



(A company limited by guarantee)

**Charity number 1107568**  
**Company number 05285135**

**二零二壹年 財政報告表**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 DECEMBER 2021**

OFFICIAL

**CHINESE CHURCH IN LONDON**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**INDEX**

	<b>Page</b>
Report of the Trustees	1 – 12
Independent Auditors' Report	13 - 15
Statement of Financial Activities	16
Balance Sheet	17
Statement of Cash Flows	18 -19
Notes to the Financial Statements	20 – 31

**CHINESE CHURCH IN LONDON**  
**REPORT OF THE TRUSTEES**

The Board (the trustees and directors of the charitable company) presents the combined directors' report and trustees' annual report, as required by company law, together with the audited financial statements of Chinese Church in London for the year ended 31 December 2021. The financial statements have been prepared in accordance with the accounting policies set out in Note 1 and comply with the charity's trust deed, applicable law, relevant accounting standards including the requirements of the Statement of Recommended Practice, Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), "Accounting and Reporting by Charities".

## **1. REFERENCE AND ADMINISTRATIVE DETAILS**

### **BOARD MEMBERS (DIRECTORS AND TRUSTEES)**

The following held office as directors (trustees) from 1 January 2021 to 31 December 2021:

<b>Chairman:</b>	Elder Peng Chiew Wong (Until 18 May 2021) Deacon Che Sheung Wong (from 19 May 2021)
<b>Company Secretary:</b>	Wing Tsee Alice Szeto
<b>Treasurer:</b>	Vincent Joo Keng Lim
<b>Other Board Members:</b>	Revd Teck Sin Lau Elder Oliver Hing Yee Tang Chun Fai Patric Mak (From 18 September 2021)

### **SENIOR STAFF MEMBERS**

<b>Senior Pastor (Acting):</b>	Elder Oliver Hing Yee Tang
<b>Pastor:</b>	Revd Teck Sin Lau

### **BOARD MEETING ATTENDEES**

<b>Director of Administration &amp; Finance:</b>	Linda Lim (until 28 February 2022)
<b>Attendee:</b>	Chun Fai Patric Mak (from 17 March to 17 September 2021)

### **REGISTERED CHURCH ADDRESS:**

69-71 Brook Green  
London W6 7BE

### **AUDITORS:**

Knox Cropper LLP  
65 Leadenhall Street  
London EC3A 2AD

### **BANKERS:**

Barclays Bank PLC Kingston 2 Leicestershire LE87 2BB	Virgin Money Jubilee House, Gosforth, Newcastle Upon Tyne NE3 4PL
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## **2. STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing Document**

The Church is a charitable company limited by guarantee, incorporated on 12 November 2004 and registered as a charity on 11 January 2005. The company's Articles of Association was updated in 2019 according to the Companies Act 2006 and the Charities Act 2011 with the help of the solicitors of Lawson Lewis Blakers Ltd.

The updated Articles of Association (2019) were approved by Church members by voting at the 2019 AGM on 21st September 2019, filed with Companies House on 9 October 2019 and registered with the Charity Commission.

In the event of the company being wound up members are required to contribute an amount not exceeding £1.

The Chinese Church in London Bye Laws (2012) have also been updated according to the Articles of Association of Chinese Church in London (2019), reflecting the current structure and practices of the Church. The updated Bye Laws were circulated to Church members for information and presented at the 2020 AGM on 26 September 2020.

### **Governing Body**

The directors of the company are also charity trustees for the purposes of charity law and under the company's Articles are known as members of the Board. The Board is the governing body of the Church. It has overall responsibility for strategy and decision-making, directing the affairs of the Church, and for the efficient running of its operations. The Board meets every 2 months.

The Board consists of the following spiritually matured leaders:

- Elected Pastor Board members -
  - Senior Pastor (Ex-Officio)
  - Pastor(s)
- Elected officers –
  - Secretary (Ex-Officio)
  - Treasurer (Ex-Officio)
- Additional elected members
- Board meeting attendees
  - The Director of Administration & Finance has been invited to attend all Board meetings in 2021 to assist the Board in all administrative and financial matters.
  - Attendee(s) invited to attend Board meetings from time to time do not have voting rights in the Board's decision making process.

The Board is supported by the following committees:

- Senior Pastor's Office (SPO) – A full time management body consisting of the Senior Pastor (SP), Director of Administration & Finance and selected members to assist the SP to execute decisions made by the Board (Church Board). It also has the responsibility of looking after the pastoral staff in the area of deployment and responsibilities.
- Ministries and Congregation Committee (MaC) - consisting of heads of all Church wide ministries and representatives from all Congregation Councils. The MaC had not been meeting due to practical time difficulties, and communication with the ministries and congregations has been performed via the staff team. The Board is considering holding MaC meetings in a different format in 2022 to facilitate more direct communication with congregation leaders, Church-wide ministries heads and pastoral staff.
- Administration & Finance Committee (A&F) - A&F consists of members who are experienced in at least one or more administration or finance functions.

### **Trustee Appointment, Induction and Training**

All new trustees of the Church shall be nominated by the existing Board and their appointments shall be approved by a General Meeting. All new trustees will be given information about the responsibilities of being a trustee when they first join the Board. New trustees are provided with

- a copy of the Church's Articles of Association
- a copy of the Church's Bye Laws,
- guidance on the responsibilities of trustees.

The Church has ongoing training programme for the Trustees to enhance governance skills.

### **Organisational Structure**

The Church has 11 Sunday Services across 5 locations: Hammersmith, Soho, Colindale, Croydon and Hounslow. These services are run by 6 Congregation Councils. Each Congregation Council consists of a pastor and/or pastoral worker, Elders, Deacons, Congregation officers (Secretary, Treasurer, Carelinks Representative and Mission Representative) and heads of various departments. A Working Committee may be formed in each congregation to lead various departments and fellowships. Each congregation is given the responsibility to decide the best strategy and methodology to outreach, and to provide pastoral care, teaching and training to their members and worshippers.

The Administration and Finance Committee meets every 3 months. It consists of members who are competent in one or more of the following disciplines: finance, legal, human resources, information technology (IT), audio visual (AV), building management and communications. The committee is given the responsibility for supporting the Church ministries with the above functions. It also sets up policies to monitor and approve expenses for the Church.

The Carelinks Committee and the Mission Concern Team (MCT) are headed by the Carelinks Secretary and Mission Secretary respectively. Each team consists of

representatives from various congregations and normally supported by a pastoral staff as an ex-officio. The Carelinks Committee helps the Church to focus on the social concerns in our society, initiates and recommends social projects and financial support. The MCT helps the Church to raise awareness of world mission, to send and support missionaries in different parts of the world.

