

THE CHRISTIAN COMMUNITY IN LONDON LIMITED

England & Wales · Charity number 1123227

Details

Status Registered

Legal form Charitable company

Company number [06449771](#)

Registered 2008-03-17

Register [View on the Charity Commission register](#)

Contact

Address Wey Court West
Union Road
Farnham
Surrey
GU9 7PT

Phone 01483485425

Email templelodgeclub@btconnect.com

Activities

Objects: 2.1 THE ADVANCEMENT OF RELIGION BY THE CELEBRATION OF THE SEVEN SACRAMENTS IN ACCORDANCE WITH THE RITES OF THE CHRISTIAN COMMUNITY, COMBINING COMMON WORSHIP WITH INDIVIDUAL FREEDOM OF THOUGHT AND PROMOTION OF THE BELIEF IN CHRIST AS THE SECOND PERSON OF THE TRINITY, HIS INCARNATION, DEATH AND RESURRECTION.

Activities: To provide buildings and premises for the three principal activities of The Christian Community, a movement for religious renewal: a) To foster the stewardship and celebration of the Sacramental Life. b) The proclamation of The Word.c) Pastoral care within the congregation and outreach.

Classification

- **How:** Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** NOT DEFINED. IN PRACTICE. THROUGHOUT LONDON
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£168,906	£319,903	-	-
2024-03-31	£167,803	£765,417	-	-
2023-03-31	£138,653	£238,646	-	-
2022-03-31	£112,785	£225,640	-	-
2021-03-31	£105,419	£200,391	-	-

Trustees

Name	Role	Appointed
BRIDGET JOHNSTONE		2014-02-04
Louise Mary Sofair		2018-10-24
Melissa Moore Willby		2024-07-26
REV THOMAS RAVETZ		
Raphael Mark Sofair		2025-04-04
Rev Michael Joseph Merle		2025-06-27
Rev Nigel Ian Thomas Lumsden		2022-11-25

THE CHRISTIAN COMMUNITY IN LONDON LIMITED

England & Wales - Charity number 1123227

Accounts

REGISTERED COMPANY NUMBER: 06449771 (England and Wales)
REGISTERED CHARITY NUMBER: 1123227

THE CHRISTIAN COMMUNITY IN LONDON LTD

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2025

Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

THE CHRISTIAN COMMUNITY IN LONDON LTD

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for the year ended 31st March 2025

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THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31st March 2025**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31st March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The aim of The Christian Community, Movement for Religious Renewal is to further the religious and spiritual life, based on the celebration of the seven sacraments in a renewed form, from which flow pastoral care, spiritual direction and an active community life.

The Church needs to provide buildings for these celebrations and activities. We fundraise for the costs associated with running the church, notably the maintenance of a priest and the costs of maintaining and running the church. Temple Lodge Club, the wholly owned subsidiary trading company, raises funds to maintain our building and site, and provides a human setting for our work.

The regular services along with the pastoral and educational work of the priest form the basis of the church's activity, along with its outreach work of regular talks, lectures, gospel study and working groups. The church is host to concerts and other artistic events. All events are open to the general public.

Regular church and committee meetings of the church in London and the broader Christian Community in Great Britain with its Synod and executive committee meetings have taken place in our venue again during the year. Regular courses, conferences and study sessions for members, friends and enquirers, which help in understanding and the significance of Christianity and The Christian Community, feature in our programme of activities.

The conversion and partial rebuilding of Sir Frank Brangwyn's former studio to create the church for The Christian Community in London has served to provide a single centre in London for its services and activities. The mezzanine floor with its 'northern light' windows was retained and continues to be let to The Gate Vegetarian Restaurant, which as our long-term tenants provide useful income as well as human support.

The Temple Lodge Club Guesthouse continues to provide accommodation to visitors to London, as well as spaces for conferences/meetings of other organisations.

We took the opportunity to tackle the backlog of major repairs, some of which had been delayed by the uncertainties of the Covid time. This has put us in a better position going into the future, with less ongoing repair costs.

Our management structure, with a Guesthouse Manager (not a priest) a clear delineation of responsibilities within the church and Guesthouse continues to aid our operation. The church Treasurer is managing donations from members and income from church activities. The directors are confident that these changes will mean that the Charity will return at least to a break-even position in the short to medium term.

Public benefit

Services and activities of The Christian Community are open to all. Priestly pastoral care provides a sense of purpose and meaning in life which has demonstrable benefits for those who receive it. Our pastoral practice extends far beyond regular church attenders. The sense of community fostered by our activities brings succour and help to many people who would otherwise be turning to social services and includes the safeguarding of children and vulnerable adults.

Temple Lodge Club provides quiet, comfortable and relaxing accommodation for the many visitors to London. All our activities derive from the ethos of the church and are compatible fund-raising for the support and maintenance of the church building. Without them it would be unable to fulfil its tasks, pastoral and spiritual, which are dependent on the celebration of the sacraments. Likewise the letting of rooms for meetings in Temple Lodge performs a service to both the local and wider national community

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31st March 2025**

ACHIEVEMENTS AND PERFORMANCE

Monthly donations from members of the congregation have shown a steady increase over the year, with some new donors coming on board in the last few months. While these donations do not fully cover our priest's expenses, we do have sporadic additional income from sacramental donations (e.g. for funerals). The other activities of the Charity raise enough revenue to support our priest.

FINANCIAL REVIEW

The charity continues with its strong and professionally established administrative procedures.

This year the charity is reporting net expenditure of £157,492 as shown in the Statement of Financial Activities, however, after excluding exceptional items, the charity is reporting net expenditure of £82,492. This compares with net expenditure of £597,614 in the previous year. The decrease in the level of net expenditure reflects the impact of the increased total income with good cost management.

Further details of exceptional items are found in Note 8.

Reserves Policy

The policy for reserves is to set aside one of the investment properties with an estimated value of £800,000 and an extra £100,000 to cover the immediate costs of the charity.

At the balance sheet date total funds amounted £7,803,548 all of which were unrestricted. Of this total £5,649,754 is represented by freehold properties & their contents, £1,650,000 by residential and investment properties and £41,000 by the net investment in its subsidiary, being a total of £7,340,754. This leaves net funds of £462,794 which can be considered to represent the unrestricted general funds of the charity, separate to the investment property noted above. These funds are held primarily in the form of cash and other short term debtors and creditors.

FUTURE PLANS

The Charity continues to focus on its spiritual ministry activities, primarily through the church. The major repairs to the building will help to ensure a more predictable level of spending for the upkeep of the building.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees consider that the principal risks faced by the charity relate to the operational management of its trading subsidiary and the general financial management and position of the charity. The trustees have sought to mitigate these risks through the following principal measures:

- The day to day management of the trading activity is delegated to the Guesthouse Manager. All major policy and financial decisions are taken in consultation with one of the Trustees, the Chair of the Board of Directors. The Board of Directors meets quarterly to set policy, make decisions, and monitor performance.
- Annual budgets are prepared in conjunction with the company's external accountants and periodic management accounts are prepared to compare actual and budgeted results.
- The trading activities are subject to normal health and safety and employment law regulations and compliance with these areas is monitored periodically by the board.
- The charity has sufficient funds and cash balances to meet foreseeable short term deficits but has been actively considering ways to reduce its annual shortfalls, focussing mainly on increasing its level of trading income from the construction of new accommodation.
- As with its trading subsidiary annual budgets are prepared and monitored against actual performance via the management accounts.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31st March 2025**

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Christian Community was founded in 1922 in Central Europe and has worked since then as an autonomous Movement for the Renewal of the Religious Life. It is concerned with the advancement of religion by working toward a renewal of Christianity by building free congregations and uniting people who wish to become Christians in a form suitable to our time.

