

A collage of 14 photographs documenting the restoration of St. Andrew's Church. The images show the exterior of the brick church, the interior of the nave with pews, the organ, the altar area, the vestry, the sacristy, the churchyard, and the church being covered in scaffolding during construction. The photos are dated from 2015 to 2016.

ANNUAL ACCOUNTS 2016

GRACE BAPTIST TRUST CORPORATION

ANNUAL ACCOUNTS 2016

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ANNUAL REPORT AND ACCOUNTS

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GRACE BAPTIST TRUST CORPORATION

A COMPANY LIMITED BY GUARANTEE
REGISTRATION NUMBER 592488

A REGISTERED CHARITY
REGISTRATION NUMBER 251675

ANNUAL REPORT

CHAIRMAN'S INTRODUCTION

It is my privilege to introduce this year's annual report of the Grace Baptist Trust Corporation. We acknowledge God's faithfulness and thank Him for his goodness through another year as we have endeavoured to support and encourage the work of the churches.

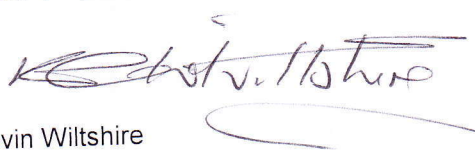
In particular I would like to thank the office staff for all that they have done, as well as each of my colleagues on the Council who give their time, not only in attending committee meetings, but also in giving their professional advice so willingly. For us, it is truly a privilege to serve our Lord in guiding, advising, helping, supporting and encouraging churches and God's people as they in turn endeavour to faithfully serve Him locally in furthering the cause of Christ.

The last year has been an encouraging one for us. The transfer of chapel and manse trusteeships from the Association of Grace Baptist Churches (East Anglia) has continued, and we are very pleased to have been able to assist the Association in a number of other ways. On the wider front, we have continued to expand our resources for the churches and, in particular, were able to give a number of churches advice on Workplace Pensions, producing a Fact Sheet on the subject. This is likely to be a significant issue for a number of the churches we serve during 2017 as we understand that many have staging dates in 2017.

At the end of 2015 the church in Lea, in Wiltshire, closed owing to the difficulties faced by a small membership in maintaining the life of the church. However, we are pleased to report that the Grace Baptist Partnership were willing to support the friends who wished to continue to hold services there and we are hopeful that this may lead to the replanting of the church in the village. It is not always possible to attempt to re-establish a church when a chapel closes down, but we are thankful for the opportunity of working together with the Grace Baptist Partnership when the possibility arises.

A long awaited event occurred on 16th December 2016 when contracts were exchanged for the sale of the former chapel in Brighton. Under the requirements of FRS 102, the sales proceeds are included in these accounts although completion did not take place until 3rd February 2017. Whilst the sale of a chapel is disappointing, we are excited about the future opportunities that these funds present to us.

Please pray that God will give us wisdom and His guidance as we seek to maintain the various ministries of the Corporation during the coming year.


Kevin Wiltshire

CHURCH DONATIONS

The following churches have contributed to the General Fund during 2016:

| | | | | |
|---------------|----------|---------------------|------------|-----------|
| Accrington | Bedworth | Caterham | Chatham | Cuckfield |
| Devizes | Dorking | Dunmow | Dunstable | Epsom |
| Fressingfield | Friston | Gloucester, Trinity | Halifax | Haworth |
| Hilperton | Lewisham | Occold | Portsmouth | Somersham |
| Stoke Golding | Tadworth | Trowbridge | | |

GRACE BAPTIST TRUST CORPORATION
REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2016

The members of the Board of Directors submit their annual report and accounts for the year ended 31 December 2016 to be presented to the members at the Annual General Meeting to be held on 29 April 2017.

The accounts set out on pages 11 to 29 have been prepared in accordance with the historic cost convention as modified by the revaluation of investments, and are in accordance with the requirements of the Corporation's Articles of Association (dated 24th April 2010), the Companies Act 2006, the Charities Act 2011, the Statement of Recommended Practice "Accounting and Reporting by Charities" (2015), and the Financial Reporting Standard "FRS 102". This is the first year that the accounts have been prepared under this standard. The accounts have been prepared on a going concern basis as there is sufficient demand for the services provided by the Corporation and sufficient resources to provide those services. The Directors consider that there are no material uncertainties in this regard. The accounts are subject to audit. The accounts of the Grace Baptist Trust Corporation Common Investment Fund are set out on pages 31 to 40 and are subject to audit. The accounts on pages 11 to 29 do not include the trust funds of which the Corporation is a Trustee.

CONSTITUTION

The Grace Baptist Trust Corporation is registered in England as a Company limited by guarantee and not having a share capital (Registration Number 592488). The Corporation is also registered as a Charity (Registration Number 251675), and is recognised as a Trust Corporation under section 3(i) of the Law of Property (Amendment) Act 1926. The Corporation is governed by its Articles of Association.

BOARD OF DIRECTORS

The requirements of the Corporation's Articles of Association are that the Board of Directors must consist of three Officers - Chairman, Deputy Chairman, and Treasurer, and up to 20 other Directors. The Officers are appointed by the Board of Directors at the first Board Meeting following the Annual General Meeting.

The Directors are elected at each Annual General Meeting from among the Ordinary Members and the Delegate Members of the Corporation. Members of churches that adhere to the Corporation's doctrinal basis may apply to become Ordinary Members on payment of the annual subscription. Every church that adheres to the Corporation's doctrinal basis and makes an annual donation is entitled to nominate Delegate Members and is entitled to nominate a male member to be included in the list of persons to be submitted to the meeting for election as a Director. As a member of the Corporation, each Director is liable to contribute £5 to the assets of the Corporation in the event of its being wound up.

The Board of Directors on 6 March 2017 (the date on which the Annual Report and Accounts were approved) comprised the following:

Mr J N Broome BSc (Hons) MRICS IRRV
Mr P Canty CEng MCIBSE CMIOSH
Mr A R Copeman FRICS
Mr A B Keen LLB
Mr S A Partington BA (Hons) Dipl Arch RIBA
Mr R E Powell ACII
Pastor P D Relf FCA
Mr J A H Risbridger MA (Oxon)
Mr D W J Skull FRICS MFB (Treasurer)
Pastor D J Steere (Deputy Chairman)
Mr K C W Wiltshire ACSI FPCS MloD Cert PFS PFA (Chairman)

Unless otherwise stated, each Director served in that capacity throughout the year ended 31st December 2016.

GRACE BAPTIST TRUST CORPORATION
REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

ORGANISATION

As a Company, limited by guarantee, the Corporation is managed by the Board of Directors. As the Corporation is also a Registered Charity, the Directors manage its affairs as Charity Trustees. The Directors are also referred to as the Council of Management.

The Council of Management meets four times a year and has overall responsibility for the governance of the Corporation. It is particularly responsible for dealing with matters involving policy. Routine matters that require Board approval may be dealt with by the Executive Committee which normally consists of the Chairman, Deputy Chairman, Treasurer and four other Directors. The Executive Committee may also deal with matters remitted to it by the Council of Management. In addition, the Executive Committee may consider matters of policy, but only in the context of making recommendations to the Council of Management. The Executive Committee meets up to six times a year. Following the creation of the Pastors' Fund, a Consultative Committee was established to advise the Council of Management about the Fund's policies and the level of grants to beneficiaries. The Pastors' Fund Consultative Committee has no executive powers.

The Officers (Chairman, Deputy Chairman, and Treasurer) consider matters that are particularly confidential prior to their being reported to the Council of Management and they are able to advise the Chief Executive in situations where there is some uncertainty as to the correct application of matters of policy. In addition, certain matters are remitted to the Officers for consideration where it is thought that they should be discussed by a committee that is smaller than the Executive Committee. The Chief Executive attends all Officers' meetings. The Officers meet as necessary.

The Chief Executive, (Mr Eric Cousins FCCA), is responsible for implementing the policies and resolutions of the Directors and for attending to all routine matters that do not involve the Council of Management (as a body of Trustees or Board of Directors). He has served in that capacity since 1st January 2000 and continued to serve at the date this report was approved by the Council of Management.

TRUSTEES' INDUCTION AND TRAINING

As indicated above, the Trustees are elected at each Annual General Meeting from among the Ordinary Members and the Delegate Members of the Corporation. Members of churches that adhere to the Corporation's doctrinal basis may apply to become Ordinary Members on payment of the annual subscription. Every church that adheres to the Corporation's doctrinal basis and makes an annual donation to the Corporation is entitled to nominate Delegate Members and is entitled to nominate a male member to be included in the list of persons to be submitted to the meeting for election as a Trustee. As it is important that only persons having the desired professional expertise or comprehensive knowledge of the churches are nominated, the Board of Trustees works in partnership with the individual churches regarding nominations.

Once new Trustees are appointed, they are taken through a process of induction by the Chief Executive who ensures that they understand the legal duties and responsibilities imposed on them as Trustees, using the Charity Commission publication "CC3 – The Essential Trustee" as a guide. In addition, they are provided with copies of the Corporation's Articles of Association – the key provisions of which are explained to them, together with copies of the Corporation's most recent Statutory Accounts and Annual Report. They are also provided with a set of the minutes of the most recent Trustees' Meeting (which include a reference to all outstanding issues) and the Chief Executive ensures that they are fully briefed on all ongoing matters.

The Trustees require the Chief Executive to keep them abreast of all developments that have a bearing on their role as Trustees by providing them with relevant information such as articles from charity magazines and briefing notes supplied by relevant bodies – such as the Charity Commission. The Corporation subscribes to "Governance" magazine, and copies are made available to the Officers. Furthermore, as they exercise their responsibilities on the Board, the Trustees draw upon their extensive professional knowledge and experience - which is enhanced by their attendance at relevant training courses that form part of their continuing professional development.

GRACE BAPTIST TRUST CORPORATION
REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The Directors are responsible for preparing the Annual Report and Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (UK GAAP).

Company law requires the Directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Corporation and of the surplus or deficit of the Corporation for that period. In preparing those accounts the Directors are required to:

- Select suitable accounting policies and then apply them consistently.
- 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 accounts.
- Prepare the accounts on a going-concern basis unless it is inappropriate to presume that the Corporation will continue in operation.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Corporation and which enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each Director is aware, there is no relevant audit information (needed by the Corporation's auditors in connection with preparing their report) of which the auditor is unaware. Each Director has taken all the steps that he ought to have taken as a Director in order to make himself aware of any relevant audit information, and to establish that the Corporation's auditors are aware of that information.

OBJECTIVE

The chief objective underlying all the activities of the Corporation is the advancement of the Christian religion, particularly by means of and in accordance with the principles of Particular Baptist Churches practising Strict Communion.

AIMS

The Corporation aims to accomplish this objective by providing church officers with the resources they need so that they are able to attend to the administrative, financial, legal, and practical aspects of church life, in general, and to comply with their statutory obligations, in particular. The Directors believe that these services are of considerable assistance to church officers and that this, in turn, furthers the Corporation's legal objective as churches are able to concentrate on their main task of advancing the Christian religion. Whilst other similar charitable organisations exist within the Grace Baptist family of churches, the Board of Directors consider that the Corporation is in a unique position to offer the level of professional support that we are able to, owing to the high level of professional expertise represented on the Board.

STRATEGY

The nature of the Corporation's ministry is such that its objectives and the strategies it employs to achieve those objectives do not change significantly from year to year. Since the Corporation is a "Trust Corporation", one of its fundamental ministries is to act as a Trustee of church property and various Trust Funds established under Charity Commission schemes, trust deeds, wills and other instruments. The Directors' aspiration is to provide the churches and their members with the services, advice and general assistance that they require and to fulfil all of the Corporation's responsibilities as Trustees of various chapels and Trust Funds as comprehensively and efficiently as possible. The strategy adopted to achieve this has been the dissemination of information through a website and through the production of fact sheets, and other means as appropriate, to respond to the various needs of the churches as they have arisen and to provide routine services as a matter of course. The Directors have endeavoured to inform all potential beneficiaries of the services available to them through the website and other literature, articles, and advertising, as appropriate.

GRACE BAPTIST TRUST CORPORATION
REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

ACTIVITIES AND ACHIEVEMENTS

The nature of the ministry of the Grace Baptist Trust Corporation makes it difficult to quantify the success that has been achieved during the year and to compare that against the objective set - especially since each church served by the Corporation is locally independent and not under the legal or spiritual jurisdiction of the Directors. The objective set is to provide church officers with all the assistance they need to run their churches effectively and the Directors consider that this has been done. Specifically, the Corporation has been able to support the work of churches and their members in the following ways:

Advisory Services:

The Corporation's advisory services comprise the largest single aspect of the ministry of the Corporation in terms of hours worked and take the form of a help desk where staff are able to provide answers to specific queries churches may have. A considerable number of telephone calls, emails, or queries submitted through the website were addressed during the year. As such queries relate to a church's specific situation the Directors consider that it is inappropriate to provide further details. In addition fact sheets are published, as necessary, to alert church officers to the requirements of current legislation and good practice. The cost of providing these services amounted to £84,547 (2015: £83,939). The number of letters of appreciation received from church officers demonstrate how much these services are valued by the churches.