The Church employed 19 full and 2 part time staff comprising the pastoral and administrative staff in 2021. The staff team is headed by the Senior Pastor and assisted by the Centre Pastors, Elders and the Director of Administration and Finance. In the absence of a Senior Pastor, the role is fulfilled by the Acting Senior Pastor (Church Elder), appointed by the Board and supported by other Church Elder(s). The Senior Pastor's Office (SPO), which consists of pastor(s), the Director of Administration and Finance, and mature spiritual leaders appointed by the Senior Pastor or the Board, supports the Senior Pastor in ministry related matters and staff care. The pastoral staff support the wellbeing of various congregations by providing pastoral care, visitation, preaching, teaching and training to the members. The Director of Administration and Finance and the team are responsible for the day to day running of the Church Office, building management and provision of support to the ministries of the Church.

### **Risk Management**

Being aware of their responsibilities for risk assessment, trustees periodically review the procedures for evaluating the risks associated with the Church's operating activities, and also review annually all insurances (including office, fire and general safety), as well as the terms and conditions of employment of staff. The first version of the Risk Assessment Management Policy was produced and approved by the Church Board in January 2022. The intention is to develop a comprehensive risk assessment manual which will identify all the significant risks which the charity faces and the measures in place to mitigate these risks. Two of which are the impact of Brexit, and the Covid-19 pandemic in 2020/2021 which has been a major risk that the church needs to manage. As a charity, we are committed to maintain the level of services in our community but at the same time we monitor our expenditure and human resources in order to fulfil our vision and objectives.

### **3. PUBLIC BENEFIT**

The Church provides a spiritual home to Christians close to home and from abroad. The Church preaches the Gospel of Jesus Christ and teaches the Doctrines of the Christian faith in three different languages but not exclusive to Chinese in and around London. Local communities can benefit from the Church activities such as the activities mentioned above and education conferences. The Church provides care, friendship and a community life to students, families and those who are in need.

The Board confirms that it has taken into account the Charity Commission's general guidance on public benefit when reviewing the Church's objectives and in particular considers how planned activities contribute to the achievement of these objectives.

The church has raised the awareness of our members in social justice by hosting a Justice Month in June 2022, and will continue to do so in coming year. Most of the short term mission (STM) has gradually re-started in 2022 following the relaxation of COVID restrictions.

#### 4. OBJECTIVES AND ACTIVITIES

The Chinese Church in London was founded as an unincorporated charity in 1951 by the late Pastor Stephen Y. T. Wang. Chinese Church in London, an incorporated charity presumed the activities and net assets of this unincorporated charity on 1 January 2011. The mission of the Church is to become an "Intentional Disciple-Making Church". Therefore in 2017 we set our Church vision as: We exist to make disciples of Jesus to transform London and the world. The objects of the Church are:

- i. to preach the Gospel of Jesus Christ and to teach the Doctrines of the Christian Faith, primarily, but not exclusively to the Chinese in and around London;
- ii. to provide a spiritual home for primarily but not exclusively to Chinese Christians in and around London;
- iii. to cooperate with Christian churches and Christian organisations who share the same doctrine of faith;
- iv. to further the cause of Christ on the mission field worldwide;
- v. to provide facilities for the use of the Chinese and English languages in worship and the work of the Church;
- vi. to promote the welfare primarily, though not exclusively, of Chinese in and around London, in recognition of the Gospel of Jesus Christ.

In supporting the above objectives, the long term objectives of the Church are to:

- a. build up the believers in faith and send them out to serve the community and other believers at home and abroad.
- b. equip the believers so they would multiply their faith wherever they may go.
- c. adopt and implement the Intentional Disciple Making Church (IDMC) model in all congregations.

In the short and medium term, the objectives of the Church are to:

- a. increase regular Sunday worshippers to 2,000 including adults and children
- b. increase the number of believers being baptised in the Church to 150.

In achieving these objectives, the Church encourages volunteers to serve, participate and lead in the various ministries including pastoral team, fellowship, worship, Bible studies, teaching and training, etc. They also provide leadership in committees such as the Board, Congregation Council, Working Committee, Administration & Finance, Carelinks, Mission Concern Team, and The Next Generation Ministry. Serving in the Church is part of Christian life and it is one of the ways to show our love for God. The volunteers are an essential force for the development of the Church's ministries.

The Church offers grants from Theological Education Fund and Mission Fund to certain people or organisations to contribute to the success of our objectives. We have set procedures and policies to ensure grant receivers are committed to the work of Christ and in line with our objectives. Moreover, mentoring and/or prayer support are also given to these individuals or organisations.

To support the activities organised during the year, the Church employs pastoral and administrative staff to provide care, outreach programme, community projects, conduct services and manage the Church's properties and finances. This year we have spent a total of £1,270,675 on staff, activities, maintenance and events.

## **5. ACHIEVEMENTS, PERFORMANCE AND HOW THE CHARITY HAS DELIVERED PUBLIC BENEFIT**

The Church celebrated the 70th anniversary on 17 January 2021. The speaker of the Anniversary Thanksgiving Service, our ex-Senior Pastor Dr. Revd. David Lee, preached a powerful sermon entitled Brighter and Brighter that encouraged CCiL to become a praying church to take the gospel to the unreached. The 70<sup>th</sup> Anniversary Thanksgiving Service was marked by the ordination of our Church Youth Pastoral Worker, Oliver Knight as Church Pastor with the focus on The Next Generation Ministry. This was a joyous occasion as the Church has prepared Revd. Oliver Knight with a period of coaching by a team of experienced Pastors from inside and outside of CCiL and Church Elder. This was followed by the Ordination Committee interview and finally affirmed by the voting support of members in the AGM in 2020.

During most of the first half of 2021, the Church was closed to physical activities under lockdown. The Church Board has monitored the government guidance on Coronavirus and has recommended as appropriate stricter guidelines to the staff team, leaders and members. The Hammersmith English Congregation re-opened for service at the end of May, to be followed by other congregations in July 2021. Precautionary measures were imposed to limit attendance with registration, negative lateral flow tests, enforced social distancing and face-mask wearing to minimise the risks and protect the health and safety of the attendees and servers.

As we have restricted the capacity of attendance during 2021, it would be difficult to measure and record the number of online as well as physical attendees accurately. Also these figures were not comparable with similar figures before Covid. However, it would be prudent to report that the total number of online and physical attendance combined would exceed previous years due to the influx of BNO immigrants from Hong Kong.

In 2021, the Church held 3 Baptism Services, a total of 18 candidates were baptised. Also, continuing with the efforts to welcome the BNO immigrants from Hong Kong and other places, the church has organised workshops and seminars to provide information to prepare and plan for their move and to welcome them on arrival with practical advice and support. Besides connecting with these newcomers, the Church has also organised Street Cafés on different locations run by different congregations towards the end of the year. The Church made use of this facility to connect with the local community and it was well received as a way to pray for and bless the community.