The Christian Community in London Limited is established with a memorandum and articles of association as a charitable company, registered with The Charity Commission under the registration number 1123227, and a Company registration number 06449771. The effective starting date was 1st April 2008. Its intention is to foster the renewal of the religious life in particular in London. It is administered by a board of directors and is affiliated with The Christian Community in Great Britain (Reg. Charity No. 210029) working in close cooperation with their representatives in terms of the objectives of the church. Decisions taken by them are incorporated into the activities of the Christian Community in London.

It is administered by a board of trustees, 6 to 9 in number, appointed from the ordained priests and lay members of The Christian Community in the British region, who meet regularly during the year. At least one of the priests, a lay member and the treasurer have to be from the greater London area. Resignations and appointments are made at the Annual General Meeting.

The administration of the Church and its buildings is the responsibility of the resident priest and his fellow directors who meet 2 - 3 times a year. The priest also meets regularly with a church council drawn from amongst its members to discuss the ongoing affairs of the church and its development. A small team including an administrator, a housekeeper and other staff takes on management of the day-to-day affairs of the church and its associated activities including those of the Temple Lodge Club Ltd., which is the fund-raising subsidiary of The Christian Community.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

06449771 (England and Wales)

Registered Charity number

1123227

Registered office

Temple Lodge
51 Queen Caroline Street
Hammersmith
LONDON
W6 9QL

Trustees

The Rev T O Ravetz
Mrs B Johnstone
Mrs L M Sofair
Rev N I T Lumsden Minister of Religion
R M Merle (appointed 27.6.25)
M Willby (appointed 26.7.24)

Company Secretary

Mrs L M Sofair

Auditor

Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31st March 2025**

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Christian Community in London Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

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 incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITOR

The auditors, Shaw Gibbs Audit Ltd, will be proposed for re-appointment 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 order of the board of trustees on and signed on its behalf by:

.....
The Rev T O Ravetz - Trustee

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

Opinion

We have audited the financial statements of The Christian Community in London Ltd (the 'charitable company') for the year ended 31st March 2025 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 31st March 2025 and of 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditor thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Opinions 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 for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

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 Report of the Trustees.

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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors 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 Trustees..

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE CHRISTIAN COMMUNITY IN LONDON LTD

Our 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 a Report of the Independent Auditor 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

The extent to which the audit was considered capable of detecting irregularities including fraud

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified those laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific significant laws and regulations which we considered were more likely to have a direct material effect on the financial statements or the operations of the company, notably the Companies Act 2006, taxation, data protection and employment legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting the accounting records and legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators where applicable, and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

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

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

Use of our report

This report is made solely to the charitable 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 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Lance Redman (Senior Statutory Auditor)
for and on behalf of Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

Date:

THE CHRISTIAN COMMUNITY IN LONDON LTD

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the year ended 31st March 2025

	Notes	Unrestricted fund £	Restricted fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		32,503	-	32,503	22,425
Charitable activities	3				
Church		2,177	-	2,177	2,508
Retreat centre		18,345	-	18,345	33,256
Investment income	2	115,881	-	115,881	109,614
Total		168,906	-	168,906	167,803
EXPENDITURE ON					
Raising funds					
Investment management costs	4	36,263	-	36,263	48,675
		36,263	-	36,263	48,675
Charitable activities	5				
Church		66,467	-	66,467	78,930
Retreat centre		1,368	-	1,368	219
Support		147,300	-	147,300	137,593
Other	8	75,000	-	75,000	500,000
Total		326,398	-	326,398	765,417
NET INCOME/(EXPENDITURE)		(157,492)	-	(157,492)	(597,614)
Other recognised gains/(losses)					
Gains on revaluation of fixed assets		-	-	-	88,000
Net movement in funds		(157,492)	-	(157,492)	(509,614)
RECONCILIATION OF FUNDS					
Total funds brought forward		7,961,040	-	7,961,040	8,470,654
TOTAL FUNDS CARRIED FORWARD		7,803,548	-	7,803,548	7,961,040

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

BALANCE SHEET

31st March 2025

	Notes	Unrestricted fund £	Restricted fund £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	12	5,649,754	-	5,649,754	5,713,526
Investments					
Investments	13	41,000	-	41,000	41,000
Residential Properties	14	1,650,000	-	1,650,000	1,650,000
		7,340,754	-	7,340,754	7,404,526
CURRENT ASSETS					
Debtors	15	377,690	-	377,690	338,499
Cash at bank		118,471	-	118,471	243,444
		496,161	-	496,161	581,943
CREDITORS					
Amounts falling due within one year	16	(33,367)	-	(33,367)	(25,429)
NET CURRENT ASSETS		462,794	-	462,794	556,514
TOTAL ASSETS LESS CURRENT LIABILITIES		7,803,548	-	7,803,548	7,961,040
NET ASSETS		7,803,548	-	7,803,548	7,961,040
FUNDS	17				
Unrestricted funds				7,803,548	7,961,040
TOTAL FUNDS				7,803,548	7,961,040

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

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
T O Ravetz - Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31st March 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Raising funds

This represents costs relating to the management and maintenance of the investment properties.

Charitable activities

This is represented by the costs of running the church including its associated activities, and the retreat centre.

Governance costs

These costs include legal, accountancy and audit fees.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Improvements to property	- 2% on cost
Fixtures and fittings	- 20% on reducing balance
Computer equipment	- 20% on reducing balance

Residential properties

Residential properties are shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents receivable	41,200	33,719
Rents received from subsidiary	24,000	24,000
Interest on subsidiary loan	47,257	48,364
Deposit account interest	3,424	3,531
	<u>115,881</u>	<u>109,614</u>

3. INCOME FROM CHARITABLE ACTIVITIES

		2025	2024
		£	£
Room hire	Church	908	704
Sundry income	Church	1,269	1,804
Rents & services	Retreat centre	(254)	22,653
Room hire	Retreat centre	18,599	10,293
Sundry income	Retreat centre	-	310
		<u>20,522</u>	<u>35,764</u>

4. INVESTMENT MANAGEMENT COSTS

	2025	2024
	£	£
Property maint & repair costs	29,589	42,810
Maintenance charges	6,674	5,865
	<u>36,263</u>	<u>48,675</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Grant funding of activities (see note 6) £	Support costs (see note 7) £	Totals £
Church	58,339	8,128	-	66,467
Retreat centre	1,368	-	-	1,368
Support	44,720	-	102,580	147,300
	<u>104,427</u>	<u>8,128</u>	<u>102,580</u>	<u>215,135</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

6. GRANTS PAYABLE

	2025	2024
	£	£
Church	8,128	7,490
	<u> </u>	<u> </u>

The total grants paid to institutions during the year was as follows:

	2025	2024
	£	£
Christian Community in Great Britain	8,128	7,490
	<u> </u>	<u> </u>

All the grants payable in the year relate to a single registered charity, the Christian Community in Great Britain.

The Christian Community in Great Britain shares similar objectives as the charitable company but is not under common control.

Further information regarding the Christian Community in Great Britain, can be found in the Related Party Note.

7. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Support	75,602	26,978	102,580
	<u> </u>	<u> </u>	<u> </u>

Support costs can be apportioned equally between each activity.

