is now administered in the Association's office and is used to control the finances of the annual minister's conference which is normally self funding.

Support Fund (designated)
This fund exists to provide support to the churches and individuals within the Association, for purposes approved by the Executive of the charity. This support includes loan finance to property projects, for the charity itself, local churches and in special cases, individuals. Interest on loans is subject to negotiation, but at a rate not greater than that charged by the Baptist Union Corporation Limited.

Painswick Fund (designated)
This fund was created from the closure of the United Church at Painswick and represents the balance of the funds held previously from the sale of the old chapel. A new initiative to re-establish a Baptist presence is being funded from this fund.

Leighterton & Culkerton (restricted)
This capital fund, held under a trust created in July 1947, exists to provide income for the Leighterton & Culkerton churches in Gloucestershire. Should the churches close the income of the fund may be used for Colporteurage and Evangelistic work in the surrounding villages and district.

Stockwood Church Fund (restricted)
This fund represents the cost of the Stockwood Church which is governed by an ultimate trust dated June 1977. Should the church close and the premises sold, the proceeds will be shared between the Association and Bristol City Mission Society.

Home Mission & Other Causes Fund (restricted)
This fund occasionally receives monies (usually donations) as an agent for Home Mission on behalf of the Baptist Union of Great Britain. Donations are very occasionally received for other causes, which are passed directly on to the the appropriate beneficiary.

18 Statement of Funds *(Continued)*

Avening Fund (Permanent Endowment)

This endowment fund was created following a Charity Commission scheme following the closure of the Avening Baptist Church in 1995. The scheme restricted the use of the capital in the fund to the provision of premises of churches within the South Gloucestershire area.

Assets analysed between funds

	Unrestricted	Restricted	Endowment	Total 2013	Total 2012
	£	£	£	£	£
Tangible Fixed assets	489,721	10,650	176,290	676,661	678,776
Programme-related investments	823,227	-	-	823,227	812,671
Investments	-	3,985	563,541	567,526	515,072
Debtors	10,397	-	-	10,397	6,469
Cash at bank and in hand	119,614	13,296	20,073	152,983	179,559
Creditors falling due in one year	(7,302)	-	-	(7,302)	(4,591)
	1,435,657	27,931	759,904	2,223,492	2,187,956

Unrestricted: analysed between funds

	General	Designated	Total
	£	£	£
Tangible Fixed assets	352,332	137,389	489,721
Programme-related investments	-	823,227	823,227
Investments	-	-	-
Debtors	10,397	-	10,397
Cash at bank and in hand	47,630	71,984	119,614
Creditors falling due in one year	(7,302)	-	(7,302)
			-
	403,057	1,032,600	1,435,657

19 Share capital

The company is limited by guarantee and therefore has no share capital.

20 Cash flow statement

As permitted by Financial Reporting Standard No.1, a cash flow statement has not been prepared since the company qualifies as a small company.

21 Capital expenditure commitments

At the time of production of this Annual Report and Accounts no capital expenditure has been authorised.

22 Related party transactions

During the period West of England Baptist Association was the parent company of West of England Baptist Payroll Company Limited. West of England Baptist Payroll Company Limited is a company in which, Trevor Bryant is also a director.

During the year Management charges amounting to £6,500 (2012:£5,000) towards the administrative costs were paid to the Association. At the balance sheet date West of England Baptist Payroll Company Limited, owed the charity £9,065 (2012:£4,491).

23 Post-Balance Sheet events

The sale of Association property, 12 Bridge View Close, was informally agreed on 7 November 2013 and the charity's solicitor advised that completion had taken place on 8 May 2014. The net proceeds from the sale was £172,054.

The following information does not form part of the financial statements required by company law and is largely reported for the benefit and information of member churches.

1 **Support Fund**

The following loans are outstanding to churches within the Association:-

Churches	Balance at 01-Jan-13	Loan Repayments	New Loans	Balance at 31-Dec-13
	£	£	£	**£**
Chalford	30,000	-	-	30,000
Lechlade	32,895	3,000	-	29,895
Patchway	1,868	1,222	-	646
Stapleton, Bristol	7,479	3,126	-	4,353
Westbury West End	-	526	10,000	9,474
Stratton Green	613	744	-	(131)
Melksham	3,533	3,533	-	-
Other	1,690	3,056	9,000	7,634
Wichelstowe	55,000	-	-	55,000
City Road	-	-	6,655	6,655
Shepton Mallet	3,615	1,097	-	2,518
Dundry	5,941	-	2,594	8,535
	142,634	16,304	28,249	154,579

2 **By Funding Source**

Property		£	**Unrestricted**	**Restricted**	**Endowment**
Land at Emersons Green		176,490	200	-	176,290
Manse at 1 Bishop Road, Emersons	a	248,853	248,853	-	-
Manse at 3 The Hawthorns, Bussage,		300,270	300,270	-	-
12 Bridge View Close, Easton		181,500	181,500	-	-
61 Sion Road Bedminster	b	211,161	211,161	-	-
Eastville Church		5,000	5,000	-	-
Woodside House	c	208,635	208,635	-	-
Stockwood Church (Restricted)		10,650	-	10,650	-
		1,342,558	1,155,618	10,650	176,290
Equipment		2,751	2,751	-	-
Total Property & Equipment		1,345,309	1,158,369	10,650	176,290

a The Manse property at Emerson Green is being acquired by the church under the Housing for Mission scheme agreement signed during 2011, whereby a proportion of the rent is being used to acquire further equity in the property. Should this property be sold the proceeds will be shared between the Church and the Association according to the equity share. The property was originally partly acquired for a purchase price of £290,164 using Avening fund proceeds. The current church equity is 14.2% (£41,316).

b The house at 61 Sion Road is currently being rented from the Association by East Street Baptist church as a Manse.

c Woodside House, Stroud which shares a common boundary with the Farmhill Church was purchased during the year as part of the new mission project at the church.

The above information does not form part of the financial statements required by company law and is largely reported for the benefit and information of member churches.