Benevolent Payments:

The Corporation administers a small number of Benevolent Funds which exist to provide financial assistance to people in need, particularly serving or retired pastors of Strict Baptist Churches or the members of such churches. Grants totalling £5,300 were given to four beneficiaries during the course of the year (2015: £5,200 given to three). Letters received from the beneficiaries highlight the significance of these grants to the level of their household income.

Educational Support:

The Corporation administers a small Endowment Fund, the B A Warburton Memorial Fund, which exists to provide financial support for male members of Strict Baptist Churches who plan to enter the Ministry. The assistance given by the Corporation takes the form of grants that are given towards the cost of course fees or the purchase of books. No applications for grants were received during the year and as at the year end the balance available for distribution stood at £965 (2015: £762).

Gift Aid Scheme:

The Corporation's Gift Aid Scheme comprises the largest single aspect of the ministry of the Corporation in terms of financial turnover and represents the funds that are given to the Corporation to support the ministry of specific churches and other organisations that further the aims and objectives of the Corporation. During the year, £445,040 was received (2015: £438,306). The sum of £438,265 was disbursed (2015: £432,956) with costs being incurred of £12,078 (2015: £11,991) resulting in total expenditure amounting to £450,343 (2015: £444,947). Churches benefitting are able to extend their ministries beyond the level they would otherwise be capable of achieving.

Ministry Support:

The Corporation administers certain funds that are either designated by the Directors to assist churches in general, or are restricted by the donors for the support of specific churches in particular. During the year, the sum of £6,871 was spent on these activities (2015: £1,808). Churches benefitting are able to extend their ministries beyond the level they would otherwise be capable of achieving.

Professional Services:

The Corporation acts as a Trustee of church property and various Trust Funds established under Charity Commission schemes, trust deeds, wills and other instruments and provides other professional services to churches or other organisations within the Grace Baptist family of churches, as the need arises. As a Trustee of charitable land and property, the Corporation has been able to give extensive advice to churches regarding the land and buildings for which they are responsible as well as legal advice relating to compliance with their chapel trust deeds. Once again, the office staff were able to produce the "Directory of Churches" on behalf of the Trustees of Grace Magazine Trust. The cost of providing these services amounted to £24,156 (2015: £23,983) although the sum of £13,614 was received in respect of chargeable services (2015: £4,893). Further details are given in note 9.

GRACE BAPTIST TRUST CORPORATION
REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

ASSOCIATED CHARITIES

Although not "associated" as defined by FRS 102, the Corporation works closely with a number of charitable organisations with similar objectives. In particular, the Corporation enjoys cordial relations with the various Associations of Grace Baptist Churches and with the Grace Baptist Partnership. In addition, the Corporation assists the Trustees of Grace Magazine Trust in the production of the "Directory of Churches". As production of the magazine ceased at the end of 2014, the future of the Directory is uncertain. However, the Directors are resolved to ensure that by working in fellowship with the Trustees of Grace Magazine Trust, the Directory of Churches will continue to be printed in its present format. The Chief Executive is a Trustee and the Treasurer of the Particular Baptist Fund and a Trustee of the Baptist Building Fund. Whilst there is no formal link between the Corporation and these charities, the involvement of the Chief Executive enables him to represent the interests of the Grace Baptist family of churches.

GRANT MAKING POLICY

Grants are made to churches and individuals under the terms of the various funds administered by the Corporation. In the case of the Pastors' Fund, the Benevolent Fund and the Ministers' Aid Fund, grants are made directly to individuals to relieve financial hardship. In the case of the B A Warburton Memorial Fund, grants are made directly to individuals who are preparing for the Ministry to assist them with the costs of their training. In the case of institutional grants, the grants are made to churches to assist with the costs of building work and maintenance projects. The Directors consider that training men for the Ministry and assisting churches with their building and maintenance projects will help them to fulfil their ministries and that this will lead to the advancement of the Christian Religion, which itself is the legal objective of the Corporation.

FINANCIAL REVIEW

During the year the Corporation incurred an operating deficit of £15,335 although this was offset by the proceeds arising from the sale of a chapel amounting to £3,369,123 and investment gains of £60,555 resulting in a net surplus of £3,414,343. Included in these figures is one single gift amounting to £41,945 which was received for the support of the church in Stoke Golding. In the previous year an operating deficit of £40,749 was increased by investment losses of £35,479 which produced a total deficit of £76,228. As referred to above, contracts were exchanged for the sale of the former chapel in Brighton on 16th December 2016. The sale was completed on 3rd February 2017 and net proceeds after the deduction of expenses amounted to £3,369,123. This includes the net sales proceeds of the manse and, as permitted by the Trust Deed, was designated for church planting projects.

Principal funding sources have been donations from supporting churches and personal members, and interest and dividends arising from the Corporation's investments. A significant proportion of the Corporation's income and expenditure relates to the Gift Aid Scheme under which donors choose to support the ministry of particular churches or other charitable activities that are in furtherance of the aims and objectives of the Corporation. This is a significant aspect of the Corporation's charitable activities and during the year income amounted to £445,040 (2015: £438,306) and disbursements to £438,265 (2015: £432,956). The income yield achieved on the Corporation's portfolio of investments was 3.3% against a target of 3.5%, and the total return achieved was 9.7% against the benchmark of 12.6%.

The Corporation does not commit itself to supporting projects beyond the limits of funds that are available, and therefore the Directors confirm that the assets in each of the funds are sufficient to enable the Corporation to meet its obligations under those funds as they fall due. The financial position as at 31 December 2016 was considered satisfactory for the purposes of the continuing work of the Corporation.

FUTURE DEVELOPMENTS

Following a period of considerable advance in the ministry of the Corporation, with a number of initiatives underway but not yet completed, the Directors decided that a period of consolidation was necessary before further initiatives were considered. They adopted a Strategic Plan entitled "Consolidating our Position" to ensure that existing initiatives are completed satisfactorily and that future opportunities are seized when the time is right and this will continue to influence decision-making in the forthcoming year. The Directors intend to use the proceeds arising from the sale of the chapel and manse in Brighton to assist with establishing new churches or supporting those that are weak.

GRACE BAPTIST TRUST CORPORATION
REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

INVESTMENTS

The Corporation's Articles of Association authorise the Directors to invest funds not immediately required for its purposes in such investments as may for the time being be prescribed by law. All such funds are invested in the Grace Baptist Trust Corporation Common Investment Fund, which is managed by Fund Managers, Quilter Cheviot Limited, to achieve a robust income yield coupled with long-term capital growth as an inflationary hedge. Investment performance is governed by the Trustees' acceptance of a cautious to moderate level of risk and their adoption of an ethical stance that prevents investment in sectors covering alcohol, gambling, pornography, tobacco and credit institutions that apply extortionate and exorbitant lending principles.

The Trustees and Fund Managers have agreed a target asset allocation of fixed interest stocks, gilts and corporate bonds (55%), equities and structured investments (35%), and property (10%) that is designed to achieve these objectives. In the absence of a suitable standard benchmark that equates to the requirements of the Corporation, the Trustees and Fund Managers have formulated a specialist benchmark against which the performance of the fund is to be monitored. The income yield achieved on the Corporation's portfolio of investments was 3.3% against a target of 3.5%, and the total return achieved was 9.7% against the benchmark of 12.6%. Your attention is drawn to the financial review.

TRUST FUNDS

The Corporation acts as a Trustee for a range of small charities and charitable funds under the terms of Charity Commission schemes, trust deeds, wills or other instruments. The objects of these trusts fall within the chief objective of the Corporation and further details are given on pages 41 to 43. The Receipts and Payments Account on page 41 is a consolidated summary of the accounts of the charitable trusts that are listed on pages 42 and 43. Separate accounts are maintained for each of the trusts and returns are made to the Charity Commission where appropriate. The Corporation administers the funds of the trusts by investing the capital in the Grace Baptist Trust Corporation Common Investment Fund, and in other authorised investments. The funds of the trusts are kept apart from those of the Corporation by means of separate accounting records, bank accounts, and investments. Investment in the Common Investment Fund is on a unitised basis.

FUNDRAISING

The Corporation does not engage in fundraising activities.

RISK ASSESSMENT

The Directors review the risks to which the Corporation is exposed on an annual basis and they confirm that systems are in place to manage the risks that have been identified.

The principal risks facing the Corporation are:

- The lack of voluntary donations to finance the Corporation's operating costs. Owing to the professional nature of the services provided to the churches most church members find it difficult to identify the benefits that are provided and are therefore not inclined to support the work. A reasonable level of reserves is maintained to mitigate this risk.
- A lack of comprehensive internal control systems owing to there being only two members of staff in the office. All the financial controls that would be expected are in place, and a member of the Board of Directors, who is a Chartered Accountant, visits the office to inspect the financial records on a regular basis. These controls are reviewed annually.
- The loss of the Chief Executive. The risk has been mitigated by the appointment of a Personal Assistant to work closely with him, and by the provision of medical insurance to facilitate the provision of prompt treatment in the event of a debilitating illness.
- The total loss of the office and office records through a major disaster. Whilst the probability of this risk is minimal, its effect would be very severe. This risk has been mitigated by the formulation of a disaster recovery plan, which is reviewed annually.

GRACE BAPTIST TRUST CORPORATION
REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

RESERVES POLICY

The total funds held by the Corporation at the year-end amounted to £5,059,047 of which £214,873 represented Endowment Funds and £258,897 which represented Restricted Funds which may only be spent in accordance with the wishes of the donors. Your attention is drawn to notes 19 and 26.3.

Designated Funds comprise unrestricted funds received by the Corporation following the disposal of redundant chapels. There are two sub-classifications within Designated Funds. The Support Fund has been set aside by the directors in order to provide support to churches that are undertaking significant maintenance projects and to support the ministry of the Corporation, as necessary. This stood at £952,526 at the year-end and this is not considered to be excessive in view of the possibilities that could arise for utilising these funds in the future. Funds designated for church planting projects amount to £3,369,123 and will be utilised as opportunities arise. By their nature these will be long term projects as it may take between five and ten years for a new church to become fully self-supporting.

As stated in note 26.1 it is the desire of the directors that the costs of running the Corporation will be met out of membership subscriptions, voluntary donations, professional services and investment income arising from General Fund reserves. The income arising from these sources is volatile and currently falls significantly short of the sum required. Efforts are being made to increase the level of income but at present the directors consider that a level of reserves must be maintained that is sufficient to cover such deficits in order to sustain the work, not only in the immediate future but also for several years ahead.

The Directors review the situation on an annual basis and at the last review, conducted in December 2016, considered that the remaining free reserves, which amounted to £263,628 at the year-end, must be maintained at their current level. They consider that, in the event of a sudden and substantial fall in the Corporation's income, the sum of approximately £240,000 is required to cover two years' expenditure to enable all projects in hand to be completed, to enable the considerable number of trusteeships of properties and Trust Funds currently held by the Corporation to be transferred to another Trust Corporation, and to enable alternative arrangements to be put in place for the continuance of the wide range of support ministries currently being undertaken by the Corporation.

SIGNIFICANT CHANGES IN FIXED ASSETS

There were no significant changes in fixed assets during the year, although expenditure incurred in 2003 (amounting to £21,723 at cost) on computer programming has now been excluded. This had been carried at a written down value of zero, but the Directors consider that the cost should no longer be included as the original bespoke programs have been significantly amended since 2003 – see note 21.

PUBLIC BENEFIT

The Directors have considered the guidance published by the Charity Commission on the provision of public benefit. They confirm that the chief objective of the Corporation is the advancement of the Christian religion (which is a charitable purpose under law) and that the Corporation provides public benefit by offering professional and trustee services – including the provision of advice and information – free of charge to Particular Baptist Churches practising strict communion. Grants and loans are also made available to such churches. Additionally, grants are paid from various Endowment Funds to the members of those churches where they qualify under the terms of the trusts of the funds.

REMUNERATION POLICY

It is the policy of the Directors to remunerate staff at a level which recognises the Biblical principle that the labourer is worthy of his hire. Where it is appropriate to do so, the Board determines the level of salaries by reference to the "going rate for the job". Where there is no meaningful comparison – and specifically so far as the Chief Executive is concerned – Board Members are guided by reference to the salary that an employee might command in the open market. Alongside this, and in both cases, due consideration is given to the level of stipends that churches served by the Corporation are able to pay and the financial resources that are available within the Corporation. Salaries are reviewed on an annual basis, either at an Officers' Meeting or by the Executive Committee and a recommendation is submitted to the Board of Directors for consideration at their meeting in December.