Support costs, included in the above, are as follows:

Management

	2025	2024
	Support	Total activities
	£	£
Wages	17,812	136,280
Social security	804	4,272
Pensions	15,401	8,677
Rates and water	661	1,886
Light and heat	5,849	24,721
Bad debts	149	(1,219)
Cleaning	-	19,429
Shared salary adjustments	-	(149,680)
Depreciation of tangible and heritage assets	33,772	33,923
Bank interest	1,154	1,596
	<u>75,602</u>	<u>79,885</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

7. SUPPORT COSTS - continued

Governance costs

	2025	2024
	Support	Total
	£	activities
Auditors' remuneration	10,800	8,580
Auditors' remuneration for non audit work	14,901	13,121
Accountancy and legal fees	1,277	15,343
	<u>26,978</u>	<u>37,044</u>

8. OTHER

The amount owed by group undertakings, as shown in note 15, relates to a loan provided to its subsidiary, Temple Lodge Cub Ltd ("TLC"). This loan was made to enable TLC to undertake major improvements to the property owned by the charity, in order to further facilitate its Bed and Breakfast activities. This arrangement has increased the value of the Charity's interest in the property, but the magnitude of the loan has proven to be in excess of the subsidiary's capacity to repay within the initial lease term. Following a review of the outstanding balance on the loan, and the other elements of the financial relationship between the two companies, the trustees approved a formal write off of £575,000 of the loan balance as at 31st March 2025. A provision of £500,000 was made against the outstanding amount as at 31st March 2024 and therefore the remaining balance of £75,000 has been recognised as a further charge within these financial statements. The trustees believe that the revised loan position reflects a more reasonable basis for the amount which the subsidiary is expected to be able to repay from future profitable trading. Further details regarding the presentation of the remaining loan balance between the amount due within and after one year is given in note 15.

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Auditors' remuneration	10,800	8,580
Auditors' remuneration for non audit work	14,901	13,121
Depreciation - owned assets	63,772	63,923
	<u>63,772</u>	<u>63,923</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

	2025	2024
	£	£
Priest's/Trustee's stipend	11,700	10,800
Priest's/Trustee's pension contributions to defined benefit schemes	2,160	9,393
Other remuneration (see below)	-	940
	<u>13,860</u>	<u>21,133</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

10. TRUSTEES' REMUNERATION AND BENEFITS - continued

Trustees' expenses

During the financial year one trustee acted as the priest for the charity's London congregation. In this role, they also received reimbursement for various expenses. These are included in "Other remuneration" above to the extent that they do not relate to their work for the company or its subsidiary. For the financial year, they comprised of personal costs nil (2024: £940). Separate to the amounts reported above the charity made pension payments in respect of a former priest/trustee totalling £8,615 (2024 : £7,233).

11. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	29,512	147,080
Social security costs	804	4,272
Other pension costs	17,561	10,837
	<u>47,877</u>	<u>162,189</u>

The average monthly number of employees during the year was as follows:

	2025	2024
Retreat Centre and B&B Management	1	1
Cleaning and catering staff	8	12
	<u>9</u>	<u>13</u>

No employees received emoluments in excess of £60,000.

The staff costs stated above, include the priest's stipend and also the costs which were recharged to Temple Lodge Club Ltd for the running of the bed and breakfast. The total recharged in the year was nil (2024: £149,680).

The Trustees consider that Rev T Ravetz and Rev N Lumsden the priest comprised the Key Management of the charity. Details of the remuneration received by them are given in note 10 and relate solely to the priest.

12. TANGIBLE FIXED ASSETS

	Freehold property £	Altar painting £	Improvements to property £
COST			
At 1st April 2024 and 31st March 2025	5,000,000	2,000	1,495,769
DEPRECIATION			
At 1st April 2024	480,000	-	323,540
Charge for year	30,000	-	29,914
At 31st March 2025	510,000	-	353,454
NET BOOK VALUE			
At 31st March 2025	<u>4,490,000</u>	<u>2,000</u>	<u>1,142,315</u>
At 31st March 2024	<u>4,520,000</u>	<u>2,000</u>	<u>1,172,229</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

12. TANGIBLE FIXED ASSETS - continued

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1st April 2024 and 31st March 2025	20,230	20,447	6,538,446
DEPRECIATION			
At 1st April 2024	16,187	5,193	824,920
Charge for year	808	3,050	63,772
At 31st March 2025	16,995	8,243	888,692
NET BOOK VALUE			
At 31st March 2025	3,235	12,204	5,649,754
At 31st March 2024	4,043	15,254	5,713,526

Included in the cost of Freehold property above, is freehold land with an estimated value of £3,500,000, which has not been depreciated.

13. FIXED ASSET INVESTMENTS

	Capital Investment £
MARKET VALUE	
At 1st April 2024 and 31st March 2025	41,000
NET BOOK VALUE	
At 31st March 2025	41,000
At 31st March 2024	41,000

There were no investment assets outside the UK.

The charity received restricted donations to assist with the building of the Garden rooms on the freehold property owned by the charity and leased to its trading subsidiary, Temple Lodge Club Ltd, which carried out the work. The sums received, together with associated gift aid, were passed over to the subsidiary in the form of a capital investment in that company and are reflected as a long term investment.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

14. RESIDENTIAL PROPERTIES

	£
FAIR VALUE	
At 1st April 2024	
and 31st March 2025	1,650,000
NET BOOK VALUE	
At 31st March 2025	1,650,000
At 31st March 2024	1,650,000

These properties are held for the primary purpose of providing accommodation for priests, but when not required for this purpose the properties may be rented out.

During the financial year only one of the properties, which is a freehold was not occupied by a priest and has been rented out. It's market value included in the total above, is £1,000,000.

All properties are held in the UK.

Fair value at 31st March 2025 is represented by:

	£
Valuation in 2014	173,188
Valuation in 2016	45,000
Valuation in 2019	200,000
Valuation in 2022	312,000
Valuation in 2024	88,000
Cost	831,812
	1,650,000

15. DEBTORS

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	2,625	2,106
Amounts owed by group undertakings	76,438	32,573
Other debtors	10,359	6,873
Prepayments and accrued income	591	1,270
	90,013	42,822
Amounts falling due after more than one year:		
Amounts owed by group undertakings	287,677	295,677
Aggregate amounts	377,690	338,499

The amounts owed by group undertakings are due from the charity's subsidiary company and are technically repayable on demand. They mainly relate to a loan which is accruing interest at 1% above the Bank of England official bank rate. As it is not expected to be repaid within one year, the outstanding amount at the balance sheet date has been split to reflect the directors' estimate of the likely capital repayments within the following 12 months, with the balance shown as falling due after more than one year.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	-	10,242
Social security and other taxes	2,064	2,163
Other creditors	494	319
Accruals and deferred income	30,809	12,705
	<u>33,367</u>	<u>25,429</u>

17. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	At 31.3.25
	£	£	£
Unrestricted funds			
General fund	7,961,040	(157,492)	7,803,548
	<u>7,961,040</u>	<u>(157,492)</u>	<u>7,803,548</u>
TOTAL FUNDS	<u>7,961,040</u>	<u>(157,492)</u>	<u>7,803,548</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	168,906	(326,398)	(157,492)
	<u>168,906</u>	<u>(326,398)</u>	<u>(157,492)</u>
TOTAL FUNDS	<u>168,906</u>	<u>(326,398)</u>	<u>(157,492)</u>

Comparatives for movement in funds

	At 1.4.23	Net movement in funds	At 31.3.24
	£	£	£
Unrestricted funds			
General fund	8,470,654	(509,614)	7,961,040
	<u>8,470,654</u>	<u>(509,614)</u>	<u>7,961,040</u>
TOTAL FUNDS	<u>8,470,654</u>	<u>(509,614)</u>	<u>7,961,040</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

17. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	167,803	(765,417)	88,000	(509,614)
TOTAL FUNDS	<u>167,803</u>	<u>(765,417)</u>	<u>88,000</u>	<u>(509,614)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.23 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	8,470,654	(667,106)	7,803,548
TOTAL FUNDS	<u>8,470,654</u>	<u>(667,106)</u>	<u>7,803,548</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	336,709	(1,091,815)	88,000	(667,106)
TOTAL FUNDS	<u>336,709</u>	<u>(1,091,815)</u>	<u>88,000</u>	<u>(667,106)</u>

18. RELATED PARTY DISCLOSURES

Temple Lodge Club Ltd

Temple Lodge Club Ltd is a wholly owned subsidiary of the company. The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Christian Community in Great Britain

During the year Reverend T Ravetz was also a director of The Christian Community in Great Britain.

The charitable company makes an annual contribution to Christian Community in Great Britain which amounted to £8,128 (2024: £7,490).