**Mission Concern Term****Mission Fund**

And my God will meet all your needs according to the riches of His glory in Christ Jesus.  
Philippians 4:19 NIV

Even we are still affected by Pandemics throughout in 2021, our God indeed the Way Maker for CCiL Mission Fund. We received £137K against Budget of £130K from our 7 congregations. £106K (77%) allocated to our 25 Missionaries and 5 Mission Organizations. Due to pandemic travel restrictions, we had to cancel many Short Term Missions in Tanzania, London Bridge, Lancaster and Croatia. Only STM Summer Night Outreach and Street Café Edinburgh took place, in July and August.

In October and November, a **7-weeks' Mission Series Sermons** were organised by MCT. We have 3 keynote speakers in 3 languages. Cantonese speaker – Rev Lawrence Sin from COCM Milton Keynes, Mandarin speaker – Dr Winston Chiu from China Evangelical Seminary, Taiwan, English speaker – Dr Christopher Wright from Langham Partnership, London.

**Mission Conference 2021 Theme – Mission @ our Doorstep**

Lift up your eyes and look at the field, Living in a globalized society, From Vision to Action. Mission Weekend (25 – 28 November) with Mission Night on Friday for Prayer and Praise in three languages, City Hunt for kids and Street Café for adults at Soho, Croydon and Colindale.

Due to the changes of languages-based ministry, Monthly Mission Spot moved to Global news format. Each video update is covered with other languages sub-titles focusing on getting to know all our supported missionaries and each congregant to become their prayer warrior.

**Dr Peter Chow Memorial Mission Education Fund**

There were no applications in 2021 being processed but there will be support for Janice and Mads to study at All Nations Christian College when they finish their first term in Tanzania, Cheuk Chung when he finishes his term in Hong Kong, Simon when he starts his new term in Melbourne.

**Carelinks ministry and Carelinks Fund**

The Carelinks Ministry financially supported TearFund, CEDAR Fund, Christian Centre for Gambling Rehabilitation (CCGR), Chinese Association for Cancer Care (CACACA) and Tamar as part of its social concern activities.

In 2021, the church donated £39,969 to the above organisations (2020: £43,954) upon collection into the Carelinks Fund. A special appeal known as Recover together was conducted with TearFund to fund COVID vaccination in lower-income countries in April 2021 and £6,151 was raised.

Our target in 2022 is £ 49,000. The more the Carelinks fund is blessed, the more we are able to bless those in great need. Other social projects undertaken included the Operation Christmas Child from Samaritan's Purse. This year's highlight is the Justice month that has brought to the church family a variety of talks and activities on how we can fulfil our responsibilities as followers of Jesus Christ.

Pastor CK Cheung, David Chau (acting secretary) and the Carelinks team appreciate the support and donation from the church family. May we continue to act justly and to love mercy. He has shown you, O mortal, what is good. And what does the LORD require of you? To act justly and to love mercy and to walk humbly with your God. (Micah 6:8).

### **The Next Generation Ministry**

The Next Generation (TNG) is the core ministry for primary school aged children (Kids Church) and secondary school aged youths (Youth Ministry) comprising of ministry groups attached to each congregation across the Chinese Church in London.

In 2021, weekly ministry activities largely continued to take place online. While our big calendar events such as Youth Easter Camp and Youth Short-Term Mission trips have either been cancelled or postponed again, we continued with our collaborative TNG Sunday service, Bible study groups, fellowships, and prayer time with parents via Zoom.

Our TNG Pastoral team took in feedback from leaders and youth and adapted the monthly format this year to include a two-week teaching session, a panel session, and a fellowship/games session. Our monthly series included themes like "When the Unexpected Hits," "When the World Needs Your Attention," "When You're Questioning Faith," "When You Feel Stuck," and "When Relationships Get Complicated."

With the gradual ease of government restrictions, our youth ministry has been able to hold a couple of our annual events in-person such as our end of year Youth Celebration Service, and our Sixth Formers Hiking Trip in the summer. Two of our CCiL centres (Colindale and Croydon) re-opened during the summer term, and other congregations' re-opening dates followed in by September.

In 2021, we ran a successful recruitment process for a new children's minister (Kids Church Pastoral Worker) to join us full-time in 2022. From September – December, our Pastor to The Next Generation, Rev. Ollie Knight, took a sabbatical with a focus on mental health training, and further theological studies in Christian spirituality and pastoral leadership. The ministry continued under the supervision of our youth minister (Youth Ministry Pastoral Worker) Hannah Chan, and we saw an increase in participants due to the influx of families and newcomers from Hong Kong settling in the UK.

We are thankful for the opportunity during this time to gather our ministry volunteers for training and to look ahead to the future of this exciting ministry. We continue to promote intergenerational discipleship as a key focus for the wider church to connect with the work of raising The Next Generation together.

## 6. PLANS FOR FUTURE PERIODS

### The Board has identified and endorsed the following 3 Priorities:

- i. **Governance:** Strengthening the current governance as headed by the Board so that the whole Church with its various centres and congregations may serve the church community with greater alignment to our vision and priorities and with a stronger sense of corporate identity.

The Board has produced an ordination policy which has been used for the ordination of Pastor Oliver Knight. The Board is putting in place staff supervision and line-management to improve staff welfare and accountability.

- ii. **Invest in Future:** The Board has closely followed the COVID-19 guideline of the Government. Most of our church centres resumed physical Sunday Services from mid-July 2021. The Board has produced a number of COVID-19 guidelines to support each centre's re-opening process ensuring safety and minimum risk. Online live stream Sunday Services were running in parallel with physical Sunday Service. The Church currently meets in centres over five geographic locations. Each centre is providing services in three languages: Mandarin, English and Cantonese. The next generation is increasingly multi-cultural and their friends reflect the diversity of London. This has presented challenges in that each centre-based leadership now has to serve the local church community in a diverse manner. The next generation is also very adaptable to new technology and online gatherings. All the 2021 short term mission (STM) were on hold due to COVID-19 travel restrictions. The church has initiated a number of investment during 2021. For examples: (1) the Church hired a professional Media Worker to handle the surge in demand in streaming and AV recording, (2) the church has invested in a recording studio, upgrading the AV equipment in all centres (3) the church is in the process of building up an e-library of teaching materials to support our disciple-making process, (4) the church has launched the CCiL YouTube channel helping to connect to new audiences, and (5) Soho Outreach Centre (SOC) has undertaken renovation work during 2021. The Board is reviewing our deployment and recruitment of pastoral staff, including voluntary workers so that the centres remain 'open' to communities online or in smaller groups. The Church will identify, train and mentor capable staff members and volunteers to rise up to the challenges and take on leadership roles in each centre. The church managed to hold a physical staff retreat in July 2021 to brainstorm the re-start of church activities and post-COVID strategies.