GRACE BAPTIST TRUST CORPORATION
REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

PROFESSIONAL ADVISORS:

AUDITORS

Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

BANKERS

National Westminster Bank plc
1 Croydon Road
Caterham
Surrey
CR3 6XA

COIF Charities Deposit Fund
85 Queen Victoria Street
London
EC4V 4ET

INVESTMENT MANAGERS

Quilter Cheviot Limited
33-35 Queen Square
Bristol
BS1 4LU

REGISTERED OFFICE AND PRINCIPAL OFFICE

19 Croydon Road
Caterham
Surrey
CR3 6PA

INSURANCE BROKERS

Bluefin
33-35 Woodthorpe Road
Ashford
Middlesex
TW15 2RP

Access Insurance Service
212-220 Addington Road
South Croydon
Surrey
CR2 8LD

SOLICITORS

Wellers Law Group
65 Leadenhall Street
London
EC3A 2AD

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies, and was approved by the Board of Directors on 6 March 2017.

By order of the Board


K C W Wiltshire
Chairman

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GRACE BAPTIST TRUST CORPORATION

We have audited the financial statements of Grace Baptist Trust Corporation for the year ended 31st December 2016, on pages 11 to 29. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditor

As explained more fully in the Trustees' Responsibilities Statement set out on page 4, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on auditing (UK and Ireland). Those standards require us to comply with Auditing Practices Board's (APB) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the report of the directors to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing our audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statement

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31st December 2016 and its incoming resources and application of resources, including its income and expenditure, 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 Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Trustees' annual Report (Report of the Directors) for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report.


Andrew Skilton ACA
For and on behalf of Brewers, Statutory Auditor

Brewers Chartered Accountants
Bourne House,
Queen Street, Gomshall,
Surrey GU5 9LY

23 March 2017 10

GRACE BAPTIST TRUST CORPORATION
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2016

| | | Unrestricted Funds General | Unrestricted Funds Designated | Restricted Funds | Endowment Funds | Total Funds 2016 | Total Funds 2015 |
|---|-----------|----------------------------------|-------------------------------------|---------------------|--------------------|------------------------|------------------------|
| | Notes | £ | £ | £ | £ | £ | £ |
| Income and Endowments from: | | | | | | | |
| Donations and Legacies | | 9,338 | | 49,012 | 123 | 58,473 | 37,580 |
| Charitable Activities | | 13,604 | 10 | 445,040 | | 458,654 | 443,199 |
| Investments | | 8,486 | 23,457 | 6,812 | | 38,755 | 38,349 |
| Other | | | 3,369,123 | | | 3,369,123 | - |
| Total | 5 | <u>31,428</u> | <u>3,392,590</u> | <u>500,864</u> | <u>123</u> | <u>3,925,005</u> | <u>519,128</u> |
| Expenditure on: | | | | | | | |
| Charitable Activities | | 120,781 | | 450,436 | | 571,217 | 559,877 |
| Total | 6 | <u>120,781</u> | <u>-</u> | <u>450,436</u> | <u>-</u> | <u>571,217</u> | <u>559,877</u> |
| Income / (Expenditure) Before Transfers | | (89,353) | 3,392,590 | 50,428 | 123 | 3,353,788 | (40,749) |
| Transfers between Funds | 19 | <u>97,633</u> | <u>(90,000)</u> | <u>(7,633)</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Income / (Expenditure) After Transfers | | 8,280 | 3,302,590 | 42,795 | 123 | 3,353,788 | (40,749) |
| Gains / (Losses) on Investments | | 12,625 | 38,259 | | 9,671 | 60,555 | (35,479) |
| Net Income / (Expenditure) | | <u>20,905</u> | <u>3,340,849</u> | <u>42,795</u> | <u>9,794</u> | <u>3,414,343</u> | <u>(76,228)</u> |
| Net Movement in Funds | | 20,905 | 3,340,849 | 42,795 | 9,794 | 3,414,343 | (76,228) |
| Reconciliation of Funds: | | | | | | | |
| Total Funds brought forward as at 1 January 2016 | | 242,723 | 980,800 | 216,102 | 205,079 | 1,644,704 | 1,720,932 |
| Total Funds carried forward as at 31 December 2016 | 19 | <u>263,628</u> | <u>4,321,649</u> | <u>258,897</u> | <u>214,873</u> | <u>5,059,047</u> | <u>1,644,704</u> |

Your attention is drawn to note 1 showing comparative figures for the previous year

GRACE BAPTIST TRUST CORPORATION
SUMMARY INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2016

| | Notes | 2016 £ | 2015 £ |
|------------------------------------|-------|------------------|-----------------|
| Total Income | | 3,924,882 | 519,053 |
| Total Expenditure | | <u>571,217</u> | <u>559,877</u> |
| | | 3,353,665 | (40,824) |
| Surplus on Disposal of Investments | | — | — |
| Surplus on Ordinary Activities | 20 | 3,353,665 | (40,824) |
| Net Income for the Year | | <u>3,353,665</u> | <u>(40,824)</u> |


The Summary Income and Expenditure Account is derived from the Statement of Financial Activities on page 11 which, together with the notes to the accounts on pages 15 to 29, provide full information on the movements during the year on all the funds of the Corporation.

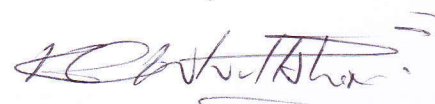
GRACE BAPTIST TRUST CORPORATION
BALANCE SHEET AS AT 31 DECEMBER 2016

| | Notes | 2016 | | 2015 | |
|--|-------|------------------|------------------|----------------|------------------|
| | | £ | £ | £ | £ |
| Fixed Assets: | | | | | |
| Tangible Assets | 21 | | - | | 1,940 |
| Investments | 22 | | 1,188,000 | | 1,127,322 |
| Total Fixed Assets | | | <u>1,188,000</u> | | <u>1,129,262</u> |
| Current Assets: | | | | | |
| Debtors (falling due after one year) | 23 | 53,000 | | 38,250 | |
| Debtors (falling due within one year) | 23 | <u>3,402,445</u> | | <u>19,124</u> | |
| | | 3,455,445 | | 57,374 | |
| Cash at Bank and in Hand | | <u>424,147</u> | | <u>467,211</u> | |
| Total Current Assets | | 3,879,592 | | 524,585 | |
| Liabilities: | | | | | |
| Creditors (falling due within one year) | 24 | (8,545) | | (9,143) | |
| Net Current Assets | | | 3,871,047 | | 515,442 |
| Total Assets less Current Liabilities | | | <u>5,059,047</u> | | <u>1,644,704</u> |
| Total Net Assets | 25 | | <u>5,059,047</u> | | <u>1,644,704</u> |
| The Funds of the Charity: | | | | | |
| Endowment Funds | | | 214,873 | | 205,079 |
| Restricted Income Funds | | | 258,897 | | 216,102 |
| Unrestricted Funds: | | | | | |
| Designated Funds | | 4,321,649 | | 980,800 | |
| General Funds | | <u>263,628</u> | | <u>242,723</u> | |
| Total Unrestricted Funds | | | 4,585,277 | | 1,223,523 |
| Total Charity Funds | 26 | | <u>5,059,047</u> | | <u>1,644,704</u> |

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and the Financial Reporting Standard FRS 102. The Company is limited by guarantee. The Registration Number of the Company is 592488.

The Balance Sheet and the Accounts on pages 11 to 29 were approved by the Board of Directors on 6 March 2017.


D W J Skull


K C W Wiltshire

GRACE BAPTIST TRUST CORPORATION
CASH FLOW STATEMENT
FOR THE YEAR ENDING 31 DECEMBER 2016

| | 2016 | 2015 |
|---|--------------------|----------------|
| | £ | £ |
| Net Income / (Expenditure) for the Year: | | |
| As per Statement of Financial Activities | 3,414,343 | (76,228) |
| Adjustments for: | | |
| Depreciation | 1,940 | 3,328 |
| (Gains) / Losses on Investments | (60,555) | 35,479 |
| Dividends and Interest from Investments | (38,755) | (38,349) |
| Loans made in furtherance of objects | (30,000) | - |
| Repayment of loans made in furtherance of objects | 12,750 | 65,000 |
| (Increase) / Decrease in Debtors | (3,380,821) | (8,691) |
| Increase / (Decrease) in Creditors | (598) | 250 |
| | <u>(3,496,039)</u> | <u>57,017</u> |
| Cash Flow from Operating Activities | | |
| Net Cash Provided by / (Used in) Operating Activities | (81,696) | (19,211) |
| Cash Flow from Investing Activities | | |
| Dividends and Interest from Investments | 38,755 | 38,349 |
| Purchase of Investments | (123) | (75) |
| Net Cash Provided by / (Used in) Investing Activities | <u>38,632</u> | <u>38,274</u> |
| Increase / (Decrease) during the Year | (43,064) | 19,063 |
| Cash and Cash Equivalents as at 1 January 2016 | 467,211 | 448,148 |
| Cash and Cash Equivalents as at 31 December 2016 | <u>424,147</u> | <u>467,211</u> |
| Analysis of Cash and Cash Equivalents | | |
| Cash in Hand | 106 | 101 |
| Notice Deposits (less than three months) | 424,041 | 467,110 |
| Total Cash and Cash Equivalents | <u>424,147</u> | <u>467,211</u> |

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016

1. STATEMENT OF FINANCIAL ACTIVITIES (PREVIOUS YEAR)

| | Unrestricted Funds General | Unrestricted Funds Designated | Restricted Funds | Endowment Funds | Total Funds 2015 | Total Funds 2014 |
|---|----------------------------------|-------------------------------------|---------------------|--------------------|------------------------|------------------------|
| Notes | £ | £ | £ | £ | £ | £ |
| Income and Endowments from: | | | | | | |
| Donations and Legacies | 12,883 | | 24,622 | 75 | 37,580 | 30,178 |
| Charitable Activities | 4,858 | 35 | 438,306 | | 443,199 | 406,488 |
| Investments | 8,591 | 23,127 | 6,631 | | 38,349 | 36,229 |
| Other | | | | | - | - |
| Total | <u>26,332</u> | <u>23,162</u> | <u>469,559</u> | <u>75</u> | <u>519,128</u> | <u>472,895</u> |
| Expenditure on: | | | | | | |
| Charitable Activities | 119,913 | | 439,964 | | 559,877 | 525,313 |
| Total | <u>119,913</u> | <u>-</u> | <u>439,964</u> | <u>-</u> | <u>559,877</u> | <u>525,313</u> |
| Income / (Expenditure) Before Transfers | (93,581) | 23,162 | 29,595 | 75 | (40,749) | (52,418) |
| Transfers between Funds | <u>88,528</u> | <u>(80,000)</u> | <u>(8,528)</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Income / (Expenditure) After Transfers | (5,053) | (56,838) | 21,067 | 75 | (40,749) | (52,418) |
| Gains / (Losses) on Investments | (7,397) | (22,416) | - | (5,666) | (35,479) | 27,120 |
| Net Income / (Expenditure) | <u>(12,450)</u> | <u>(79,254)</u> | <u>21,067</u> | <u>(5,591)</u> | <u>(76,228)</u> | <u>(25,298)</u> |
| Net Movement in Funds | (12,450) | (79,254) | 21,067 | (5,591) | (76,228) | (25,298) |
| Reconciliation of Funds: | | | | | | |
| Total Funds brought forward as at 1 January 2015 | 255,173 | 1,060,054 | 195,035 | 210,670 | 1,720,932 | 1,746,230 |
| Total Funds carried forward as at 31 December 2015 | <u>242,723</u> | <u>980,800</u> | <u>216,102</u> | <u>205,079</u> | <u>1,644,704</u> | <u>1,720,932</u> |

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016

2. CONSTITUTION

- 2.1** The Grace Baptist Trust Corporation is registered in England as a Company limited by guarantee and not having a share capital (Registration Number 592488). The Corporation is also registered as a Charity (Registration Number 251675), and is recognised as a Trust Corporation under section 3(i) of the Law of Property (Amendment) Act 1926. The Corporation is governed by its Articles of Association.

3. ACCOUNTING POLICIES

3.1 Accounting Standards and Conventions

These accounts have been prepared in accordance with the historic cost convention as modified by the revaluation of investments, and are in accordance with the requirements of the Corporation's Articles of Association (dated 24th April 2010), the Companies Act 2006, the Charities Act 2011, the Statement of Recommended Practice "Accounting and Reporting by Charities" (2015), and the Financial Reporting Standard "FRS 102". This is the first year that the accounts have been prepared under this standard. The accounts have been prepared on a going concern basis as there is sufficient demand for the services provided by the Corporation and sufficient resources to provide those services. The Directors consider that there are no material uncertainties in this regard.

3.2 Public Benefit Entity

The Corporation is a public benefit entity as defined under FRS 102.

3.3 Income

Income is defined as the inflow of economic benefits arising from the activities undertaken by the Corporation and is accounted for (gross) on a receivable basis. Income is included in the Statement of Financial Activities when the Corporation has acquired a right to the resource, when it is probable that it will be received, and when its monetary value can be measured with sufficient reliability.

Donations are accounted for upon receipt as the Corporation does not receive gifts that are subject to performance related conditions. Membership subscriptions are in the nature of gifts and are therefore treated as donations.