Pension payments

During the year the company made contributions towards the pension of a former priest, who was also a trustee of the charity during his period of office totalling £8,615 (2024: £7,233).

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31st March 2025

19. INVESTMENT IN SUBSIDIARIES

The charitable company is the sole member of Temple Lodge Club Ltd, a limited company registered in England and Wales, which provides bed and breakfast accommodation. As at 31st March 2025, the subsidiary had aggregate net assets of £255,928 (2024: net liabilities £124,278), and a loss for the year of £131,650 (2024:£53,773).

THE CHRISTIAN COMMUNITY IN LONDON LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

for the year ended 31st March 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	22,950	18,268
Gift aid	3,486	3,907
Legacies	4,000	-
Grants	2,067	250
	32,503	22,425
Investment income		
Rents receivable	41,200	33,719
Rents received from subsidiary	24,000	24,000
Interest on subsidiary loan	47,257	48,364
Deposit account interest	3,424	3,531
	115,881	109,614
Charitable activities		
Rents & services	(254)	22,653
Room hire	19,507	10,997
Sundry income	1,269	2,114
	20,522	35,764
Total incoming resources	168,906	167,803
EXPENDITURE		
Investment management costs		
Property maint & repair costs	29,589	42,810
Maintenance charges	6,674	5,865
	36,263	48,675
Charitable activities		
Trustee's stipend	11,700	10,800
Trustees' pension contributions	2,160	2,160
Insurance	4,498	17,506
Telephone	52	60
Sundries	1,299	1,364
Repairs & renewals	44,396	20,664
Cleaning	603	156
Church costs	9,719	9,613
Depreciation of tangible fixed assets	30,000	30,000
Grants to institutions	8,128	7,490
	112,555	99,813

This page does not form part of the statutory financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

for the year ended 31st March 2025

	2025 £	2024 £
Charitable activities		
Other		
Exceptional items	75,000	500,000
Support costs		
Management		
Wages	17,812	136,280
Social security	804	4,272
Pensions	15,401	8,677
Rates and water	661	1,886
Light and heat	5,849	24,721
Bad debts	149	(1,219)
Cleaning	-	19,429
Shared salary adjustments	-	(149,680)
Depn improvements to property	29,914	29,916
Depn fixtures & fittings	808	906
Depn computer equipment	3,050	3,101
Bank interest	1,154	1,596
	75,602	79,885
Governance costs		
Auditors' remuneration	10,800	8,580
Auditors' remuneration for non audit work	14,901	13,121
Accountancy and legal fees	1,277	15,343
	26,978	37,044
Total resources expended	326,398	765,417
Net expenditure	(157,492)	(597,614)

This page does not form part of the statutory financial statements

THE CHRISTIAN COMMUNITY IN LONDON LIMITED

England & Wales - Charity number 1123227

Accounts

REGISTERED COMPANY NUMBER: 06449771 (England and Wales)
REGISTERED CHARITY NUMBER: 1123227

THE CHRISTIAN COMMUNITY IN LONDON LTD

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

THE CHRISTIAN COMMUNITY IN LONDON LTD

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for the year ended 31 March 2024

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THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2024**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The aim of The Christian Community, Movement for Religious Renewal is to further the religious and spiritual life, based on the celebration of the seven sacraments in a renewed form, from which flow pastoral care, spiritual direction and an active community life.

The Church needs to provide buildings for these celebrations and activities. We fundraise for the costs associated with running the church, notably the maintenance of a priest and the costs of maintaining and running the church. Temple Lodge Club, the wholly owned subsidiary trading company, raises funds to maintain our building and site, and provides a human setting for our work.

The regular services along with the pastoral and educational work of the priest form the basis of the church's activity, along with its outreach work of regular talks, lectures, gospel study and working groups. The church is host to concerts and other artistic events.

Regular church and committee meetings of the church in London and the broader Christian Community in Great Britain with its Synod and executive committee meetings have taken place in our venue again during the year. Regular courses, conferences and study sessions for members, friends and enquirers, which help in understanding and the significance of Christianity and The Christian Community, feature in our programme of activities.

The conversion and partial rebuilding of Sir Frank Brangwyn's former studio to create the church for The Christian Community in London has served to provide a single centre in London for its services and activities. The mezzanine floor with its 'northern light' windows was retained and continues to be let to The Gate Vegetarian Restaurant, which as our long-term tenants provide useful income as well as human support.

The Temple Lodge Club Guesthouse continues to provide accommodation to visitors to London, as well as spaces for conferences/meetings of other organisations.

We are tackling the backlog of major repairs, some of which were delayed by the uncertainties of the Covid time. We are confident that these repairs and upgrades will put us in a better position going into the future, with less ongoing repair costs.

Our management structure, with a Guesthouse Manager (not a priest) a clear delineation of responsibilities within the church and Guesthouse continues to aid our operation. The church Treasurer is managing donations from members and income from church activities. The directors are confident that these changes will mean that the Charity will return at least to a break-even position in the short to medium term.

Public benefit

Services and activities of The Christian Community are open to all. Priestly pastoral care provides a sense of purpose and meaning in life which has demonstrable benefits for those who receive it. Our pastoral practice extends far beyond regular church attenders. The sense of community fostered by our activities brings succour and help to many people who would otherwise be turning to social services and includes the safeguarding of children and vulnerable adults.

Temple Lodge Club provides quiet, comfortable and relaxing accommodation for the many visitors to London. All our activities derive from the ethos of the church and are compatible fund-raising for the support and maintenance of the church building. Without them it would be unable to fulfil its tasks, pastoral and spiritual, which are dependent on the celebration of the sacraments. Likewise the letting of rooms for meetings in Temple Lodge performs a service to both the local and wider national community

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2024**

ACHIEVEMENT AND PERFORMANCE

Monthly donations from members of the congregation have remained quite steady over the year, with some new donors coming on board in the last few months. While these donations do not fully cover our priest's expenses, we do have sporadic additional income from sacramental donations (e.g. for funerals). The other activities of the Charity raise enough revenue to support our priest.

FINANCIAL REVIEW

The charity continues with its strong and professionally established administrative procedures.

This year the charity is reporting net expenditure of £597,614 as shown in the Statement of Financial Activities, however, after excluding exceptional items, the charity is reporting net expenditure of £97,614. This compares with net expenditure of £99,993 in the previous year. The decrease in the level of net expenditure reflects the impact of the increased total income with good cost management.

Further details of exceptional items are found in Note 8.

Reserves Policy

The policy for reserves is to set aside one of the investment properties with an estimated value of £800,000 and an extra £100,000 to cover the immediate costs of the charity.

At the balance sheet date total funds amounted £7,961,040, all of which were unrestricted. Of this total £5,713,526 is represented by freehold properties & their contents, £1,650,000 by residential and investment properties and £41,000 by the net investment in its subsidiary, being a total of £7,404,526. This leaves net funds of £556,514 which can be considered to represent the unrestricted general funds of the charity, separate to the investment property noted above. These funds are held primarily in the form of cash and other short term debtors and creditors.

FUTURE PLANS

The Charity continues to focus on its spiritual ministry activities, primarily through the church. The major repairs to the building will help to ensure a more predictable level of spending for the upkeep of the building.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2024**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees consider that the principal risks faced by the charity relate to the operational management of its trading subsidiary and the general financial management and position of the charity. The trustees have sought to mitigate these risks through the following principal measures:

- The day to day management of the trading activity is delegated to the Guesthouse Manager. All major policy and financial decisions are taken in consultation with one of the Trustees, the Chair of the Board of Directors. The Board of Directors meets quarterly to set policy, make decisions, and monitor performance.
- Annual budgets are prepared in conjunction with the company's external accountants and periodic management accounts are prepared to compare actual and budgeted results.
- The trading activities are subject to normal health and safety and employment law regulations and compliance with these areas is monitored periodically by the board.
- The charity has sufficient funds and cash balances to meet foreseeable short term deficits but has been actively considering ways to reduce its annual shortfalls, focussing mainly on increasing its level of trading income from the construction of new accommodation.
- As with its trading subsidiary annual budgets are prepared and monitored against actual performance via the management accounts.