- iii. **Ministries:** As a church we believe that the spiritual wellbeing is of importance to all the charity work. In the coming year, we will promote regular corporate and individual prayer groups in each centre. We will also aim to improve and consolidate the biblical teaching so that our members would receive the spiritual nourishment they need, and make effective use of the available church resources. This is in-line with our growth plan as an Intentional Disciple-making Church (IDMC). The focus is to help every believer to become a disciple of Christ. In the coming year, the Church will empower each congregation to implement their disciple-making process in areas of Mentoring, Teaching & Training, Small Groups, Worship and Next Generation Development.

As a Charity we are also aware of the needs in our communities. In the coming year, we will work with community projects to provide support to people affected by the economic downturn, illness and losses, such as counselling services, social economic projects such as foodbanks, elderly fellowships, English classes and collaborating with para-church organisations to deliver the services.

We continue to have a Memorandum of Understanding with Chinese Overseas Christian Mission (COCM) for sharing of information and resources. During the coming year, a number of our staff members will be retiring. On the other hand, staff recruitment budget is increased in order to serve the growing church community, especially due to the influx of new immigrants from Hong Kong and other overseas students.

The church has begun the ordination process with our volunteer pastoral worker Dr. Pui Yin Ho in 2022, and will continue to plan for the ordination process for other suitable members of pastoral staff. Additionally, the church has started a church plant project in East London to provide pastoral care for the new immigrants from Hong Kong.

## **7. FINANCIAL REVIEW**

There was no significant change in church operation and number of staff. The Church reports a net deficit of £48,300 for the financial year compared to the previous year's £71,204 reported loss.

Donations and rental income are essential to assist the church to achieve its objectives. As a result of all charitable activities in current and previous years, the accumulated Unrestricted Fund reserve to-date is £890,133. On this balance, £25,226 is the net unrestricted income from the current financial year. The trustees have established a policy which aims to ensure that Unrestricted Funds are in a break-even situation each year. The reserves in the Unrestricted Fund will be used where necessary to fund any deficit arising in future operations. The trustees are comfortable with this level of Unrestricted Funds and are confident that this level of funding can be sustained in the foreseeable future.

Restricted Funds reserves is £5,270,767. In this reserve, £73,526 relates to net deficit of all restricted funds in the current financial year.

The board has reviewed the financial impact of Covid-19. Our analysis shows the church financial position is only slightly affected by Covid-19 and, therefore, no further measures are considered necessary.

The Church contributed to defined contribution pension schemes for all employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The Articles of Association empower the Board to invest cash which is not immediately required. We have decided to invest into a savings account and aim to generate interest income.

## 8. STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also the Directors of Chinese Church in London) are responsible for preparing the Annual Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". Company law and the law applicable to charities in England and Wales require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charitable Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:-

- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charitable Company will continue to operate.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. Under Company Law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the result of the company for that period.

The Trustees confirm that, in the case of each of the persons who are Trustees at the date of this report, the following applies:-

- So far as each Trustee (Director) is aware there is no relevant audit information (information needed by the Company's auditors in connection with preparing their report) of which the Company's auditors are unaware; and
- Each Trustee (Director) has taken all the steps necessary to make herself/himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

**9. AUDITORS**

A resolution to re-appoint Knox Cropper as auditors of Chinese Church in London will be put to members at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of part 15 of the Companies Act 2006 relating to small companies.

**Approved by the trustees and signed on their behalf by:**

*CS Wong*

.....  
**Chairman**

Deacon Che Sheung Wong

**Date:** 14/08/2022.....

**INDEPENDENT AUDITORS' REPORT**  
**TO THE MEMBERS OF CHINESE CHURCH IN LONDON**

**Opinion**

We have audited the financial statements of Chinese Church in London (the 'charitable company') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2021 and of 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.

**Basis of opinion**

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

**Conclusions relating to going concern**

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

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

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

**Other information**

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

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## **Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared, is consistent with the financial statements; and
- the directors' report included within the Report of the Trustees has been prepared in accordance with applicable legal requirements.

## **Matters on which we are required to report by exception**

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

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.
- 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 from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

## **Responsibilities of Trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page 11, 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, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- The Charitable Company is required to comply with both company law and charity law and, based on our knowledge of its activities, we identified that the legal requirement to accurately account for restricted funds was of key significance.
- We gained an understanding of how the charitable company complied with its legal and regulatory framework, including the requirement to properly account for restricted funds, through discussions with management and a review of the documented policies, procedures and controls.



- The audit team, which is experienced in the audit of charities, considered the charitable company's susceptibility to material misstatement and how fraud may occur. Our considerations included the risk of management override.
- Our approach was to check that all restricted income was properly identified and separately accounted for and to ensure that only valid and appropriate expenditure was charged to restricted funds. This included reviewing journal adjustments and unusual transactions.

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

### **Use of the audit report**

This report is made solely to the charitable company's member 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 charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's member for our audit work, for this report or for the opinions we have formed.

Richard Billingham FCA  
Senior Statutory Auditor  
for and on behalf of Knox Cropper LLP  
Chartered Accountants and Registered Auditors  
65 Leadenhall Street  
London. EC3A 2AD

Date:

**CHINESE CHURCH IN LONDON 倫敦中華基督教會****STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING THE INCOME AND EXPENDITURE ACCOUNT)****FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日 財政報告表**

<b>INCOME FROM 收入</b>	<b>NOTE 附注</b>	<b>Unrestricted Funds 無限制基金 £</b>	<b>Restricted Funds 限制基金 £</b>	<b>Total Funds 2021 基金合共 £</b>	<b>Total Funds 2020 基金合共 £</b>
Donations and Legacies 捐款及遺產	2	850,256	275,068	1,125,324	1,066,662
Other Trading Activities 租金和其他收入	3	96,670	-	96,670	75,307
Investments 銀行利息		381	-	381	3,749
<b>TOTAL INCOME 總收入</b>		<b>947,307</b>	<b>275,068</b>	<b>1,222,375</b>	<b>1,145,718</b>
<b>EXPENDITURE ON 支出</b>					
Raising Funds 籌款		-	-	-	-
Charitable Activities 直接支出	4	922,081	348,594	1,270,675	1,216,922
<b>TOTAL EXPENDITURE 總支出</b>		<b>922,081</b>	<b>348,594</b>	<b>1,270,675</b>	<b>1,216,922</b>
<b>NET INCOME/(EXPENDITURE) AND NET MOVEMENT IN FUNDS FOR THE YEAR 年度淨收入</b>		<b>25,226</b>	<b>(73,526)</b>	<b>(48,300)</b>	<b>(71,204)</b>
<b>RECONCILIATION OF FUNDS:</b>					
Balance b/f at 1st January 2021 承前期結算		864,907	5,344,293	6,209,200	6,280,404
Balance c/f at 31st December 2021 本年度結算		<b>£890,133</b>	<b>£5,270,767</b>	<b>£6,160,900</b>	<b>£6,209,200</b>

All activities reported above are continuing activities.