Legacies are recognised when it is probable that the bequest will be received - once the executors have confirmed: that the Corporation is entitled to the bequest; that probate has been granted; that there are sufficient assets in the estate to pay the legacy; and once the amount can be determined with sufficient reliability. When the amount cannot be measured with sufficient reliability, the legacy is accounted for as a contingent asset.

Interest Receivable from bank deposits and concessionary loans, and Dividends received from the Grace Baptist Trust Corporation Common Investment Fund, are recognised on a receivable basis at transaction value. Income from Professional Services is accounted for upon service delivery at transaction value.

Income arising from assets held in a particular fund forms part of that fund with the exception of income arising from Endowment Funds which is treated as Restricted Income.

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

3.4 Expenditure

Expenditure is defined as the amount of resources that have been utilised on activities undertaken by the Corporation and is accounted for gross (inclusive of VAT which cannot be recovered) on an accruals basis. Expenditure is included in the Statement of Financial Activities once there is a legal or constructive obligation to make a payment to a third party, when it is probable that settlement will be required and the amount of the obligation can be measured with sufficient reliability. Legal obligations arise under exchange transactions that are contractual whereas constructive obligations arise under non-exchange transactions such as grants.

Unconditional Grants are accounted for as expenditure when the offer of a specific monetary amount is conveyed to the recipient and it is probable that the payment will be made. Grants that are subject to conditions are accounted for as expenditure when the conditions fall outside the control of the Corporation and it is more likely than not that the payment will be made – in which case a liability for the full funding obligation is recognised. If an offer of a grant has been made, but payment becomes unlikely, albeit still possible, the funding commitment is disclosed as a contingent liability.

3.5 Classification of Income and Expenditure

Charitable Activities comprise the income and expenditure that relates directly to the Charitable Activities of the Corporation. These include the advice given to churches and their members, the administration of the gift aid scheme, the provision of trusteeship services, the administration of trust funds, and certain professional services for which a charge is made.

Governance Costs are those costs associated with the general management of the Corporation as the trustees ensure compliance with constitutional and statutory requirements. They include the costs of preparing for, and holding, trustees' meetings, the cost of preparing statutory accounts and annual returns, and the cost of the annual audit.

Shared Costs are those which contribute directly to more than one activity, such as staff costs where members of staff are involved in more than one activity.

Support Costs are those costs which facilitate a number of activities and which do not change directly as a result of the activity undertaken, such as office and premises costs. Governance Costs are treated as a category within Support Costs.

3.6 Allocation of Costs

Expenditure that relates directly to one activity category is allocated in full to that activity.

Expenditure that relates to a number of activity categories is apportioned according to the approximate amount of time spent on each activity, as follows:

Staff Benefits are allocated: Charitable Activities 90% and Governance Costs 10%.

Fixed Office Costs are allocated: Support Costs 90% and Governance Costs 10%.

Thereafter, Shared Costs (which contribute to more than one Charitable Activity) and Support Costs (which are not attributable to one single Charitable Activity) are apportioned according to the approximate amount of time spent on each activity, as follows: Advisory Services 70%, the Gift Aid Scheme 10%, and Professional Services 20%.

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

3.7 Capitalisation of Fixed Assets

Fixed assets are recognised when an asset is controlled by the Corporation as a result of a past transaction and it is probable that future economic benefits will accrue from it. Expenditure in excess of £500 on the acquisition and installation of fixed assets is capitalised at historical cost. Fixed Assets received by way of gift are capitalised and included in income at their fair value (that is, the amount at which they could be exchanged by willing parties in an arm's length transaction).

3.8 Depreciation

Fixtures and Fittings, and Office Equipment
Provision for depreciation is made at rates calculated to write off the cost of the assets, less any residual value, over their useful lives as follows:

| | | |
|-----------------------|----------------------|----------|
| Fixtures and Fittings | Straight Line Method | 10 Years |
| Office Equipment | Straight Line Method | 3 Years |

Whilst it is considered that the assets of the Corporation are unlikely to become impaired, any asset that is found to have a net book value higher than its net realisable value or its value in use is written down to the higher of those values.

3.9 Gains and Losses on Tangible Fixed Assets held for the Corporation's own use

A surplus arising on the disposal of fixed assets is included in the Income and Expenditure Account and the Statement of Financial Activities as a realised gain on the disposal of fixed assets.

Impairment losses or deficits arising on the disposal of fixed assets are included in the Income and Expenditure Account and the Statement of Financial Activities as an additional depreciation charge.

Realised gains and losses arising on the disposal of fixed assets held in a particular fund form part of that fund.

The Corporation does not have a policy of revaluing Tangible Fixed Assets.

3.10 Investments

Fixed Asset Investments represent investments in the Grace Baptist Trust Corporation Common Investment Fund and are included in the Balance Sheet at fair value based on the price of units. The surplus or deficit arising on revaluation is included in the Statement of Financial Activities (under "Gains/Losses on Investments"). The surplus or deficit arising on disposal is included in the Income and Expenditure Account and the Statement of Financial Activities (under "Gains/Losses on Investments").

Realised and unrealised gains and losses on investment assets held in a particular fund form part of that fund.

3.11 Pension Scheme

The Corporation contributes to employees' Personal Pension Plans on a defined contribution basis. Contributions are recognised in the Statement of Financial Activities as they become payable and allocated within Staff Benefits (see note 3.6).

3.12 Financial Instruments

The Corporation's Financial Assets and Liabilities qualify as basic financial instruments and as such are initially recognised at cash, transaction, or settlement value. Subsequently, Current Assets and Liabilities are measured at cash or settlement value and Fixed Asset Investments are measured at fair value based on the price of units in the Grace Baptist Trust Corporation Common Investment Fund.

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

3.13 Debtors

Debtors are stated at their recoverable amount - that is, the amount that it is anticipated will be received in respect of outstanding loans or other debts, or the amount that has been paid in advance for goods and services.

Loans to churches (see note 23) are concessionary loans which are made to assist with the acquisition, renovation, or maintenance of properties and are offered at rates of interest that are significantly below the market rate (usually "interest-free"). Loan repayments fall due in either 20 or 40 equal instalments over a period of ten years and are guaranteed by three individuals who act as guarantors. Loans are recognised at the amount initially lent, with the carrying amount adjusted in subsequent years to reflect the repayments made.

3.14 Creditors

Creditors are recognised when the charity has a present legal or constructive obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated with sufficient reliability. Creditors are stated at their settlement amount - that is, the amount that it is anticipated will be paid to settle the Corporation's liabilities.

3.15 Cash at Bank and in Hand

Cash at bank and in hand includes deposits with a short maturity of twelve months or less from the date of opening the deposit.

3.16 Critical Accounting Judgements

In the application of the accounting policies listed above, the Directors are required to make judgements and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. Those assumptions, based on historical experience and other factors considered to be relevant, are reviewed on an on-going basis. In the view of the Directors there are no uncertainties that are likely to result in a material adjustment to the carrying amounts of those assets and liabilities in the forthcoming financial year.

3.17 Presentation Currency

The accounts are denominated in £ sterling and rounded to the nearest pound.

4. ANALYSIS OF SUPPORT COSTS

| | Advisory Services £ | Gift Aid Scheme £ | Professional Services £ | 2016 £ | 2015 £ |
|-------------------|------------------------------------|----------------------------------|--|-------------------|-------------------|
| Governance Costs | 13,750 | 1,964 | 3,929 | 19,643 | 16,196 |
| Office Expenses | 12,020 | 1,717 | 3,434 | 17,171 | 11,521 |
| Property Expenses | <u>7,869</u> | <u>1,124</u> | <u>2,248</u> | <u>11,241</u> | <u>19,883</u> |
| | <u>33,639</u> | <u>4,805</u> | <u>9,611</u> | <u>48,055</u> | <u>47,600</u> |

Support Costs are apportioned over the activity categories to which they relate in proportion to the approximate amount of time spent on each activity, as follows:

| | |
|-----------------------|-----|
| Advisory Services | 70% |
| Gift Aid Scheme | 10% |
| Professional Services | 20% |

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

5. INCOME AND ENDOWMENTS

| | Notes | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | Endowment Funds £ | Total Funds 2016 £ | Total Funds 2015 £ |
|------------------------------------|-------|----------------------------|--------------------------|--------------------------|-------------------------|-----------------------------|-----------------------------|
| Donations and Legacies | | | | | | | |
| Subscriptions and Donations | 7 | 9,338 | | 49,012 | 123 | 58,473 | 32,580 |
| Legacies | | <u>9,338</u> | <u>-</u> | <u>49,012</u> | <u>123</u> | <u>58,473</u> | <u>37,580</u> |
| Charitable Activities | | | | | | | |
| Gift Aid Scheme | 8 | | | 445,040 | | 445,040 | 438,306 |
| Professional Services | 9 | <u>13,604</u> | <u>10</u> | <u>445,040</u> | <u>-</u> | <u>458,654</u> | <u>443,199</u> |
| | | <u>13,604</u> | <u>10</u> | | | | |
| Investments | | | | | | | |
| Interest Receivable | 10 | 746 | | 880 | | 1,626 | 1,743 |
| Investment Income | 11 | <u>7,740</u> | <u>23,457</u> | <u>5,932</u> | <u>-</u> | <u>37,129</u> | <u>36,606</u> |
| | | <u>8,486</u> | <u>23,457</u> | <u>6,812</u> | <u>-</u> | <u>38,755</u> | <u>38,349</u> |
| Other Incoming Resources | | | | | | | |
| Trust Income | 12 | <u>-</u> | <u>3,369,123</u> | <u>-</u> | <u>-</u> | <u>3,369,123</u> | <u>-</u> |
| Total Income and Endowments | | <u>31,428</u> | <u>3,392,590</u> | <u>500,864</u> | <u>123</u> | <u>3,925,005</u> | <u>519,128</u> |

6. EXPENDITURE

| | Notes | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | Endowment Funds £ | Total Funds 2016 £ | Total Funds 2015 £ |
|------------------------------|-------|----------------------------|--------------------------|--------------------------|-------------------------|-----------------------------|-----------------------------|
| Charitable Activities | | | | | | | |
| Advisory Services | 13 | 84,547 | | | | 84,547 | 83,939 |
| Benevolent Payments | 14 | | | 5,300 | | 5,300 | 5,200 |
| Educational Support | 15 | | | | | - | - |
| Gift Aid Scheme | 16 | 12,078 | | 438,265 | | 450,343 | 444,947 |
| Ministry Support | 17 | | | 6,871 | | 6,871 | 1,808 |
| Professional Services | 18 | 24,156 | | | | 24,156 | 23,983 |
| Total Expenditure | | <u>120,781</u> | <u>-</u> | <u>450,436</u> | <u>-</u> | <u>571,217</u> | <u>559,877</u> |

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

| | 2016 £ | 2015 £ |
|--|------------------|----------------|
| 7. SUBSCRIPTIONS AND DONATIONS | | |
| Churches | 53,268 | 27,713 |
| Individuals | 4,375 | 3,142 |
| Subscriptions | 830 | 875 |
| Charities | <u>-</u> | <u>850</u> |
| | <u>58,473</u> | <u>32,580</u> |
| 8. GIFT AID SCHEME | | |
| Donations | <u>445,040</u> | <u>438,306</u> |
| 9. PROFESSIONAL SERVICES | | |
| Services Rendered in Connection with Trust Fund Administration | 1,715 | 1,562 |
| Services Rendered in Connection with the Sale of Redundant Chapels | 8,395 | - |
| Other Services Rendered | <u>3,504</u> | <u>3,331</u> |
| | <u>13,614</u> | <u>4,893</u> |
| 10. INTEREST RECEIVABLE | | |
| Bank Deposits | 1,625 | 1,742 |
| Loans | - | - |
| Other | <u>1</u> | <u>1</u> |
| | <u>1,626</u> | <u>1,743</u> |
| 11. INVESTMENT INCOME | | |
| Unlisted Investments - GBTC Common Investment Fund | <u>37,129</u> | <u>36,606</u> |
| 12. TRUST INCOME | | |
| Proceeds from Sale of Redundant Chapels | <u>3,369,123</u> | - |
| | <u>3,369,123</u> | - |