The Christian Community was founded in 1922 in Central Europe and has worked since then as an autonomous Movement for the Renewal of the Religious Life. It is concerned with the advancement of religion by working toward a renewal of Christianity by building free congregations and uniting people who wish to become Christians in a form suitable to our time.

The Christian Community in London Limited is established with a memorandum and articles of association as a charitable company, registered with The Charity Commission under the registration number 1123227, and a Company registration number 06449771. The effective starting date was 1st April 2008. Its intention is to foster the renewal of the religious life in particular in London. It is administered by a board of directors and is affiliated with The Christian Community in Great Britain (Reg. Charity No. 210029) working in close cooperation with their representatives in terms of the objectives of the church. Decisions taken by them are incorporated into the activities of the Christian Community in London.

It is administered by a board of trustees, 6 to 9 in number, appointed from the ordained priests and lay members of The Christian Community in the British region, who meet regularly during the year. At least one of the priests, a lay member and the treasurer have to be from the greater London area. Resignations and appointments are made at the Annual General Meeting.

The administration of the Church and its buildings is the responsibility of the resident priest and his fellow directors who meet 2 - 3 times a year. The priest also meets regularly with a church council drawn from amongst its members to discuss the ongoing affairs of the church and its development. A small team including an administrator, a housekeeper and other staff takes on management of the day-to-day affairs of the church and its associated activities including those of the Temple Lodge Club Ltd., which is the fund-raising subsidiary of The Christian Community.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

06449771 (England and Wales)

Registered Charity number

1123227

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2024**

Registered office

Temple Lodge
51 Queen Caroline Street
Hammersmith
LONDON
W6 9QL

Trustees

The Rev T O Ravetz
Mrs B Johnstone
Mrs L M Sofair
Mrs C V Saftoiu (resigned 24.5.23)
Mr G Saftoiu (resigned 30.5.23)
Rev N I T Lumsden Minister of Religion

Company Secretary

Mrs L M Sofair

Auditor

Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Christian Community in London Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITOR

The auditors, Shaw Gibbs Audit Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES
for the year ended 31 March 2024

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 order of the board of trustees on 20 February 2025 and signed on its behalf by:

The Rev T O Ravetz - Trustee

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE CHRISTIAN COMMUNITY IN LONDON LTD

Opinion

We have audited the financial statements of The Christian Community in London Ltd (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 March 2024 and of 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditor thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Opinions 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 for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

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 Report of the Trustees.

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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors 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 Trustees..

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE CHRISTIAN COMMUNITY IN LONDON LTD

Our 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 a Report of the Independent Auditor 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.

The extent to which the audit was considered capable of detecting irregularities including fraud

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified those laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific significant laws and regulations which we considered were more likely to have a direct material effect on the financial statements or the operations of the company, notably the Companies Act 2006, taxation, data protection and employment legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting the accounting records and legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators where applicable, and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

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

Use of our report

This report is made solely to the charitable 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 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Lance Redman (Senior Statutory Auditor)
for and on behalf of Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

20 February 2025

THE CHRISTIAN COMMUNITY IN LONDON LTD

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the year ended 31 March 2024**

	Notes	Unrestricted fund £	Restricted fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		22,425	-	22,425	24,668
Charitable activities	3				
Church		2,508	-	2,508	2,641
Retreat centre		33,256	-	33,256	41,656
Investment income	2	109,614	-	109,614	69,688
Total		167,803	-	167,803	138,653
EXPENDITURE ON					
Raising funds					
Investment management costs	4	48,675	-	48,675	7,517
		48,675	-	48,675	7,517
Charitable activities	5				
Church		78,930	-	78,930	111,349
Retreat centre		219	-	219	1,311
Support		137,593	-	137,593	118,469
Other	8	500,000	-	500,000	-
Total		765,417	-	765,417	238,646
NET INCOME/(EXPENDITURE)		(597,614)	-	(597,614)	(99,993)
Other recognised gains/(losses)					
Gains on revaluation of fixed assets		88,000	-	88,000	-
Net movement in funds		(509,614)	-	(509,614)	(99,993)
RECONCILIATION OF FUNDS					
Total funds brought forward		8,470,654	-	8,470,654	8,570,647
TOTAL FUNDS CARRIED FORWARD		7,961,040	-	7,961,040	8,470,654

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

BALANCE SHEET
31 March 2024

	Notes	Unrestricted fund £	Restricted fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	12	5,713,526	-	5,713,526	5,759,840
Investments					
Investments	13	41,000	-	41,000	41,000
Residential Properties	14	1,650,000	-	1,650,000	1,562,000
		7,404,526	-	7,404,526	7,362,840
CURRENT ASSETS					
Debtors	15	338,499	-	338,499	876,810
Cash at bank		243,444	-	243,444	250,392
		581,943	-	581,943	1,127,202
CREDITORS					
Amounts falling due within one year	16	(25,429)	-	(25,429)	(19,388)
NET CURRENT ASSETS		556,514	-	556,514	1,107,814
TOTAL ASSETS LESS CURRENT LIABILITIES		7,961,040	-	7,961,040	8,470,654
NET ASSETS		7,961,040	-	7,961,040	8,470,654
FUNDS	17				
Unrestricted funds				7,961,040	8,470,654
TOTAL FUNDS				7,961,040	8,470,654

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

The financial statements were approved by the Board of Trustees and authorised for issue on 20 February 2025 and were signed on its behalf by:

T O Ravetz - Trustee

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS **for the year ended 31 March 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Raising funds

This represents costs relating to the management of the investment properties.

Charitable activities

This is represented by the costs of running the church including its associated activities, and the retreat centre.

Governance costs

These costs include legal, accountancy and audit fees.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Improvements to property	- 2% on cost
Fixtures and fittings	- 20% on reducing balance
Computer equipment	- 20% on reducing balance

Residential properties

Residential properties are shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

1. ACCOUNTING POLICIES - continued

Fund accounting

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2024	2023
	£	£
Rents receivable	33,719	17,400
Rents received from subsidiary	24,000	24,000
Interest on subsidiary loan	48,364	27,351
Deposit account interest	3,531	937
	<u>109,614</u>	<u>69,688</u>

3. INCOME FROM CHARITABLE ACTIVITIES

		2024	2023
	Activity	£	£
Room hire	Church	704	898
Sundry income	Church	1,804	1,743
Rents & services	Retreat centre	22,653	33,173
Room hire	Retreat centre	10,293	8,031
Sundry income	Retreat centre	310	452
		<u>35,764</u>	<u>44,297</u>

4. INVESTMENT MANAGEMENT COSTS

	2024	2023
	£	£
Property maint & repair costs	42,810	7,517
Maintenance charges	5,865	-
	<u>48,675</u>	<u>7,517</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Grant funding of activities (see note 6) £	Support costs (see note 7) £	Totals £
Church	71,440	7,490	-	78,930
Retreat centre	219	-	-	219
Support	20,664	-	116,929	137,593
	<u>92,323</u>	<u>7,490</u>	<u>116,929</u>	<u>216,742</u>

6. GRANTS PAYABLE

	2024 £	2023 £
Church	<u>7,490</u>	<u>7,203</u>
The total grants paid to institutions during the year was as follows:		
	2024 £	2023 £
Christian Community in Great Britain	<u>7,490</u>	<u>7,203</u>

All the grants payable are to an institution, Christian Community in Great Britain.

Christian Community in Great Britain shares similar objectives as the charitable company but is not under common control.

Further information regarding Christian Community in Great Britain, can be found in the Related Party Note.