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**BALANCE SHEET 二零二一年十二月三十一日 資產負債表**  
**AS AT 31 DECEMBER 2021**

	Note	2021	2020
		£	£
<b>FIXED ASSETS 固定資產</b>			
<b>Tangible Fixed Assets 有形資產</b>			
Land and buildings 地產及物業		3,078,531	3,134,242
Building improvements 建築物改善		1,854,480	1,921,999
Fixtures & Fittings 固定建築裝設		15,720	19,075
Office Furniture and Equipment 辦公室傢俱及器材		3,117	825
	14	4,951,848	5,076,141
<b>CURRENT ASSETS 流動資產</b>			
Debtors 債務人	15	129,053	77,263
Cash at Bank and in Hand 現金及存款	16	1,266,549	1,395,223
		1,395,602	1,472,486
<b>CREDITORS: Amounts falling due within one year 短期借貸人</b>	17	(186,550)	(339,427)
<b>NET CURRENT ASSETS 流動資產淨值</b>		1,209,052	1,133,059
<b>TOTAL ASSETS LESS CURRENT LIABILITIES 流動資產減現存債項</b>		6,160,900	6,209,200
<b>TOTAL NET ASSETS 資產淨值</b>		£6,160,900	£6,209,200
<b>FUNDS 基金</b>			
Unrestricted 無限制基金		890,133	864,907
Restricted 限制基金	18	5,270,767	5,344,293
<b>TOTAL FUNDS 基金總數</b>		£6,160,900	£6,209,200

The Financial Statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

The Financial Statements were approved by the Trustees on 14<sup>th</sup> August 2022.

*C S Wong*

Chairman (Deacon Che Sheung, Wong)

*VL*

Church Treasurer (Vincent, Lim)

Company No. 05285135

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**STATEMENT OF CASH FLOWS 二零二一年十二月三十一日 現金流量表**  
**AS AT 31 DECEMBER 2021**

	<u>2021</u>	<u>2020</u>
	£	£
<b>NET CASH PROVIDED BY/(USED IN) OPERATING ACTIVITIES</b>		
年度淨現金 提供/ ( 用於 ) 經營活動	(120,241)	67,240
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
投資活動現金流		
Investment Income 投資收入	381	3,749
Purchase of Property, Plant & Equipment 購買物業· 廠房及設備	(8,814)	(6,357)
<b>NET CASH PROVIDED BY/(USED IN) INVESTING ACTIVITIES</b>		
年度淨現金 提供/ ( 用於 ) 投資活動	(8,433)	(2,608)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
融資活動現金流		
Repayments of Borrowing 借款還款	-	-
<b>NET CASH PROVIDED BY/(USED IN) FINANCING ACTIVITIES</b>		
年度淨現金 提供/ ( 用於 ) 融資活動	-	-
<b>CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR</b>		
現金及現金等價物變動	(128,674)	64,632
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>		
年初現金及現金等價物	1,395,223	1,330,591
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>		
年終現金及現金等價物	<u>£1,266,549</u>	<u>£1,395,223</u>

**ANALYSIS OF CHANGES IN NET DEBT 淨債務變動分析**

	As at 截至 01/01/2021	Cash flows 現金流	Loans converted to donations 貸款轉換為捐款	As at 截至 31/12/2021
Cash at bank 現金與存款	1,395,223	(128,674)	-	1,266,549
Building Fund Interest-free loans 建堂基金免息貸款	(232,000)	150,000	-	(82,000)
<b>TOTAL</b>	1,163,223	21,326	-	1,184,549

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**STATEMENT OF CASH FLOWS (CONTINUED) 二零二壹年十二月三十一日 現金流量表**  
**AS AT 31 DECEMBER 2021**

**RECONCILIATION OF NET INCOME/ (EXPENDITURE) TO NET CASH FLOW FROM OPERATIONS**

	<b>2021</b>	<b>2020</b>
	£	£
<b>Net income/(expenditure) for the year 年度淨收入/ ( 支出 )</b>	(48,300)	(71,204)
<b>Adjustments for:</b>		
Investment income 投資收入	(381)	(3,749)
Depreciation 折舊	133,107	133,847
(Increase)/Decrease in Debtors ( 增加 ) / 減少債務人	(51,790)	28,794
Increase in Creditors 增加 / ( 減少 ) 借貸人	<u>(152,877)</u>	<u>(20,448)</u>
	(120,241)	67,240
Investment Income 投資收入	381	3,749
Purchase of Property, Plant & Equipment 購買物業 · 廠房及設備	(8,814)	(6,357)
<b>CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR</b>		
現金及現金等價物變動	<b>(128,677)</b>	<b>64,631</b>

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二壹年十二月三十一日 財政報告**

**1. ACCOUNTING POLICIES**

**(a) Basis of Accounting**

These accounts have been prepared under the historical cost convention, in accordance with the Financial Reporting Standard 102, the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities (FRS 102). The company is a public benefit entity.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. As detailed in note 22, in forming this opinion, they have considered the impact of the Covid-19 pandemic on both its income and expenditure for at least a period of twelve months from the date of approval of these financial statements.

The presentational currency of the financial statements is Pound Sterling (£).

**(b) Fixed Assets**

Fixed assets are disclosed at cost net of depreciation to date. Assets transferred from the predecessor charity have been recorded at cost equivalent to their net book value in the predecessor charity at the date of transfer.

**(c) Depreciation**

Depreciation of fixed assets is calculated on cost at rates estimated to write off the assets, by equal instalments, over their expected working lives. Fixtures and fittings and office equipment are written off on a straight line basis over 5 years and 3 years respectively. Buildings and building improvements have been depreciated over the life of the property which has been estimated at 50 years. As a result of a review of the depreciation policy, the installed lift is being written off over its remaining useful life of 7 years. The cost of improvements at the United Reform Church are depreciated over 20 years. Depreciation charges on assets transferred from the predecessor charity continue to be applied on the basis of cost to the predecessor charity and the predecessor charity's estimate of economic life.

**(d) Income**

All income is recognised in the Statement of Financial Activities once the charitable company has entitlement to the funds, any performance conditions attached to the items of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Donations, covenants and legacies are credited to the accounts in the year in which they are receivable, grossed up for tax recoverable where appropriate.

Interest is credited to the accounts in the year in which it is receivable.

**(e) Value Added Tax**

The Charity is not registered for VAT and accordingly, where applicable, all costs and expenditure incurred are shown inclusive of VAT.

**(f) Funds**

Unrestricted funds are those funds, which can be used at the Trustees' discretion. Restricted Funds are funds whose purposes have been restricted by the donor.