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

| | Direct Costs £ | Grants £ | Support Costs £ | 2016 £ | 2015 £ |
|---|----------------------|--------------|-----------------------|----------------|----------------|
| 13. ADVISORY SERVICES | | | | | |
| Providing Advice and Information to churches | <u>50,908</u> | <u>-</u> | <u>33,639</u> | <u>84,547</u> | <u>83,939</u> |
| 14. BENEVOLENT PAYMENTS | | | | | |
| Grants are made to Individuals | | | | | |
| Benevolent Fund | - | 200 | - | 200 | - |
| Ministers' Aid Fund | - | - | - | - | - |
| The Pastors' fund | <u>-</u> | <u>5,100</u> | <u>-</u> | <u>5,100</u> | <u>5,200</u> |
| | <u>-</u> | <u>5,300</u> | <u>-</u> | <u>5,300</u> | <u>5,200</u> |
| 15. EDUCATIONAL SUPPORT | | | | | |
| Grants are made to Individuals | | | | | |
| B A Warburton Memorial Fund | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| 16. GIFT AID SCHEME | | | | | |
| Administration | 7,273 | - | 4,805 | 12,078 | 11,991 |
| Disbursements | <u>438,265</u> | <u>-</u> | <u>-</u> | <u>438,265</u> | <u>432,956</u> |
| | <u>445,538</u> | <u>-</u> | <u>4,805</u> | <u>450,343</u> | <u>444,947</u> |
| 17. MINISTRY SUPPORT | | | | | |
| Church Projects | <u>6,871</u> | <u>-</u> | <u>-</u> | <u>6,871</u> | <u>1,808</u> |
| | <u>6,871</u> | <u>-</u> | <u>-</u> | <u>6,871</u> | <u>1,808</u> |
| 18. PROFESSIONAL SERVICES | | | | | |
| Services Rendered in Furtherance of Charitable Objects | <u>14,545</u> | <u>-</u> | <u>9,611</u> | <u>24,156</u> | <u>23,983</u> |

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

19. MOVEMENT IN FUNDS

| | Balance 1.1.16 | Income | Expenditure | Transfers | Investment Gains/(Losses) | Balance 31.12.16 |
|-----------------------------|-------------------|------------------|----------------|-----------------|------------------------------|---------------------|
| | £ | £ | £ | £ | £ | £ |
| Unrestricted Funds | | | | | | |
| General Fund | <u>242,723</u> | <u>31,428</u> | <u>120,781</u> | <u>97,633</u> | <u>12,625</u> | <u>263,628</u> |
| Designated Funds | | | | | | |
| Support Fund | 980,800 | 23,467 | - | (90,000) | 38,259 | 952,526 |
| Church Planting Fund | - | 3,369,123 | - | - | - | 3,369,123 |
| | <u>980,800</u> | <u>3,392,590</u> | <u>-</u> | <u>(90,000)</u> | <u>38,259</u> | <u>4,321,649</u> |
| Restricted Funds | | | | | | |
| Gift Aid Donations | 14,087 | 445,040 | 438,265 | (7,633) | - | 13,229 |
| Halstead Fund | 7,083 | 1,000 | 2,062 | - | - | 6,021 |
| Lea Fund | - | 4,909 | 4,809 | - | - | 100 |
| Stoke Golding Fund | 145,965 | 42,659 | - | - | - | 188,624 |
| B A Warburton Memorial Fund | 762 | 203 | - | - | - | 965 |
| Ministers' Aid Fund | 1,477 | 507 | - | - | - | 1,984 |
| Benevolent Fund | 216 | 58 | 200 | - | - | 74 |
| The Pastors' Fund | <u>46,512</u> | <u>6,488</u> | <u>5,100</u> | <u>-</u> | <u>-</u> | <u>47,900</u> |
| | <u>216,102</u> | <u>500,864</u> | <u>450,436</u> | <u>(7,633)</u> | <u>-</u> | <u>258,897</u> |
| Endowment Funds | | | | | | |
| B A Warburton Memorial Fund | 6,165 | - | - | - | 332 | 6,497 |
| Ministers' Aid Fund | 11,599 | 123 | - | - | 620 | 12,342 |
| Benevolent Fund | 1,736 | - | - | - | 93 | 1,829 |
| The Pastors' Fund | 160,579 | - | - | - | 8,626 | 169,205 |
| Loan Fund | <u>25,000</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>25,000</u> |
| | <u>205,079</u> | <u>123</u> | <u>-</u> | <u>-</u> | <u>9,671</u> | <u>214,873</u> |
| TOTAL FUNDS | <u>1,644,704</u> | <u>3,925,005</u> | <u>571,217</u> | <u>-</u> | <u>60,555</u> | <u>5,059,047</u> |

The transfer from Restricted Funds to the General Fund represents the fee charged by the Corporation for administering the Gift Aid Scheme and the transfer from Designated Funds to the General Fund represents an adjustment offsetting the shortfall between General Fund income and expenditure.

Designated Funds will be utilised as the need arises but church planting projects are, by their nature, long term projects as it may take between five and ten years for a new church to become fully self-supporting.

The balance of Gift Aid Donations will be disbursed in accordance with the wishes of the donors in the forthcoming financial year and the balances in the Halstead, Lea, and Stoke Golding funds will be dispersed as the need arises to support the ministry in those causes. Grants will be made from the B A Warburton Memorial Fund, the Ministers' Aid Fund, the Benevolent Fund, and the Pastors' Fund as the need arises.

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

20. SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES

| | 2016 £ | 2015 £ |
|--|-----------|-----------|
| This is stated after crediting and charging the following amounts: | | |
| After Crediting: | | |
| Interest Receivable | 1,626 | 1,743 |
| Investment Income | 37,129 | 36,606 |
| After Charging: | | |
| Audit Fee | 6,650 | 6,500 |
| Depreciation | 1,940 | 3,328 |
| Pension Fund Contributions | 9,250 | 9,067 |
| Rent | 8,500 | 8,500 |
| | <hr/> | <hr/> |

21. TANGIBLE FIXED ASSETS

| | Fixtures Fittings and Equipment | Total |
|--|---------------------------------------|-----------------|
| | £ | £ |
| Cost | | |
| Balance as at 1 January 2016 | 37,612 | 37,612 |
| Additions | - | - |
| Disposals | <u>(21,723)</u> | <u>(21,723)</u> |
| Balance as at 31 December 2016 | <u>15,889</u> | <u>15,889</u> |
| Accumulated Depreciation | | |
| Balance as at 1 January 2016 | 35,672 | 35,672 |
| Charge for year | 1,940 | 1,940 |
| Eliminated in respect of Disposals | <u>(21,723)</u> | <u>(21,723)</u> |
| Balance as at 31 December 2016 | <u>15,889</u> | <u>15,889</u> |
| Net Book Value as at 31 December 2016 | <hr/> | <hr/> |
| Net Book Value as at 31 December 2015 | <u>1,940</u> | <u>1,940</u> |

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

22. FIXED ASSET INVESTMENTS

| | 2016 Cost £ | 2015 Cost £ | 2016 Valuation £ | 2015 Valuation £ |
|---------------------------|-------------------|-------------------|------------------------|------------------------|
| Unlisted Investments: | | | | |
| At 1 January 2016 | 957,209 | 957,134 | 1,127,322 | 1,162,726 |
| Additions | 123 | 75 | 123 | 75 |
| Disposals | - | - | - | - |
| Investment Gains/(Losses) | - | - | 60,555 | (35,479) |
| At 31 December 2016 | <u>957,332</u> | <u>957,209</u> | <u>1,188,000</u> | <u>1,127,322</u> |

The investments listed above are held primarily to provide an income and consist of units held in the Grace Baptist Trust Corporation Common Investment Fund, by the following funds:

| | | | | | | |
|---------------------|---------|-------|----------------|----------------|------------------|------------------|
| General Fund | 156,503 | Units | 197,163 | 197,163 | 247,641 | 235,016 |
| Support Fund | 474,288 | Units | 591,509 | 591,509 | 750,486 | 712,227 |
| B A Warburton Fund | 4,106 | Units | 4,808 | 4,808 | 6,497 | 6,165 |
| Ministers' Aid Fund | 7,800 | Units | 10,096 | 9,973 | 12,342 | 11,599 |
| Benevolent Fund | 1,156 | Units | 1,354 | 1,354 | 1,829 | 1,736 |
| The Pastors' Fund | 106,933 | Units | <u>152,402</u> | <u>152,402</u> | <u>169,205</u> | <u>160,579</u> |
| | | | <u>957,332</u> | <u>957,209</u> | <u>1,188,000</u> | <u>1,127,322</u> |

23. DEBTORS

| | Due after one year | Due within one year | 2016 £ | 2015 £ |
|--------------------------------|-----------------------|------------------------|------------------|---------------|
| Loans to Churches | 53,000 | 11,000 | 64,000 | 46,750 |
| Prepayments and Accrued Income | - | 1,933 | 1,933 | 1,933 |
| Other Debtors | - | <u>3,389,512</u> | <u>3,389,512</u> | <u>8,691</u> |
| | <u>53,000</u> | <u>3,402,445</u> | <u>3,455,445</u> | <u>57,374</u> |

Loans to churches are concessionary loans which are made to assist with the acquisition, renovation, or maintenance of properties and are offered at rates of interest that are significantly below the market rate (usually "interest-free"). Loan repayments fall due in either 20 or 40 equal instalments over a period of ten years and are guaranteed by three individuals who act as guarantors.

Other Debtors include the sum of £3,369,123 representing the net sales proceeds of the former chapel and manse in Brighton, received on 3rd February 2017.

24. CREDITORS

| | 2016 £ | 2015 £ |
|------------------------------------|--------------|--------------|
| Due within one year | 1,821 | 1,875 |
| Taxation and Social Security Costs | <u>6,724</u> | <u>7,268</u> |
| Accruals and Deferred Income | <u>8,545</u> | <u>9,143</u> |

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

25. ANALYSIS OF NET ASSETS BETWEEN FUNDS

| | Tangible Fixed Assets £ | Investments £ | Current Assets £ | Current Liabilities £ | Net Assets £ |
|-----------------------------|--|--------------------------|---------------------------------|--------------------------------------|-----------------------------|
| Unrestricted Funds | | | | | |
| General Fund | <u>-</u> | <u>247,641</u> | <u>24,532</u> | <u>(8,545)</u> | <u>263,628</u> |
| Designated Funds | | | | | |
| Support Fund | - | 750,486 | 202,040 | - | 952,526 |
| Church Planting Fund | <u>-</u> | <u>-</u> | <u>3,369,123</u> | <u>-</u> | <u>3,369,123</u> |
| | <u>-</u> | <u>750,486</u> | <u>3,571,163</u> | <u>-</u> | <u>4,321,649</u> |
| Restricted Funds | | | | | |
| Gift Aid Donations | - | - | 13,229 | - | 13,229 |
| Halstead Fund | - | - | 6,021 | - | 6,021 |
| Lea Fund | - | - | 100 | - | 100 |
| Stoke Golding Fund | - | - | 188,624 | - | 188,624 |
| B A Warburton Memorial Fund | - | - | 965 | - | 965 |
| Ministers' Aid Fund | - | - | 1,984 | - | 1,984 |
| Benevolent Fund | - | - | 74 | - | 74 |
| The Pastors' Fund | <u>-</u> | <u>-</u> | <u>47,900</u> | <u>-</u> | <u>47,900</u> |
| | <u>-</u> | <u>-</u> | <u>258,897</u> | <u>-</u> | <u>258,897</u> |
| Endowment Funds | | | | | |
| B A Warburton Memorial Fund | - | 6,497 | - | - | 6,497 |
| Ministers' Aid Fund | - | 12,342 | - | - | 12,342 |
| Benevolent Fund | - | 1,829 | - | - | 1,829 |
| The Pastors' Fund | - | 169,205 | - | - | 169,205 |
| Loan Fund | <u>-</u> | <u>-</u> | <u>25,000</u> | <u>-</u> | <u>25,000</u> |
| | <u>-</u> | <u>189,873</u> | <u>25,000</u> | <u>-</u> | <u>214,873</u> |
| TOTAL FUNDS | <u>-</u> | <u>1,188,000</u> | <u>3,879,592</u> | <u>(8,545)</u> | <u>5,059,047</u> |

26. DETAILS OF FUNDS

26.1 General Funds

General Funds are expendable at the discretion of the directors in furtherance of the objects of the Corporation. It is the desire of the directors that the costs of running the Corporation will be met out of membership subscriptions, voluntary donations, professional services and investment income arising from General Fund reserves.

26.2 Designated Funds

Designated Funds comprise unrestricted funds received by the Corporation following the disposal of redundant chapels. The Support Fund has been set aside by the directors in order to provide support to churches that are undertaking significant maintenance projects and are utilised as the need arises within individual local churches. In addition a transfer is made to the General Fund, as necessary. Church planting projects are, by their nature, long term projects as it may take between five and ten years for a new church to become fully self-supporting. The funds will be utilised as opportunities arise and so, for the reasons given, it is not possible to state when it is anticipated that expenditure will be incurred.

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

26. DETAILS OF FUNDS (Continued)

26.3 Restricted Funds

Restricted Funds consist of income arising from the Corporation's Endowment Funds, (see 26.4), which is available for distribution, donations which have been given to support the ministry of specific churches, and donations given under the Corporation's Gift Aid Scheme. These donations are distributed to local churches, missionary societies, and other charitable causes that further the aims of the Corporation in accordance with the instructions of the donors.

26.4 Endowment Funds

The Pastors' Fund

The Pastors' Fund was established in 2010 following the closure of the Strict Baptist Trust and the Strict Baptist Pension Fund under the provisions of section 74 of the Charities Act 1993. The permanent endowment of those charities has now become the permanent endowment of the Corporation. Income arising from the Pastors' Fund Endowment is included in Restricted Funds and is used to pay grants to Strict Baptist pastors, whether currently serving or retired.