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Support	<u>79,885</u>	<u>37,044</u>	<u>116,929</u>

Support costs can be apportioned equally between each activity.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

7. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

Management

	2024	2023
	Support	Total
	£	activities
	£	£
Wages	136,280	105,950
Social security	4,272	1,091
Pensions	8,677	1,175
Rates and water	1,886	1,773
Light and heat	24,721	19,513
Bad debts	(1,219)	-
Cleaning	19,429	25,489
Travel & subsistence	-	10,460
Shared salary adjustments	(149,680)	(116,629)
Depreciation of tangible and heritage assets	33,923	31,061
Bank interest	1,596	2,552
	<u>79,885</u>	<u>82,435</u>

Governance costs

	2024	2023
	Support	Total
	£	activities
	£	£
Auditors' remuneration	8,580	8,100
Auditors' remuneration for non audit work	13,121	9,498
Accountancy and legal fees	15,343	8,389
	<u>37,044</u>	<u>25,987</u>

8. OTHER

The amounts owed by group undertakings relate to a loan provided to its subsidiary, Temple Lodge Cub Ltd (TLC). This loan was made to enable TLC to undertake major improvements to the property to facilitate the Bed and Breakfast business. This arrangement has increased the value of the Charity's interest in the property, but the magnitude of the loan has proven to be in excess of the subsidiary's capacity to repay within the initial lease term. The charity trustees believe that an estimated provision of £500,000 is required to arrive at a balance that the subsidiary will realistically be able to repay. The amounts owed to the charity more than one year, is made up of £795,677 (2023: £810,677) less a provision of irrecoverable amounts of £500,000 (2023: NIL). The charity has treated the irrecoverable amount as an exceptional item shown as other in the Statement of Financial Activities.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Auditors' remuneration	8,580	8,100
Auditors' remuneration for non audit work	13,121	9,498
Depreciation - owned assets	63,923	61,061
	<u>63,923</u>	<u>61,061</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

	2024	2023
	£	£
Priest's/Trustee's stipend	10,800	35,800
Priest's/Trustee's pension contributions to defined benefit schemes	9,393	3,300
Other remuneration (see below)	940	15,872
	<u>21,133</u>	<u>54,972</u>

Trustees' expenses

The day to day management of the retreat centre and the subsidiary's (Temple Lodge Club Ltd) bed & breakfast activity has now been delegated to the Guesthouse Manager. Whereas in the previous accounting period, a former trustee was responsible for this role as well as acting as the priest.

At the end of the financial year, one trustee was acting as the priest at the end of the financial period. In this role, they also received reimbursement for various expenses. These are included in "Other remuneration" above to the extent that they do not relate to their work for the company or its subsidiary. For the financial year, they comprised of personal costs £940 (2023: £5,412), and car running costs for the former priest £NIL (2023: £10,460).

In the prior financial period, the former trustee/priest had an outstanding interest free loan with the charitable company of £27,058 which has now fully been received as of the date of the balance sheet.

11. STAFF COSTS

	2024	2023
	£	£
Wages and salaries	147,080	141,750
Social security costs	4,272	1,091
Other pension costs	10,837	4,475
	<u>162,189</u>	<u>147,316</u>

The average monthly number of employees during the year was as follows:

	2024	2023
Retreat Centre and B&B Management	1	1
Cleaning and catering staff	12	4
	<u>13</u>	<u>5</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

11. STAFF COSTS - continued

No employees received emoluments in excess of £60,000.

The staff costs stated above, include the priest's stipend and also the costs which were recharged to Temple Lodge Club Ltd for the running of the bed and breakfast. The total recharged in the year was £ 149,680 (2023: £116,629).

The Trustee and Rev N Lumsden is the only Key Management. Details of his remuneration are given in note 9.

12. TANGIBLE FIXED ASSETS

	Freehold property £	Altar painting £	Improvements to property £
COST			
At 1 April 2023	5,000,000	2,000	1,495,769
Additions	-	-	-
At 31 March 2024	5,000,000	2,000	1,495,769
DEPRECIATION			
At 1 April 2023	450,000	-	293,624
Charge for year	30,000	-	29,916
At 31 March 2024	480,000	-	323,540
NET BOOK VALUE			
At 31 March 2024	4,520,000	2,000	1,172,229
At 31 March 2023	4,550,000	2,000	1,202,145
	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2023	19,721	3,347	6,520,837
Additions	509	17,100	17,609
At 31 March 2024	20,230	20,447	6,538,446
DEPRECIATION			
At 1 April 2023	15,281	2,092	760,997
Charge for year	906	3,101	63,923
At 31 March 2024	16,187	5,193	824,920
NET BOOK VALUE			
At 31 March 2024	4,043	15,254	5,713,526
At 31 March 2023	4,440	1,255	5,759,840

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

12. TANGIBLE FIXED ASSETS - continued

Included in the cost of Freehold property above, is freehold land with an estimated value of £3,500,000, which has not been depreciated.

13. FIXED ASSET INVESTMENTS

	Capital Investment £
MARKET VALUE	
At 1 April 2023 and 31 March 2024	41,000
NET BOOK VALUE	
At 31 March 2024	41,000
At 31 March 2023	41,000

There were no investment assets outside the UK.

The charity received restricted donations to assist with the building of the Garden rooms which was undertaken by The Temple Lodge Club Ltd. Therefore, sums raised together with gift aid, have been passed over to the subsidiary in the form of a capital investment in that company. This is shown as a long term investment.

14. RESIDENTIAL PROPERTIES

	£
FAIR VALUE	
At 1 April 2023	1,562,000
Revaluation	88,000
At 31 March 2024	1,650,000
NET BOOK VALUE	
At 31 March 2024	1,650,000
At 31 March 2023	1,562,000

These properties are held for the primary purpose of providing accommodation for priests, but when not required for this purpose the properties may be rented out.

During the financial year only one of the properties, which is a freehold was not occupied by a priest and has been rented out. It's market value included in the total above, is £1,000,000.

All properties are held in the UK.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

14. RESIDENTIAL PROPERTIES - continued

Fair value at 31 March 2024 is represented by:

	£
Valuation in 2014	173,188
Valuation in 2016	45,000
Valuation in 2019	200,000
Valuation in 2022	312,000
Valuation in 2024	88,000
Cost	831,812
	1,650,000

15. DEBTORS

	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	2,106	1,911
Amounts owed by group undertakings	32,573	35,930
Other debtors	6,873	27,093
Prepayments and accrued income	1,270	1,199
	42,822	66,133
Amounts falling due after more than one year:		
Amounts owed by group undertakings	295,677	810,677
Aggregate amounts	338,499	876,810

The amounts owed by group undertakings, are repayable on demand. They mainly include a loan which is accruing interest at 1% above the Bank of England official bank rate. However as it is not expected to be repaid in one year, the amount has been split to show only the expected repayments as debtors falling due within one year, and the rest shown as falling due after more than one year.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade creditors	10,242	3,758
Social security and other taxes	2,163	1,432
Other creditors	319	250
Accruals and deferred income	12,705	13,948
	<u>25,429</u>	<u>19,388</u>

17. MOVEMENT IN FUNDS

	At 1.4.23	Net movement in funds	At 31.3.24
	£	£	£
Unrestricted funds			
General fund	8,470,654	(509,614)	7,961,040
	<u>8,470,654</u>	<u>(509,614)</u>	<u>7,961,040</u>
TOTAL FUNDS	<u>8,470,654</u>	<u>(509,614)</u>	<u>7,961,040</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	167,803	(765,417)	88,000	(509,614)
	<u>167,803</u>	<u>(765,417)</u>	<u>88,000</u>	<u>(509,614)</u>
TOTAL FUNDS	<u>167,803</u>	<u>(765,417)</u>	<u>88,000</u>	<u>(509,614)</u>

Comparatives for movement in funds

	At 1.4.22	Net movement in funds	At 31.3.23
	£	£	£
Unrestricted funds			
General fund	8,570,647	(99,993)	8,470,654
	<u>8,570,647</u>	<u>(99,993)</u>	<u>8,470,654</u>
TOTAL FUNDS	<u>8,570,647</u>	<u>(99,993)</u>	<u>8,470,654</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

17. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	138,653	(238,646)	(99,993)
TOTAL FUNDS	<u>138,653</u>	<u>(238,646)</u>	<u>(99,993)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.22 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
General fund	8,570,647	(609,607)	7,961,040
TOTAL FUNDS	<u>8,570,647</u>	<u>(609,607)</u>	<u>7,961,040</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	306,456	(1,004,063)	88,000	(609,607)
TOTAL FUNDS	<u>306,456</u>	<u>(1,004,063)</u>	<u>88,000</u>	<u>(609,607)</u>

18. RELATED PARTY DISCLOSURES

Temple Lodge Club Ltd

Temple Lodge Club Ltd is a wholly owned subsidiary of the company. The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Christian Community in Great Britain

At the year end the director Reverend T Ravetz was also a director of The Christian Community in Great Britain.