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS(CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二壹年十二月三十一日財政報告表**

**1. ACCOUNTING POLICIES (CONTINUED)**

**(g) Expenditure**

Charitable expenditure comprises direct expenditure attributable to the charitable objectives or activities and support costs. Where costs cannot be attributed, they have been apportioned to charitable objectives or activities according to the time or resources spent on each. Support costs are those functions that assist the work of the charitable company but do not directly undertake fundraising or charitable activities. Support costs include general overheads and governance costs (those costs incurred in the governance of the charitable company and its assets and are primarily associated with constitutional and statutory requirements).

**(h) Grants**

Grants payable are charged in the year when the offer is conveyed to the recipient.

**(i) Pensions**

The Charity contributes to defined contribution pension schemes and the pension charge represents the amount payable by the charity to the schemes in respect of the year.

**(j) Key Judgements and Estimates**

**(i) Financial instrument classification**

The classification of financial instruments, both assets and liabilities, as 'basic' or 'other' requires judgement as to whether all applicable conditions as basic are met. This includes the type of investment or loan and its return. The Charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently valued at their settlement value.

**(ii) Useful life of functional properties**

The remaining useful life of depreciable properties is reviewed by management at each reporting date and, if necessary, the depreciation charge adjusted accordingly.

**(k) Short-term debtors and creditors**

Debtors are recognised when the Charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received. Creditors are recognised when the charity has a present legal or constructive obligation resulting from a past event to make payment to a third party, it is probable that settlement will be required and the amount due to settle the obligation can be measured or estimated reliably.

**(l) Cash and Cash Equivalents**

Cash and Cash Equivalents in the Statement of Financial Position comprise cash at bank and in hand and short term deposits with an original maturity of three months or less. For the purpose of the Statement of Cash Flows cash and cash equivalents are as defined above net of outstanding bank overdrafts if they exist.

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日財政報告表**

**2. DONATIONS AND LEGACIES 捐款及遺產**

	<u>Unrestricted</u> <u>Fund</u> 無限制基金 £	<u>Restricted</u> <u>Fund</u> 限制基金 £	<u>2021</u> <u>Total</u> 合共 £	<u>2020</u> <u>Total</u> 合共 £
Combined Services 聯合崇拜	-	-	-	-
Cantonese 粵語堂	141,311	52,719	194,030	152,779
Mandarin 國語堂	78,862	15,509	94,371	107,223
English 英文堂	89,844	16,413	106,257	116,117
New Soho 蘇豪福音堂	229,200	105,621	334,821	326,182
Hounslow 豪士羅堂	22,455	8,726	31,181	19,416
Croydon 凱敦堂	91,104	50,270	141,374	145,207
Colindale 甘霖堂	108,678	15,032	123,710	70,408
Office 教會辦公室	88,802	10,778	99,580	129,330
	<u>£850,256</u>	<u>£275,068</u>	<u>£1,125,324</u>	<u>£1,066,662</u>

**3. OTHER TRADING ACTIVITIES 租金及其他收入**

	<u>2021</u> £	<u>2020</u> £
Book sales 書攤收入	33	549
Rental 租金	71,250	50,786
Sundry Income 雜項收入	25,387	23,972
Lunch ministry income 午餐事工收入	-	-
Education Conference Income 教育營會收入	-	-
	<u>£96,670</u>	<u>£75,307</u>

Note: Sundry income above includes £25,387 (2020: £19,446) of grant funding received as part of the Government Job Retention Scheme, which was introduced in response to Covid 19.

**4. CHARITABLE EXPENDITURE**

	<u>Direct Costs</u> <u>直接費用</u> <u>(Note 6)</u> £	<u>Support Costs</u> <u>扶助費用</u> <u>(Note 7)</u> £	<u>2021 Total</u> 合共 £	<u>2020 Total</u> 合共 £
Pastoral 教牧	287,041	126,906	413,947	395,738
Outreach 佈道	254,661	56,477	311,138	322,123
Welfare 福利	164,561	54,042	218,603	224,869
Building 建堂	235,309	91,678	326,987	274,192
Total 合共	<u>941,572</u>	<u>329,103</u>	<u>1,270,675</u>	<u>1,216,922</u>



**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日財政報告表**

5(a). **EMPLOYEE COSTS 同工開支**

	<b><u>2021</u></b>	<b><u>2020</u></b>
	£	£
<b>Salaries and wages 薪金</b>	594,587	577,621
<b>Social Security 社會保障金</b>	57,639	55,851
<b>Pension 退休金</b>	29,473	28,898
<b>Total Head Office Salaries 合共</b>	<u>£681,699</u>	<u>£662,370</u>

The average number of employees during the year was 22 (2020: 20).

The Key management personnel of the Church are those persons having authority and responsibility for planning, directing and controlling the activities of the Church, directly or indirectly, including any trustee of the Church. In addition to the trustees, they comprise of the senior staff members detailed in the Administrative Details. No employee earned more than £60,000 during the year.

5(b). **TRUSTEE'S REMUNERATION AND EXPENSES 信托人酬金及開支**

During the year, one (2020: one) of the trustees received remuneration and expenses. However, these payments relate to their capacity as pastors or spiritual leaders, rather than as trustees of the Church. It is an accepted practice in religious organisations for the ministers to take an active role in the Church Council to guide the Church in its affairs.

Remuneration paid in the year: 今年的薪酬支付	<b><u>2021</u></b>	<b><u>2020</u></b>
	£	£
<b>Pastor T S Lau 劉德新牧師</b>	41,208	40,800
	<u>£41,208</u>	<u>£40,800</u>

One trustee was reimbursed a total of £503 (2020: one trustees £253) for ministry travelling and other cost.

**CHINESE CHURCH IN LONDON**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**6. DIRECT COSTS 直接費用**

	<u>Pastoral</u> <u>教牧</u> £	<u>Outreach</u> <u>佈道</u> £	<u>Welfare</u> <u>福利</u> £	<u>Building</u> <u>建堂</u> £	<u>2021</u> <u>合共</u> £	<u>2020</u> <u>合共</u> £
Staff Costs 同工支出	249,614	83,205	83,205	-	416,024	413,815
Staff ancillary costs 同工其他支出	9,073	4,536	1,512	-	15,121	18,621
Congregational Costs 堂會支出	25,916	12,958	4,319	-	43,193	29,437
Licences and Subscriptions 許可證和訂閱	915	457	152	-	1,524	1,253
TNG Ministry 下一代事工	728	364	121	-	1,213	1,019
Speakers Fees 講員費	-	-	-	-	-	667
Outreach 佈道	-	-	-	-	-	-
Home Missionaries 本地宣教士	-	44,497	-	-	44,497	44,363
Fellowship/Retreats 團契/退修	660	330	110	-	1,100	440
Other 其他	135	68	23	-	226	267
Carelinks 愛心聯繫	-	-	39,968	-	39,968	43,954
Property Depreciation 物業折舊	-	-	-	123,230	123,230	124,430
Mission Costs 宣教事工	-	2,567	-	-	2,567	5,796
Mission Grants 宣教資助	-	105,679	-	-	105,679	121,082
Love Gift 福利資助	-	-	5,950	-	5,950	19,606
Student Grants 神學生資助	-	-	29,200	-	29,200	23,247
Combined Church Activities 教會活動	-	-	-	-	-	-
Premises 場地使用支出	-	-	-	112,080	112,080	58,659
Education Conference Fund expense 教育營會基金費用	-	-	-	-	-	-
<b>Total 合共</b>	<b>£287,041</b>	<b>£254,661</b>	<b>£164,560</b>	<b>£235,310</b>	<b>£941,572</b>	<b>£906,656</b>