B A Warburton Memorial Fund

The B A Warburton Memorial Fund was established in 1963. Desiring to encourage the training of men among Strict Baptist churches who planned to enter the Ministry, the members of the Tabernacle Baptist Church, Brighton collected funds in memory of their late pastor, Benjamin A Warburton. The objects of the Trust are:

- To render assistance to men who, following a definite and clear call by the Holy Spirit to the ministry of the Gospel, seek to study and apply all diligence to the duty set before them.
- To keep the fund separate and distinct from all other Corporation funds.
- To seek further donations in order to build up the capital, and to invest the same.
- To distribute the dividends in accordance with the purposes of the fund.

Ministers' Aid Fund

The Ministers' Aid Fund was established in 1917 to provide temporary or permanent financial assistance to ministers connected with the Strict and Particular Baptist denomination and the income is available for distribution. Under the terms of the trust:

- "Ministers" are defined as pastors or ex pastors of such churches or persons who have for a period of three years or upwards regularly engaged in preaching the Gospel in churches of the denomination whether continuing to do so or not.
- The Trustees (Grace Baptist Trust Corporation) shall and will stand possessed of the sum representing the Fund, and any further sums of money that may be added to it, to be held upon the trusts declared.
- All securities and income belonging to the fund are to be kept separate from other securities and money.
- 50% of additions to the fund are to be added to capital, and 50% distributed as income.

Benevolent Fund

The Benevolent Fund was established in 1923 for the temporary or permanent benefit of needy persons connected with the Strict and Particular Baptist denomination whether such persons are pastors, itinerant ministers, members or regular attendees at any church in the denomination or the children of any such persons. Under the terms of the trust:

- The Trustees (Grace Baptist Trust Corporation) shall and will stand possessed of the sum representing the Fund, and any further sums of money that may be added to it, to be held upon the trusts declared.
- All securities and income belonging to the fund are to be kept separate from other securities and money.
- 50% of additions to the fund are to be added to capital, and 50% distributed as income.

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

26. DETAILS OF FUNDS (Continued)

26.4 Endowment Funds (Continued)

Loan Fund

The Loan Fund was established by a Trust Deed dated 16 April 1912. Under the terms of the trust:

- The Trustees (Grace Baptist Trust Corporation) are to stand possessed of One Thousand Pounds representing the fund, and any further sums of money that may at any time come into their hands as additions to the fund.
- The funds are to be advanced by way of loan to the Trustees or members of any Strict and Particular Baptist Church in the United Kingdom for the purpose of acquiring or constructing land or buildings for use in connection with Strict and Particular Baptist Churches.
- Any sums not immediately required are to be placed on deposit or invested in such investments as Trustees are authorised to invest in by law.
- The income arising from any such investment is to be used for the General Purposes of the Corporation.
- All loans are to be Interest-free and repaid over a period of not more than ten years.

27. EMPLOYEE INFORMATION

| | 2016 | 2015 |
|--------------------------------|---------------|---------------|
| | £ | £ |
| Total Payroll Costs comprised: | | |
| Wages and Salaries | 62,324 | 61,103 |
| Employers' NIC | 3,310 | 4,901 |
| Other Benefits | 5,922 | 5,276 |
| Other Pension Costs | <u>9,250</u> | <u>9,067</u> |
| | <u>80,806</u> | <u>80,347</u> |
| Key Management Personnel | 59,349 | 58,202 |
| Other Staff | <u>21,457</u> | <u>22,145</u> |
| | <u>80,806</u> | <u>80,347</u> |

"Key Management Personnel" is a term defining those individuals who have authority and responsibility for planning, directing and controlling the activities of the Corporation. Whilst this definition includes the Directors, no member of the Board received any remuneration during the year (2015: £0).

No employee received emoluments in excess of £60,000 in either year.

The average number of employees in the year was 2 (2015:2)

The Corporation contributed to two employee's Personal Pension Plans during the year (2015:2). There were no outstanding contributions at the year end.

28. BOARD OF DIRECTORS

No members of the Board received any remuneration or other benefits during the year (2015: £0). seven members claimed travelling expenses totalling £1,735 (2015: Eight members claimed £2,045).

GRACE BAPTIST TRUST CORPORATION
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

29. FINANCIAL COMMITMENTS

The following payments will fall due in the year to 31.12.2017 under non-cancellable operating leases:

| | 2016 £ | 2015 £ |
|-----------------------------|-------------------------|-------------------------|
| Expiring within 1 year | <u>6,148</u> | <u>-</u> |
| Expiring within 2 – 5 years | <u>-</u> | <u>8,500</u> |

30. RELATED PARTY TRANSACTIONS

| | 2016 £ | 2015 £ |
|---|-------------------------|-------------------------|
| 30.1 Donations Received from Related Parties | | |
| Board of Directors | 675 | 465 |
| Key Management Personnel | <u>70</u> | <u>70</u> |
| | <u>745</u> | <u>535</u> |

30.2 Other Related Party Transactions

Other than as stated in note 30.1, there were no related party transactions during the year.

GRACE BAPTIST TRUST CORPORATION

ANNUAL ACCOUNTS 2016

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COMMON INVESTMENT FUND

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GRACE BAPTIST TRUST CORPORATION
COMMON INVESTMENT FUND
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2016

CONSTITUTION

The Common Investment Fund was established by a Scheme of the Charity Commission dated 27th August 1987.

The Fund invests capital on behalf of the Corporation and other Churches and Trust Funds of which the Corporation is a Trustee. The Directors of the Corporation act as Trustees of the Common Investment Fund.

MANAGEMENT

The Trustees have delegated the day-to-day management and administration of the fund to Fund Managers, Quilter Cheviot Limited.

STRUCTURE

The fund operates as a Unit Trust. The total fund is divided into units which are created or cancelled on the receipt of new funds or the redemption of holdings. At 31 December 2016 units totalled 3,655,701 (2015: 3,531,999) and were valued at £1.58234221 per unit (2015: £1.50167511), based on the portfolio of investments.

INVESTMENT STRATEGY

Approximately 80% of the total units are held by permanently endowed trust funds that demand a high level of income in the absence of any realistic opportunities for the utilisation of their capital. Consequently, the investment strategy of the fund is to achieve a robust income yield coupled with long-term capital growth as an inflationary hedge. Investment performance is governed by the Trustees' acceptance of a cautious to moderate level of risk and their adoption of an ethical stance that prevents investment in sectors covering alcohol, gambling, pornography, tobacco and credit institutions that apply extortionate and exorbitant lending principles.

The Trustees and Fund Managers have agreed a target asset allocation of fixed interest stocks, gilts and corporate bonds (55%), equities and structured investments (35%), and property (10%) that is designed to achieve these objectives. In the absence of a suitable standard benchmark that equates to the requirements of the Corporation, the Trustees and Fund Managers have formulated a specialist benchmark against which the performance of the fund is to be monitored. The income yield achieved on the Corporation's portfolio of investments was 3.3% against a target of 3.5%, and the total return achieved was 9.7% against the benchmark of 12.6%.

RESPONSIBILITY

The Trustees are responsible for the approval of the Investment Strategy, which is agreed with the Fund Manager. The Trustees meet periodically to review the management of the funds and to confirm any policies required.

GRACE BAPTIST TRUST CORPORATION
COMMON INVESTMENT FUND
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

RESPONSIBILITIES OF THE TRUSTEES

The Trustees of the Common Investment Fund are required by the Scheme of the Charity Commission dated 27th August 1987, made under the Charities Act 1960, to prepare financial statements in accordance with the Charities (Accounts and Reports) Regulations 2008. In preparing the financial statements the Trustees are required to:

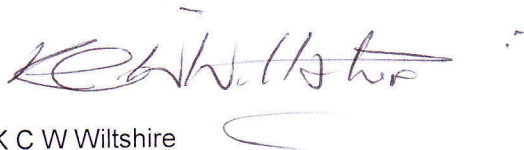
- Select suitable accounting policies that are appropriate for the Fund and then apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- Follow generally accepted accounting principles and applicable accounting standards, subject to any material departure disclosed and explained in the financial statements.
- Follow the disclosure requirements of the Statement of Recommended Practice for Financial Statements of Authorised Funds (2014).
- Prepare the financial statements on the basis that the Fund will continue in operation unless it is inappropriate to presume this.

The Trustees are required to manage the Fund in accordance with the Scheme, maintain accounting records and take reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Trustees



D W J Skull



K C W Wiltshire

**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF
GRACE BAPTIST TRUST CORPORATION COMMON INVESTMENT FUND**

We have audited the financial statements of Grace Baptist Trust Corporation Common Investment Fund for the year ended 31st December 2016 on pages 34 to 40. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Trustees, as a body, in accordance with Section 144 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the Trustees those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditor

As explained more fully in the Trustees' Responsibilities Statement set out on page 32, the trustees are responsible for the preparation of the financial statements which give a true and fair view.

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 responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on auditing (UK and Ireland). Those standards require us to comply with Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the report of the directors to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing our audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statement

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31st December 2016 and 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.

Matters on which we are required to report by exception

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

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


Brewers Chartered Accountants
Statutory Auditor

23 March 2017

Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

GRACE BAPTIST TRUST CORPORATION
COMMON INVESTMENT FUND
STATEMENT OF TOTAL RETURN
FOR THE YEAR ENDED 31 DECEMBER 2016

| | Notes | £ | 2016 | £ | £ | 2015 | £ |
|---|-------|---|--------------|----------------|---|------------|------------------|
| Net Gains/(Losses) on Investments during the Year | 2 | | | 290,313 | | (176,196) | |
| Gross Income | 3 | | 178,788 | | | 182,319 | |
| Expenses | 4 | | <u>1,051</u> | | | <u>906</u> | |
| Net Income | | | | 177,737 | | | 181,413 |
| Total Return for the Year | | | | <u>468,050</u> | | | <u>5,217</u> |
| Distributions | 5 | | | 179,749 | | | 172,018 |
| Net Increase/(Decrease) in Unit Holders' Funds from Investment Activities | | | | <u>288,301</u> | | | <u>(166,801)</u> |

STATEMENT OF MOVEMENT IN UNIT HOLDERS' FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2016

| | Notes | £ | 2016 | £ | £ | 2015 | £ |
|---|-------|---|---------------|------------------|---|---------------|------------------|
| Net Assets as at 1 January 2016 | | | | 5,303,915 | | | 5,469,264 |
| Movement due to the Creation and Cancellation of Units | | | | | | | |
| Amounts Received on Creation of Units | | | 207,433 | | | 49,851 | |
| Amounts Paid on Cancellation of Units | | | <u>15,079</u> | | | <u>48,399</u> | |
| | | | | 192,354 | | | 1,452 |
| Net Increase/(Decrease) In Unit Holders' Funds from Investment Activities | | | | 288,301 | | | (166,801) |
| Net Assets as at 31 December 2016 | | | | <u>5,784,570</u> | | | <u>5,303,915</u> |

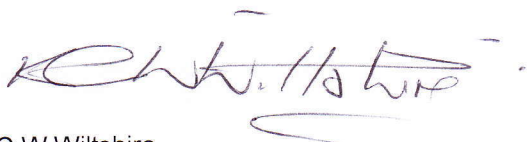
GRACE BAPTIST TRUST CORPORATION
COMMON INVESTMENT FUND
BALANCE SHEET AS AT 31 DECEMBER 2016

| | Notes | 2016 £ | £ | 2015 £ | £ |
|---------------------------------|-------|----------------|------------------|--------------|------------------|
| Portfolio of Investments | | | 5,735,386 | | 5,252,719 |
| Current Assets | | | | | |
| Debtors | 6 | 50,041 | | 52,002 | |
| Cash at Bank and in COIF | 7 | <u>148</u> | | <u>96</u> | |
| | | 50,189 | | 52,098 | |
| Current Liabilities | | | | | |
| Creditors | 8 | <u>(1,005)</u> | | <u>(902)</u> | |
| Net Current Assets | 9 | | 49,184 | | 51,196 |
| Net Assets | | | <u>5,784,570</u> | | <u>5,303,915</u> |
| Unit Holders' Funds | | | <u>5,784,570</u> | | <u>5,303,915</u> |

The Financial Statements on pages 34-40 were approved by the Trustees on 6 March 2017.



D W J Skull



K C W Wiltshire

GRACE BAPTIST TRUST CORPORATION

COMMON INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2016

1. ACCOUNTING POLICIES

1.1 Accounting Conventions

These financial statements have been prepared under the historic cost convention, as modified by the revaluation of investments, and are in accordance with the Charities (Accounts and Reports) Regulations 2008 and the Statement of Recommended Practice for Financial Statements of Authorised Funds (2014).

1.2 Dividends and Other Income

Dividends on ordinary stocks are credited to income when receivable. Interest on Government Stocks, Convertible Loan Stocks, and Bank Deposits is accrued on a daily basis.