The charitable company makes an annual contribution to Christian Community in Great Britain which amounted to £7,490 (2023: £7,203).

Pension payments

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2024

18. RELATED PARTY DISCLOSURES - continued

During the year the company made contributions towards the pension of a former minister, who was also a trustee of the charity, totalling £7,233.

19. INVESTMENT IN SUBSIDIARIES

The charitable company is the sole member of Temple Lodge Club Ltd, a limited company registered in England and Wales, which provides bed and breakfast accommodation. As at 31st March 2024, the subsidiary had aggregate net liabilities of £122,332 (2023: net liabilities £70,505), and a loss for the year of £ 51,827 (2023: loss of £8,398).

THE CHRISTIAN COMMUNITY IN LONDON LIMITED

England & Wales - Charity number 1123227

Accounts

REGISTERED COMPANY NUMBER: 06449771 (England and Wales)
REGISTERED CHARITY NUMBER: 1123227

THE CHRISTIAN COMMUNITY IN LONDON LTD

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

THE CHRISTIAN COMMUNITY IN LONDON LTD

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for the year ended 31 March 2023

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THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2023**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The aim of The Christian Community, Movement for Religious Renewal is to further the religious and spiritual life, based on the celebration of the seven sacraments in a renewed form, from which flow pastoral care, spiritual direction and an active community life.

The Church needs to provide buildings for these celebrations and activities. We fundraise for the costs associated with running the church, notably the maintenance of a priest and the costs of maintaining and running the church. Temple Lodge Club, the wholly owned subsidiary trading company, raises funds to maintain our building and site, and provides a human setting for our work.

The regular services along with the pastoral and educational work of the priest form the basis of the church's activity, along with its outreach work of regular talks, lectures, gospel study and working groups. The church is host to concerts and other artistic events.

Regular church and committee meetings of the church in London and the broader Christian Community in Great Britain with its Synod and executive committee meetings have taken place in our venue again during the year. Regular courses, conferences and study sessions for members, friends and enquirers, which help in understanding and the significance of Christianity and The Christian Community, feature in our programme of activities.

The conversion and partial rebuilding of Sir Frank Brangwyn's former studio to create the church for The Christian Community in London has served to provide a single centre in London for its services and activities. The mezzanine floor with its 'northern light' windows was retained and continues to be let to The Gate Vegetarian Restaurant, which as our long-term tenants provide useful income as well as human support.

The Temple Lodge Club Guesthouse continues to provide accommodation to visitors to London, as well as spaces for conferences/meetings of other organisations. The directors of The Christian Community in London Ltd are glad to note that the income from Bed and Breakfast more than doubled since the prior year, when we were still suffering from the effects of the Covid pandemic. This brought a concomitant increase in costs, however the result (before inter-company loan interest and other financial costs) was a surplus of nearly £34,000 compared to the previous year's deficit of nearly £8,000.

During the course of this financial year, the long-standing priest of the community and manager of Temple Lodge Club retired. There were a number of exceptional expenses relating to his leaving, including some legal expenses and the fact that for some months we were covering the expenses of two priests. We are also tackling a backlog of major repairs, some of which were delayed by the uncertainties of the Covid time.

We have now changed the management structure with a Guesthouse Manager (not a priest) recruited from existing staff and a clearer delineation of responsibilities within the church and Guesthouse. We have also appointed a Treasurer for the congregation, which will help us to manage the donations from members and income from church activities. The directors are confident that these changes will mean that the Charity will return at least to a break-even position in the short to medium term.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2023**

OBJECTIVES AND ACTIVITIES

Public benefit

Services and activities of The Christian Community are open to all. Priestly pastoral care provides a sense of purpose and meaning in life which has demonstrable benefits for those who receive it. Our pastoral practice extends far beyond regular church attenders. The sense of community fostered by our activities brings succour and help to many people who would otherwise be turning to social services and includes the safeguarding of children and vulnerable adults.

Temple Lodge Club provides quiet, comfortable and relaxing accommodation for the many visitors to London. All our activities derive from the ethos of the church and are compatible fund-raising for the support and maintenance of the church building. Without them it would be unable to fulfil its tasks, pastoral and spiritual, which are dependent on the celebration of the sacraments. Likewise the letting of rooms for meetings in Temple Lodge performs a service to both the local and wider national community

ACHIEVEMENT AND PERFORMANCE

The gradual return to normality, punctuated by further lockdowns and travel restrictions, were a challenge for us once again. However, the staff demonstrated admirable loyalty and flexibility and our guests returned as soon as this was physically possible. We navigated our way through the public health measures and continued with our outreach and cultural programme, including using virtual means.

As we were able to start to take bookings again, the new garden rooms that were completed in April 2019 have achieved what was hoped for, increasing the number of rooms and attracting a lot of favourable comments from our guests.

FINANCIAL REVIEW

The charity continues with its strong and professionally established administrative procedures.

This year the charity is reporting net expenditure of £99,993 as shown in the Statement of Financial Activities. This compares with net expenditure of £9112,855 in the previous year. The increase in the level of net expenditure reflects the impact of the worldwide COVID pandemic on the charity and its trading subsidiary, and in particular upon the level of occupation of the main premises for both retreats and general B&B usage, as well as reduced rental income and increased costs..

Reserves Policy

The policy for reserves is to set aside one of the investment properties with an estimated value of £800,000 and an extra £100,000 to cover the immediate costs of the charity.

At the balance sheet date total funds amounted £8,470,654, all of which were unrestricted. Of this total £5,759,840 is represented by freehold properties & their contents, £1,562,000 by residential and investment properties and £41,000 by the net investment in its subsidiary, being a total of £7,362,840. This leaves net funds of £1,107,814 which can be considered to represent the unrestricted general funds of the charity, separate to the investment property noted above. These funds are held primarily in the form of cash and other short term debtors and creditors.

FUTURE PLANS

In common with many other organisations the charity has been impacted by the worldwide COVID pandemic. It continues to focus on its spiritual ministry activities, primarily through the church, as well as supporting its subsidiary as it seeks to return to activity levels which will profitably utilise the facilities made available to it and thereby return cash to the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2023**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees consider that the principal risks faced by the charity relate to the operational management of its trading subsidiary and the general financial management and position of the charity. The trustees have sought to mitigate these risks through the following principal measures:

- The day to day management of the trading activity is delegated to the Priest, although the board of directors meets quarterly to set policy, make decisions, and monitor performance.
- Annual budgets are prepared in conjunction with the company's external accountants and periodic management accounts are prepared to compare actual and budgeted results.
- The trading activities are subject to normal health and safety and employment law regulations and compliance with these areas is monitored periodically by the board.
- The charity has sufficient funds and cash balances to meet foreseeable short term deficits but has been actively considering ways to reduce its annual shortfalls, focussing mainly on increasing its level of trading income from the construction of new accommodation.
- As with its trading subsidiary annual budgets are prepared and monitored against actual performance via the management accounts.