**7. SUPPORT COSTS 扶助費用**

	<u>Pastoral</u> <u>教牧</u> £	<u>Outreach</u> <u>佈道</u> £	<u>Welfare</u> <u>福利</u> £	<u>Building</u> <u>建堂</u> £	<u>2021</u> <u>合共</u> £	<u>2020</u> <u>合共</u> £
Staff Costs 同工支出	94,912	47,456	47,456	75,849	265,673	248,556
Postage/Stationery/Bank charges 郵費及文具和銀行收費	7,305	3,653	1,218	0	12,176	12,392
Audit Fees 核數費	405	405	405	405	1,620	6,480
Legal and Professional 法律及專業費用	798	266	266	1,330	2,660	102
Depreciation 折舊	4,938	988	988	2,963	9,877	9,417
Office Costs 辦公室費用	18,548	3,710	3,710	11,129	37,097	33,319
<b>Total 合共</b>	<b>£126,906</b>	<b>£56,478</b>	<b>£54,043</b>	<b>£91,676</b>	<b>£329,103</b>	<b>£310,266</b>

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日 財政報告表**

**8. TAXATION 稅務**

Chinese Church in London is a registered charity and is potentially exempt from taxation in respect of income and capital gains received within the categories covered by Part 11 of the Corporation Tax Act 2011 to the extent that such income or gains is applied exclusively to charitable purposes.

**9. CARELINKS DONATIONS 愛心聯繫捐款**

	<b><u>2021</u></b>	<b><u>2020</u></b>
	£	£
Tamar (All Souls Church) 他瑪事工	4,961	-
Christian Centre for Gambling Rehabilitation 福音戒賭中心	9,508	14,690
Tear Fund 淚基金	9,921	10,073
Cedar Fund 施達基金	6,614	9,234
Chinese Association for Cancer Care 英國華人關懷癌症協會	8,268	5,876
New Leaf Counselling Centre 新葉心理輔導中心	1,107	2,581
Carelinks expenses 愛心聯繫支出	(410)	1,500
	<u>£39,969</u>	<u>£43,954</u>

**10. GRANTS FOR MISSION WORK 差傳資助金**

The Charity made institutional grants to Christian organisations, to support mission work in the UK and overseas, as follows:

	<b><u>2021</u></b>	<b><u>2020</u></b>
	£	£
Overseas Missionary Fellowship 海外基督使團	12,240	10,868
Operation Mobilisation 信徒動員會	18,360	17,420
Jian Hua Foundation (Hong Kong) 建華基金會	10,895	10,236
Home of Loving Faithfulness (Hong Kong) 可愛忠實之家	555	684
Chinese Overseas Christian Mission 基督教華僑佈道會	10,000	9,996
WEC International 環球福音會	9,585	11,736
Christ Transcending Poverty Church 超窮教會	1,210	1,368
Pioneers	9,310	10,568
YWAM	8,775	7,920
Christmas Gift to missionaries 宣教士聖誕禮物	1,240	368
New Mission Organisation 新宣教機構	150	-
	<u>£82,320</u>	<u>£81,164</u>

The Charity also made individual grants to 6 Christian professionals (2020: 6) working in China and Albania. In the current year, these totalled £17,930 (2020: £47,944).

**11. STUDENT GRANTS 神學生資助金**

The Charity gave student grants totalling £29,200 (2020: £23,247) to 4 individuals (2020: 3 individuals) in the UK to support them in their theological studies.

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日 財政報告表**

**12. DONATIONS AND GRANTS 捐款和資助金**

	<u>2021</u>	<u>2020</u>
	£	£
Other Donations (<£500)	-	-
	-	-

**13. PENSION COMMITMENTS 退休金**

The Charity contributed to a defined contribution pension scheme for several employees. The assets of the scheme are held separately from those of the charity in an independently administered fund. At the balance sheet date unpaid contributions due to the fund were £zero (2020: £zero). Total premiums payable in the year were £29,473 (2020: £28,898).

**14. TANGIBLE FIXED ASSETS 有形固定資產**

Cost 開銷:	Land & Buildings 建築物 £	Improvements 改善 £	Fixture & Fittings 固定建築裝設 £	Office Furniture and Equipment 辦公室傢俱及器材 £	Total 合共 £
At 1st January 2021					
承前期開銷結算	3,856,344	2,952,433	269,373	52,795	7,130,945
Additions 增添	-	-	4,747	4,067	8,814
At 31st December 2021					
本年度開銷結算	£3,856,344	£2,952,433	£274,120	£56,862	£7,139,759
Accumulated Depreciation					
At 1st January 2021					
承前期開銷結算	722,102	1,030,434	250,298	51,970	2,054,804
Charge for Year	55,711	67,519	8,102	1,775	133,107
At 31st December 2021					
本年度開銷結算	£777,813	£1,097,953	£258,400	£53,745	£2,187,911
Net Book Value					
帳面淨值:					
At 31st December 2021					
二壹年十二月三十一日	3,078,531	1,854,480	15,720	3,117	4,951,848
At 31st December 2020					
二零年十二月三十一日	£3,134,242	£1,921,999	£19,075	£825	£5,076,141

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日 財政報告表**

**15. DEBTORS 債務人**

	2021 £	2020 £
Prepayments and accrued income 預先支付及應計收入	33,079	43,525
HM Revenue and Customs 稅務局	94,894	33,240
Accounts receivable 應收賬款	1,080	498
	<u>£129,053</u>	<u>£77,263</u>

**16. CASH AT BANK AND IN HAND 現金與存款**

	2021 £	2020 £
Current Accounts 支票戶口存款	15,157	19,030
Paypal Accounts 戶口存款	1,048	-
Deposit Accounts 支票戶口存款	748,229	873,325
Treasury Deposits 支票戶口存款	500,000	500,000
Cash 現金	2,115	2,868
	<u>£1,266,549</u>	<u>£1,395,223</u>

**17. LIABILITIES : AMOUNTS FALLING DUE WITHIN ONE YEAR 債項 : 短期借貸人**

	2021 £	2020 £
*Building fund interest free loans 建堂/物業管理基金免息貸款	82,000	232,000
Trade Creditors 貿易借貸人	23,708	44,390
Accruals and Deferred Income 預估及延期收入	64,571	58,333
HM Revenue and Customs 稅務局	(354)	-
Carelinks support 愛心聯繫應付款項	16,625	4,704
	<u>£186,550</u>	<u>£339,427</u>

\* These are short term unsecured loans from members of Chinese Church in London.