1.3 Distribution Policy

The Fund distributes, in full, the income that is accumulated between distribution dates.

1.4 Investment Valuation

Investments are valued at the mid-market valuation at the close of business on the accounting date.

1.5 Taxation

The Fund is exempt from UK Income and Capital Gains Tax due to its charitable status.

1.6 Fund Management Expenses

Fund Management Expenses are charged against the Capital Value of the Fund.

2. NET GAINS ON INVESTMENTS

The Net Gains/(Losses) on Investments during the year comprise:

| | 2016 | 2015 |
|---|-----------------|------------------|
| | £ | £ |
| Proceeds from sale of investments sold during the year | 672,694 | 1,827,719 |
| Original cost of investments sold during the year | <u>660,117</u> | <u>1,560,524</u> |
| Gains/(Losses) realised on investments sold during the year | 12,577 | 267,195 |
| Net Losses/(Gains) thereon already recognised in previous years | <u>(13,031)</u> | <u>(294,561)</u> |
| | (454) | (27,366) |
| Net unrealised appreciation for the year | <u>327,907</u> | <u>(114,431)</u> |
| | 327,453 | (141,797) |
| Fund Management Expenses | <u>37,140</u> | <u>34,399</u> |
| Net Gains/(Losses) on Investments | <u>290,313</u> | <u>(176,196)</u> |

3. GROSS INCOME

| | 2016 | 2015 |
|-------------------------|----------------|----------------|
| | £ | £ |
| UK Equities | 105,373 | 95,891 |
| UK Fixed Interest | 47,585 | 56,429 |
| Overseas Equities | 8,659 | 7,550 |
| Overseas Fixed Interest | 16,358 | 22,015 |
| Interest on Deposits | <u>813</u> | <u>434</u> |
| | <u>178,788</u> | <u>182,319</u> |

GRACE BAPTIST TRUST CORPORATION
COMMON INVESTMENT FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016

(Continued)

4. EXPENSES

| | 2016 £ | 2015 £ |
|--------------|--------------|------------|
| Audit Fee | 1,000 | 900 |
| Bank Charges | <u>51</u> | <u>6</u> |
| | <u>1,051</u> | <u>906</u> |

5. DISTRIBUTIONS

Distributions take account of income received on the creation of units and income deducted on the cancellation of units.

| | Pence per Unit | 2016 £ | 2015 £ |
|------------------|----------------|----------------|----------------|
| 20 May 2016 | 2.2504948 | 81,271 | 77,153 |
| 20 November 2016 | 2.6950756 | <u>98,478</u> | <u>94,865</u> |
| | | <u>179,749</u> | <u>172,018</u> |

6. DEBTORS

| | 2016 £ | 2015 £ |
|--------------------------------|---------------|---------------|
| Amounts due from Fund Managers | 49,804 | 51,891 |
| Accrued Income | <u>237</u> | <u>111</u> |
| | <u>50,041</u> | <u>52,002</u> |

7. CASH AT BANK AND IN COIF

| | 2016 £ | 2015 £ |
|-----------------------------|------------|-----------|
| Cash at Bank (Income Funds) | <u>148</u> | <u>96</u> |

8. CREDITORS

| | 2016 £ | 2015 £ |
|----------|--------------|------------|
| Accruals | <u>1,005</u> | <u>902</u> |

GRACE BAPTIST TRUST CORPORATION
COMMON INVESTMENT FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
(Continued)

9. INCOME RESERVE

The income reserve represents the income received by the Fund since the last distribution date.

| | 2016 £ | 2015 £ |
|---------------------------------------|----------------|---------------|
| Income Reserve as at 1 January 2016 | 51,196 | 41,802 |
| Transfer to/(from) Income Reserve | <u>(2,012)</u> | <u>9,394</u> |
| Income Reserve as at 31 December 2016 | <u>49,184</u> | <u>51,196</u> |

10. TRUSTEES

The Trustees received no remuneration or expenses.

SUMMARY OF SIGNIFICANT CHANGES IN THE PORTFOLIO
FOR THE YEAR ENDED 31 DECEMBER 2016

| PURCHASES | | COST |
|------------------|--|-----------------|
| 135,000 | Royal London Utm UK Government Bond Z | 127,272 |
| 3,800 | Ishares Ii Index-Linked Gilts Ucits Etf | 69,597 |
| 11,800 | Ishares Ii Core UK Gilts Ucits Etf | 149,671 |
| 40,000 | Allianz Global Investors UK Gilt Yield | 74,064 |
| 52,000 | Lloyds Banking Group | 33,070 |
| 31,000 | Vodafone Group | 69,110 |
| 680 | Reckitt Benckiser Group | <u>45,156</u> |
| | | <u>567,940</u> |
| SALES | | PROCEEDS |
| 4,000 | Ishares Ii Index-Linked Gilts Ucit | 59,779 |
| 800 | Ishares Iii UK Gilts Ucits Etf | 106,755 |
| 160,000 | AXA Investment Managers US Short Duration High Yield | 155,010 |
| 60,000 | Debenhams | 45,059 |
| 56,719 | Aberdeen Investment Property Trust | 67,173 |
| 4,000 | Pimco Global Investment Grade Credit Hgd Instl | 53,400 |
| 17,500 | Indivior | <u>44,230</u> |
| | | <u>531,406</u> |

GRACE BAPTIST TRUST CORPORATION

COMMON INVESTMENT FUND

PORTFOLIO STATEMENT AS AT 31 DECEMBER 2016

| | Market Value as at 31.12.16 £ | £ | % of total Portfolio |
|--|-------------------------------------|-----------|-------------------------|
| <u>UNITED KINGDOM</u> | | | |
| UK FIXED INTEREST | | | |
| Government Stock | | | |
| £150,000 Treasury 4.75% Stock 2020 | 173,949 | | |
| £135,000 Treasury 3.75% Gilt 2020 | 153,712 | | |
| £170,000 Treasury 4% Gilt 2022 | <u>202,146</u> | | |
| | | 529,807 | 9 |
| Other | | | |
| 290,000 Allianz Global Investors UK Gilt Yield | 531,483 | | |
| 860,000 Royal London Utm UK Gov Bond | 807,798 | | |
| 44,200 Ishares li Core UK Gilts Ucits Etf | 582,998 | | |
| 9,800 Ishares li I/L Gilts Ucits Etf | <u>175,077</u> | | |
| | | 2,097,356 | 36 |
| UK EQUITIES | | | |
| 16,000 BP | 81,536 | | |
| 5,500 Royal Dutch Shell | 129,470 | | |
| 1,200 Rio Tinto | 37,902 | | |
| 2,600 Unilever | 85,605 | | |
| 6,400 Glaxosmithkline | 99,968 | | |
| 16,000 Sainsbury | 39,888 | | |
| 4,000 Scottish and Southern Energy | 62,120 | | |
| 23,000 Centrica | 53,843 | | |
| 9,000 National Grid | 85,644 | | |
| 10,000 Barclays | 22,345 | | |
| 12,000 HSBC | 78,828 | | |
| 18,000 Aviva | 87,552 | | |
| 3,200 Severn Trent | 71,104 | | |
| 10,000 Marks & Spencer Group | 35,000 | | |
| 4,400 Prudential | 71,610 | | |
| 2,000 Land Securities Group | 21,320 | | |
| 4,800 BHP Billiton | 62,712 | | |
| 9,500 Smith (DS) | 38,770 | | |
| 4,500 Compass Group | 67,545 | | |
| 1,700 Astrazeneca | 75,438 | | |
| 2,600 Experian | 40,924 | | |
| 8,100 BT Group | 29,719 | | |
| 8,400 Kingfisher | 29,425 | | |
| 2,500 Inmarsat | 18,788 | | |
| 1,000 Persimmon | 17,760 | | |
| 31,000 Vodafone | 61,954 | | |
| 680 Reckitt Benckiser Group | 46,825 | | |
| 52,000 Lloyds | 32,505 | | |
| 8,700 British Land Company | <u>54,767</u> | | |
| | | 1,640,867 | 28 |

GRACE BAPTIST TRUST CORPORATION
COMMON INVESTMENT FUND
PORTFOLIO STATEMENT AS AT 31 DECEMBER 2016

(Continued)

| | Market Value as at 31.12.16 | | % of total Portfolio |
|--|--------------------------------|------------------|-------------------------|
| | £ | £ | |
| <u>UNITED KINGDOM</u> (Continued) | | | |
| CASH BALANCES | | | |
| Citi Quilter Investment Managers | 51,670 | | |
| COIF Charities Deposit Fund | <u>271,023</u> | | |
| | | <u>322,693</u> | <u>6</u> |
| | | 4,590,723 | 79 |
| <u>EUROPE</u> | | | |
| EQUITIES | | | |
| 80,000 BlackRock Continental European Income | <u>113,840</u> | | |
| | | 113,840 | 2 |
| <u>USA</u> | | | |
| EQUITIES | | | |
| 11,000 KBI Dividend Plus North American Equity A Inc | <u>165,737</u> | | |
| | | 165,737 | 2 |
| <u>FAR EAST</u> | | | |
| EQUITIES | | | |
| 8,000 Aberdeen Fund Managers Asia Pacific | <u>19,129</u> | | |
| | | 19,129 | 1 |
| <u>GLOBAL</u> | | | |
| PROPERTY FUNDS | | | |
| 46,000 Henderson Investment Property | 49,744 | | |
| 250,000 Charities Property Fund | 297,575 | | |
| 140,000 Aberdeen Fund Managers Property | <u>160,454</u> | | |
| | | 507,773 | 9 |
| EQUITIES | | | |
| 99,912 J P Morgan Asset Management Emerging Markets | <u>55,082</u> | | |
| | | 55,082 | 1 |
| FIXED INTEREST | | | |
| 15,000 Pimco Global Investment Grade Credit Hgd Instl | 204,750 | | |
| 80,000 AXA Investment Managers Short Duration High Yield | <u>78,352</u> | | |
| | | 283,102 | 5 |
| PORTFOLIO OF INVESTMENTS | | <u>5,735,386</u> | <u>99</u> |
| NET CURRENT ASSETS | | 49,184 | 1 |
| NET ASSETS | | <u>5,784,570</u> | <u>100</u> |

GRACE BAPTIST TRUST CORPORATION

ANNUAL ACCOUNTS 2016

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TRUST FUNDS

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| 41 | Receipts and Payments Account |
| 42 – 43 | Details of Trust Funds |

GRACE BAPTIST TRUST CORPORATION
TRUST FUND RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2016

| | 2016 £ | 2015 £ |
|--|----------------|----------------|
| Receipts | | |
| Various Trusts | 433,052 | 180,297 |
| Payments | | |
| Various Trusts | 354,037 | 160,474 |
| Surplus/(Deficit) of Receipts over Payments | 79,015 | 19,823 |
| Balances brought forward as at 1 January 2016 | 610,215 | 590,392 |
| Balances carried forward as at 31 December 2016 | <u>689,230</u> | <u>610,215</u> |

The Corporation acts as a Trustee for the charitable trusts that are listed on pages 42 and 43 and the Receipts and Payments Account above is a consolidated summary of the accounts of these trusts. The accounts include both Capital and Revenue amounts. Separate accounts are maintained for each of the trusts and returns are made to the Charity Commission where appropriate. The Receipts and Payments Account and the investments held on behalf of the Trusts (see below) are kept separate from those of the Corporation and are not included in the accounts set out on pages 11 to 29.

Investments held on behalf of various trusts

| | |
|--|------------|
| Interest in Grace Baptist Trust Corporation Common Investment Fund | £4,596,570 |
|--|------------|

Further information about churches that we have been able to assist with support from the Trust Funds we administer is given on our website and paper copies are available, on request.

GRACE BAPTIST TRUST CORPORATION

TRUST FUNDS

The following Chapel Trusts are administered by Order of the Charity Commission or by the terms of Trust Deeds. Churches qualified to benefit under the terms of the Trusts should communicate with the Chief Executive.

Dividends re the: -

ALTON TRUST to Strict and Particular Baptist Chapels in Hampshire, and adjoining counties of West and East Sussex, Surrey and Wiltshire.

AMERSHAM TRUST to Strict Baptist Chapels in Buckinghamshire.

BLACKBURN TRUST to Strict and Particular Baptist Chapels in Lancashire.

BURNLEY TRUST to Strict Baptist Chapels within a radius of 40 miles from Burnley.

COBHAM TRUST to Strict and Particular Baptist Chapels within a radius of 12 miles of Cobham.

CROYDON TRUST towards the upkeep, extension or improvement of the buildings of Strict and Particular Baptist Churches.

EDENBRIDGE TRUST to Strict and Particular Baptist Chapels in Kent, Surrey, East and West Sussex

EPPING TRUST to Strict and Particular Baptist Chapels in Essex within a radius of 25 miles of Epping.

FENLAND CHURCHES TRUST to Strict and Particular Baptist Chapels in Cambridgeshire, Norfolk and Lincolnshire.

FLECKNEY TRUST to Strict and Particular Baptist Chapels with a preference for those in Leicestershire.

GLOUCESTERSHIRE COMBINED CHARITIES to Strict and Particular Baptist Chapels in the County of Gloucestershire and adjoining counties.

HORLEY (LEE STREET) TRUST to Strict and Particular Baptist Chapels in Surrey, Hampshire, West and East Sussex.

HORNSEY RISE TRUST to Strict Baptist Chapels in Middlesex and London.

IVINGHOE TRUST to Particular Baptist Chapels in the Counties of Bedfordshire, Buckinghamshire, Hertfordshire and Northamptonshire.

LEE CLUMP TRUST to Strict Baptist Chapels within 10 miles of the former Providence Baptist Chapel at Lee Clump.

MAIDSTONE (KING STREET) TRUST to Strict Baptist Chapels in the County of Kent.

MAIDSTONE (MOTE ROAD) TRUST to Strict Baptist Chapels within 30 miles of Maidstone.

MARDEN TRUST to Strict and Particular Baptist Chapels in Kent.

RUSHDEN TRUST to Strict Baptist Chapels within 30 miles of Rushden.

SLEAFORD TRUST to Strict and Particular Baptist Chapels in Lincolnshire, and adjoining Counties of Cambridgeshire, Leicestershire and Nottinghamshire.

SOUTHBOROUGH TRUST to Strict Baptist Chapels in Kent.

TONBRIDGE TRUST to Strict and Particular Baptist Chapels in Kent.

GRACE BAPTIST TRUST CORPORATION

TRUST FUNDS

(Continued)

UPPINGHAM TRUST to Strict and Particular Baptist Chapels at Uppingham, Leicestershire and the surrounding area.

WADDESDON HILL TRUST to Strict and Particular Baptist Chapels in the counties of Buckinghamshire, Bedfordshire and Hertfordshire.

WARBLETON TRUST to Particular Baptist Chapels with a preference for those in East Sussex.

WARRINGTON TRUST to Strict and Particular Baptist Chapels in the counties of Cheshire, Merseyside, Greater Manchester, Lancashire, Cumbria and West Yorkshire.

WILTSHIRE TRUST to any Strict and Particular Baptist Chapel in the County of Wiltshire.

WISBECH MANSE TRUST for the benefit of chapels of the Strict Baptist denomination.

WRIGHT MEMORIAL to Particular Baptist churches in Lancashire and West Yorkshire.

Trust Funds relating to the following places or persons are administered as directed by the Charity Commission, or by the terms of trust deeds or wills: Balham, Bedworth Manse, Bermondsey Manse, Brentford, Brighton Manse, Broadstairs, Brockham, Brockley, Brockley Graveyard, Devizes, Great Ellingham, Grundisburgh Manse, Haworth – Hartley Trust, Haworth Manse, Ipswich Manse, Marden, Margate, Meopham Manse, Norris Legacy, Otley, Portsmouth Manse, Preston Settlement, Rattlesden Manse, St. Albans, Salhouse, Slaithwaite, Snodland, Stoke Golding, Thornhill Manse, Two Waters, Wattisham – Chaplin Legacy, Wellingborough Manse, Wetherden Manse, Wimbledon.

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MISCELLANEOUS INFORMATION

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GRACE BAPTIST TRUST CORPORATION

BASIS OF FAITH

1. The verbal inspiration of the Holy Scriptures of the Old and New Testaments and that they are the sole, supreme, and all-sufficient authority in every matter of Christian faith and practice.
2. One living and only true God, subsisting in the Trinity of Three co-equal and co-eternal Persons - the Father, the Son, and the Holy Spirit; all infinite without beginning; the Father neither begotten nor proceeding; the Son eternally begotten of the Father; the Holy Spirit eternally proceeding from the Father and the Son.
3. The Deity, eternal Sonship, and spotless humanity of the Lord Jesus Christ; His virgin birth, crucifixion, death, and burial; His physical resurrection, and ascension into heaven.
4. The personal, eternal, and unconditional election of the Church in Christ unto everlasting salvation.
5. The Fall of mankind in Adam their federal head whose transgression is imputed to them, and from whom they derive a corrupt nature, thereby rendering them both unable and unwilling to meet the claims of God's righteous and holy law.
6. That though all men are rendered spiritually impotent by the Fall, they are none the less accountable to God for their sins, and they shall answer for the same in the day of judgement except they be granted repentance unto eternal life.
7. The special, particular, and eternal redemption from all sin, and the penal consequence thereof, of all God's elect, through the substitutionary sacrifice of the Lord Jesus Christ.
8. The eternal and everlasting justification through faith of the elect and redeemed Church, by the blood and imputed righteousness of Christ, irrespective of any moral or spiritual works done by them either before or after regeneration.
9. The effectual calling of all the redeemed by the invincible power and grace of the Holy Spirit, according to the counsel of God's will, involving their regeneration and sanctification by the direct agency of the Holy Spirit, through which the saints grow in grace perfecting holiness in the fear of the Lord.
10. The grace of faith whereby the elect are enabled to believe to the saving of their souls is the gift of God, and the work of the Holy Spirit in their hearts, Who convinces them of sin, works in them repentance unto life, and enables them to look to, receive, and rest upon the Lord Jesus Christ alone for salvation.
11. The final perseverance in the ways of God of all those who have been chosen by the Father, redeemed by the Son, and regenerated by the Holy Spirit, so that they shall never perish, but have eternal life.
12. The second coming of the Lord Jesus Christ, the resurrection of the dead, both of the just and the unjust, when the wicked will go away into everlasting punishment and the righteous into life eternal.
13. The duty and privilege of all true believers to profess their repentance towards God and faith in the Lord Jesus Christ, by being baptized, that is, immersed in water, in the name of the Father, and of the Son, and of the Holy Spirit, prior to becoming members of a Christian Church or partaking of the Lord's Supper.
14. The preaching of the Gospel to every creature as a divine command and solemn duty.
15. The necessity of a believer's life being consistent with the profession he makes.
16. The congregational order of the Churches.

GRACE BAPTIST TRUST CORPORATION

RULES

(EXTRACTED FROM THE ARTICLES OF ASSOCIATION)

- Every member of the Corporation shall be a member of one of the following classes, namely: -

(a) Ordinary Members. That is to say, members of a Particular Baptist Church practising strict communion, who subscribe to the said Doctrinal Basis and who pay to the Corporation an annual subscription to be fixed from time to time by the Council.

(b) Delegate Members. That is to say, members being delegates nominated by a Particular Baptist Church practising strict communion which adheres to the said Doctrinal Basis and makes an annual donation to the Corporation of not less than five pounds or of such other amounts as shall be fixed from time to time by the Council.

PROVIDED THAT Churches consisting of less than ten members shall be entitled to nominate one Delegate Member and that Churches consisting of ten or more members shall be entitled to nominate two Delegate Members, that Churches consisting of twenty or more members shall be entitled to nominate three Delegate Members and that Churches consisting of forty or more members shall be entitled to nominate four Delegates. The nomination of a person as a Delegate Member shall be in writing, signed by the Secretary of the Church, and the same shall be delivered to the Secretary of the Corporation, and upon such nomination and notification in writing of his/her consent to act as such Delegate Member the person nominated shall, subject to the approval of the Council, be duly entered in the Register of Members. Each Delegate Member shall subscribe to the said Doctrinal Basis and shall be entitled to one vote only, notwithstanding that he/she may also be an Ordinary Member of the Corporation.

(c) Associate Members. That is to say, persons who satisfy the Council that they are in sympathy with the said Doctrinal Basis and with the objects of the Corporation. Each Associate Member shall pay the Corporation an annual subscription of an amount to be fixed from time to time by the Council. Associate membership does not carry the right to vote.

- The Corporation shall hold a General Meeting in every calendar year as its Annual General Meeting at such time and place as may be determined by the Council.
- The affairs of the Corporation shall be managed by a Council of Management.
- The members of the Council shall be elected at each Annual General Meeting from among the Ordinary Members and the Delegate Members of the Corporation, and every Church entitled to nominate a Delegate Member shall be entitled to nominate in writing a male member to be included in the list of persons to be submitted to the meeting for election.
- Immediately upon election, the Council shall proceed to elect from amongst their number a Chairman, a Deputy Chairman, and a Treasurer.
- At the Annual General Meeting in every year the Council shall lay before the Corporation a proper income and expenditure account for the period since the last preceding account (or in the case of the first account since the incorporation of the Corporation) made up to a date not more than four months before such meeting, together with a proper balance sheet made up as at the same date.

GRACE BAPTIST TRUST CORPORATION

WAYS WE CAN HELP YOU

We exist to serve the churches and we are able to do this in a number of ways, as outlined below. If you feel that we can help in any of the ways listed please contact the Chief Executive.

Grants and Loans

When redundant chapels are sold the money is invested and the investment income is available to make grants to other churches whose ministries are expanding and who need to redevelop their buildings. In some cases, the capital sum may be lent to churches, either as an interest-free loan or as an interest-bearing loan at a competitive rate of interest.

Professional Advice

The office staff are available to offer advice on many day-to-day matters associated with the administrative side of running a church. In addition, the Board of Directors comprise a group of men who are actively involved in the work and who are able to give preliminary guidance as to how a church should proceed in the light of a particular difficulty that may arise. We have expertise in various professional fields including accountancy, architecture, health and safety issues, investments, law, and surveying.

Trusteeship

The Corporation has been recognised as a Baptist Trust Corporation within the meaning of the Baptist and Congregational Trusts Act, 1951 and may be appointed a trustee of any Particular Baptist Church practising strict communion. Churches appointing the Corporation as a trustee will not in future be faced with the necessity of finding a lot of other trustees (sometimes as many as twelve or thirteen), even if the trust deed requires it. The Corporation is willing to act as trustee alongside local people or as Sole Trustee. In this way churches will no longer be faced with difficulties arising from the fact that widely scattered trustees are rarely able to meet; nor will problems arise if some of the trustees change their doctrinal position or refuse to act in a matter of importance. Furthermore, the difficulties that can arise when the last of the trustees has died or cannot be traced will not occur.

We have a programme for assisting churches of which the Corporation is a trustee by commissioning a survey of their premises and working with them to implement a structured programme of essential maintenance. In addition advice concerning church problems is often sought, but it should be made clear that the willingness of the Corporation to give advice is by no means limited to those churches of which it is a trustee. Any church may approach the Corporation knowing that its appeal will receive a sympathetic consideration.

Endowment Funds

We administer a number of endowment funds such as our Loan Fund, Ministers' Aid Fund, Benevolent Fund, the Pastors' Fund, and the B A Warburton Fund (which under the terms of the trust is available to assist men who, being members of our churches, are in training for the Ministry). We are always willing to accept trusteeship of other similar funds.

Tax-efficient Giving

We are able to help churches maximise their resources through our Gift Aid scheme, which is particularly helpful to churches that may not have in-house expertise or to individuals who wish to give anonymously. In addition, one gift to us can be distributed to various causes on behalf of the donor.

GRACE BAPTIST TRUST CORPORATION

WAYS YOU CAN HELP US

By giving

We exist to serve the churches and we make no charge for doing so (apart from specific services such as the Gift Aid scheme). However, serving others is a costly business; office rent has to be paid; the audit fee has to be paid; so do our staff! These costs are met out of the generous giving of the Lord's people and from our investment income, (although that is income that would otherwise be given to churches). You can help us by making personal donations to defray these expenses and by encouraging your church to do so as well.

By becoming a personal member

Annual subscriptions are:

Full Membership - £10.00 per annum. Associate Membership - £5.00 per annum.

Personal membership is a more committed way of supporting us in our ministry, but in addition it enables you to attend our Annual General Meeting and have a say in the way the Corporation is run. The membership form makes it clear what type of membership is applicable in your case. Be warned! If ever the Corporation were to close down with debts, personal members would be required to contribute £5 towards repaying them. However, we trust that by acting as good stewards of all that the Lord has entrusted to us, it will never happen.

By encouraging your church to become a subscribing church

Churches that make a gift to the funds of the Corporation in the course of a year are entitled to send Delegates to our Annual General Meeting. In this way the churches can become closely involved in the ongoing ministry of the Corporation.

By remembering us in your will.

The help of friends who have remembered the work in their wills has been a source of great encouragement over the years. A "Form of Bequest" is given below, which may be used in this connection.

"I give and bequeath to the Treasurer for the time being of the GRACE BAPTIST TRUST CORPORATION the sum of £_____ free of duties to be applied to the general purposes of the said Corporation, and I direct that the receipt of the said Treasurer shall be taken and deemed a sufficient discharge for the same."

By telling others about our work and encouraging them to support us.

You may have friends who are not familiar with the ministry of the Grace Baptist Trust Corporation. Tell them about the many services we offer and all the help and advice we can give.

By telling us about the needs of churches and individuals.

We administer a number of funds that are to be used for the benefit of others when they are in need. Sometimes we know about the need, and sometimes we do not. If you know of a church or church member who needs our help, and you feel it is appropriate to let us know, we would love to hear from you.



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