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日 財政報告表**

18. **RESTRICTED FUNDS 限制基金**

The income funds of the Church include restricted funds comprising the following unexpended balances of donations and grants held on trust to be applied for specific purposes:

	Balance b/f 承前期結算 £	Income Received 收入 £	Expenditure Paid 支出 £	Balance c/f 2021 本年度結算 £
Building Fund 建堂/物業管理基金	4,971,785	47,345	(165,230)	<b>4,853,900</b>
Mission Fund 差傳基金	97,081	137,081	(108,246)	<b>125,916</b>
Dr Peter Chow Memorial Mission Education Fund 周照文醫生差傳教育基金	143,070	-	-	<b>143,070</b>
Theological Education Fund 神學基金	55,780	18,038	(29,200)	<b>44,618</b>
Communion Fund 愛心奉獻	54,894	22,433	(5,950)	<b>71,377</b>
Carelinks Funds 愛心聯繫基金	22,327	50,171	(39,968)	<b>32,530</b>
Education and Conference Fund 教育營會基金	(644)	-	-	<b>(644)</b>
	<b>5,344,293</b>	<b>275,068</b>	<b>(348,594)</b>	<b>5,270,767</b>

Year ended 31 December 2020	Balance b/f 承前期結算 £	Income Received 收入 £	Expenditure Paid 支出 £	Balance c/f 2020 本年度結算 £
Building Fund 建堂/物業管理基金	5,047,954	48,261	(124,430)	<b>4,971,785</b>
Mission Fund 差傳基金	84,434	139,525	(126,878)	<b>97,081</b>
Dr Peter Chow Memorial Mission Education Fund 周照文醫生差傳教育基金	143,070	-	-	<b>143,070</b>
Theological Education Fund 神學基金	63,761	15,266	(23,247)	<b>55,780</b>
Communion Fund 愛心奉獻	56,194	18,306	(19,606)	<b>54,894</b>
Carelinks Funds 愛心聯繫基金	22,464	43,817	(43,954)	<b>22,327</b>
Education and Conference Fund 教育營會基金	(644)	-	-	<b>(644)</b>
	<b>5,417,233</b>	<b>265,175</b>	<b>(338,115)</b>	<b>5,344,293</b>

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日 財政報告表**

18. **RESTRICTED FUNDS 限制基金 (CONTINUED)**

The purposes of the restricted funds are as follows:

**Building Fund** - Represents sums already expended on the purchase and refurbishment of property and sums committed to meet future major refurbishment costs.

**Mission Fund** - for support of Church's missionaries and mission organisations, both locally and overseas; to fund any Church activities associated with the furtherance of the cause of Christ in mission field in the UK and abroad.

**Dr Peter Chow Memorial Mission Education Fund** - fund from Dr Peter Chow's legacy for the training and education of mission educators and professionals.

**Theological Education Fund** - to fund scholarships for students pursuing theological studies with a view to full-time ministry; students are not expected to repay the Church, upon completion of their studies.

**Communion Fund** - to fund monetary gifts for any brothers and sisters in Christ who are in unexpected financial difficulties, in the UK and abroad.

**Carelinks Funds** - These comprise the proceeds of annual collections for Tear Fund and Cedar Fund, other Christian social organisations and other special appeals made wherever a need may arise.

**Education Conference Fund** - to restrict any surplus arise in education conferences or events. Any reserves would be used to support deficits of other education conferences.

**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日 財政報告表**

**19. ANALYSIS OF NET ASSETS BETWEEN FUNDS 基金資產淨值分析**

	Total 合共 2021 £	Fixed Assets 固定資產 £	Net Current Assets 流動資產淨值 £	Total 合共 2020 £
Restricted Funds 限制基金	5,270,767	4,933,010	337,756	5,344,293
Unrestricted Funds 無限制基金	890,133	18,838	871,296	864,907
	<b>6,160,900</b>	<b>4,951,848</b>	<b>1,209,052</b>	<b>6,209,200</b>

**20. CONTINGENT LIABILITIES 債項預估**

There were no contingent liabilities at the balance sheet date.

**21. RELATED PARTY TRANSACTIONS**

There were no related party transactions in the year, with the exception of those disclosed in note 5 (b) relating to trustees' remuneration and expenses.

**22. IMPACT OF Covid-19**

The Trustees anticipate that the Covid-19 outbreak in February 2020 and the events leading to the lockdown of the City of London will have a long-term impact on the Charity's incoming resources and resources expended in the coming years. They have considered the likely impact on its incoming resources and how the charity can react to that impact and are confident that it has sufficient reserves and enough flexibility to ensure that it can continue to exist for the foreseeable future. Since the beginning of lockdown, the charity has been promoting donation via its website. It has taken advantage of Job Retention Scheme to minimise staff cost. It should not have material impact on the charity's balance sheet position.



**CHINESE CHURCH IN LONDON 倫敦中華基督教會**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 二零二一年十二月三十一日 財政報告表**

23. COMPARATIVE FIGURES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total Funds</u>
<u>INCOME FROM 收入</u>	<u>Funds</u>	<u>Funds</u>	<u>2020</u>
	<u>無限制基金</u>	<u>限制基金</u>	<u>基金合共</u>
	<u>£</u>	<u>£</u>	<u>£</u>
Donations and Legacies 捐款及遺產	801,487	265,175	1,066,662
Other Trading Activities 租金和其他收入	75,307	-	75,307
Investments 銀行利息	3,749	-	3,749
TOTAL INCOME 總收入	<u>880,543</u>	<u>265,175</u>	<u>1,145,718</u>
<u>EXPENDITURE ON 支出</u>			
Raising Funds	-	-	-
Charitable Activities 直接支出	878,807	338,116	1,216,922
TOTAL EXPENDITURE 總支出	<u>878,807</u>	<u>338,116</u>	<u>1,216,922</u>
 NET INCOME/(EXPENDITURE) AND NET MOVEMENT IN FUNDS FOR THE YEAR 年度淨收入	 1,736	 (72,940)	 (71,204)
 RECONCILIATION OF FUNDS:			
Balance b/f at 1st January 2020 承前期結算	863,171	5,417,233	6,280,404
Balance c/f at 31st December 2020 本年度結算	<u>£864,907</u>	<u>£5,344,293</u>	<u>£6,209,200</u>