The Christian Community was founded in 1922 in Central Europe and has worked since then as an autonomous Movement for the Renewal of the Religious Life. It is concerned with the advancement of religion by working toward a renewal of Christianity by building free congregations and uniting people who wish to become Christians in a form suitable to our time.

The Christian Community in London Limited is established with a memorandum and articles of association as a charitable company, registered with The Charity Commission under the registration number 1123227, and a Company registration number 06449771. The effective starting date was 1st April 2008. Its intention is to foster the renewal of the religious life in particular in London. It is administered by a board of directors and is affiliated with The Christian Community in Great Britain (Reg. Charity No. 210029) working in close cooperation with their representatives in terms of the objectives of the church. Decisions taken by them are incorporated into the activities of the Christian Community in London.

It is administered by a board of trustees, 6 to 9 in number, appointed from the ordained priests and lay members of The Christian Community in the British region, who meet regularly during the year. At least one of the priests, a lay member and the treasurer have to be from the greater London area. Resignations and appointments are made at the Annual General Meeting.

The administration of the Church and its buildings is the responsibility of the resident priest and his fellow directors who meet 2 - 3 times a year. The priest also meets regularly with a church council drawn from amongst its members to discuss the ongoing affairs of the church and its development. A small team including an administrator, a housekeeper and other staff takes on management of the day-to-day affairs of the church and its associated activities including those of the Temple Lodge Club Ltd., which is the fund-raising subsidiary of The Christian Community.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
06449771 (England and Wales)

Registered Charity number
1123227

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2023**

Registered office

Temple Lodge
51 Queen Caroline Street
Hammersmith
LONDON
W6 9QL

Trustees

The Rev P A Van Breda (resigned 8.12.22)
The Rev T O Ravetz
Mrs B Johnstone
Mrs L M Sofair
Mrs C V Saftoiu
Mr G Saftoiu
Rev N I T Lumsden Minister of Religion (appointed 25.11.22)

Company Secretary

G Saftoiu

Auditor

Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Christian Community in London Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES
for the year ended 31 March 2023

AUDITOR

The auditor, Shaw Gibbs Audit Ltd, will be proposed for re-appointment 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 order of the board of trustees on 14/12/23 and signed on its behalf by:

T O Ravetz

The Rev T O Ravetz - Trustee

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE CHRISTIAN COMMUNITY IN LONDON LTD

Opinion

I have audited the financial statements of The Christian Community in London Ltd (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In my opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of 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.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, I 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 I have performed, I 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.

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and my Report of the Independent Auditor thereon.

My opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in my report, I do not express any form of assurance conclusion thereon.

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

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

**REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD**

Matters on which I am 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, I have not identified material misstatements in the Report of the Trustees.

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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors 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 Trustees..

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF THE CHRISTIAN COMMUNITY IN LONDON LTD

My responsibilities for the audit of the financial statements

My 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 a Report of the Independent Auditor that includes my 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.

The extent to which my procedures are capable of detecting irregularities, including fraud is detailed below:

The extent to which the audit was considered capable of detecting irregularities including fraud

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified those laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific significant laws and regulations which we considered were more likely to have a direct material effect on the financial statements or the operations of the company, notably the Companies Act 2006, taxation, data protection and employment legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting the accounting records and legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators where applicable, and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

**REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD**

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of my responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of my Report of the Independent Auditor.

Use of my report

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

Lance Redman (Senior Statutory Auditor)
for and on behalf of Shaw Gibbs Audit Ltd
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

Date:

THE CHRISTIAN COMMUNITY IN LONDON LTD

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the year ended 31 March 2023

	Notes	Unrestricted fund £	Restricted fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		24,668	-	24,668	53,184
Charitable activities	3				
Church		2,641	-	2,641	3,001
Retreat centre		41,656	-	41,656	29,685
Investment income	2	69,688	-	69,688	26,915
Total		<u>138,653</u>	<u>-</u>	<u>138,653</u>	<u>112,785</u>
EXPENDITURE ON					
Raising funds					
Investment management costs	4	7,517	-	7,517	10,855
		<u>7,517</u>	<u>-</u>	<u>7,517</u>	<u>10,855</u>
Charitable activities	5				
Church		111,349	-	111,349	99,267
Retreat centre		1,311	-	1,311	1,305
Support		118,469	-	118,469	114,213
Total		<u>238,646</u>	<u>-</u>	<u>238,646</u>	<u>225,640</u>
NET INCOME/(EXPENDITURE)		(99,993)	-	(99,993)	(112,855)
Other recognised gains/(losses)					
Gains on revaluation of fixed assets		-	-	-	312,000
Net movement in funds		<u>(99,993)</u>	<u>-</u>	<u>(99,993)</u>	<u>199,145</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		8,570,647	-	8,570,647	8,371,502
TOTAL FUNDS CARRIED FORWARD		<u><u>8,470,654</u></u>	<u><u>-</u></u>	<u><u>8,470,654</u></u>	<u><u>8,570,647</u></u>

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

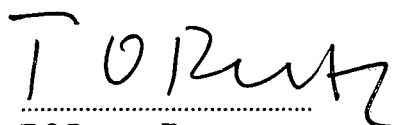
BALANCE SHEET

31 March 2023

	Notes	Unrestricted fund £	Restricted fund £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	11	5,759,840	-	5,759,840	5,817,961
Investments					
Investments	12	41,000	-	41,000	41,000
Residential Properties	13	1,562,000	-	1,562,000	1,562,000
		<u>7,362,840</u>	<u>-</u>	<u>7,362,840</u>	<u>7,420,961</u>
CURRENT ASSETS					
Debtors	14	876,810	-	876,810	932,998
Cash at bank and in hand		<u>250,392</u>	<u>-</u>	<u>250,392</u>	<u>248,178</u>
		<u>1,127,202</u>	<u>-</u>	<u>1,127,202</u>	<u>1,181,176</u>
CREDITORS					
Amounts falling due within one year	15	(19,388)	-	(19,388)	(31,490)
NET CURRENT ASSETS		<u>1,107,814</u>	<u>-</u>	<u>1,107,814</u>	<u>1,149,686</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>8,470,654</u>	<u>-</u>	<u>8,470,654</u>	<u>8,570,647</u>
NET ASSETS		<u>8,470,654</u>	<u>-</u>	<u>8,470,654</u>	<u>8,570,647</u>
FUNDS	16				
Unrestricted funds				<u>8,470,654</u>	<u>8,570,647</u>
TOTAL FUNDS				<u>8,470,654</u>	<u>8,570,647</u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on 14/12/23 and were signed on its behalf by:


T O Ravetz - Trustee

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS **for the year ended 31 March 2023**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Raising funds

This represents costs relating to the management of the investment properties.

Charitable activities

This is represented by the costs of running the church including its associated activities, and the retreat centre.

Governance costs

These costs include legal, accountancy and audit fees.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Improvements to property	- 2% on cost
Fixtures and fittings	- 20% on reducing balance
Computer equipment	- 20% on reducing balance

Residential properties

Residential properties are shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2023

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2023	2022
	£	£
Rents receivable	17,400	16,463
Rents received from subsidiary	24,000	-
Interest on subsidiary loan	27,351	10,426
Deposit account interest	937	26
	<u>69,688</u>	<u>26,915</u>

3. INCOME FROM CHARITABLE ACTIVITIES

		2023	2022
	Activity	£	£
Room hire	Church	898	1,754
Sundry income	Church	1,743	1,247
Rents & services	Retreat centre	33,173	24,315
Room hire	Retreat centre	8,031	5,266
Sundry income	Retreat centre	452	104
		<u>44,297</u>	<u>32,686</u>

4. INVESTMENT MANAGEMENT COSTS

	2023	2022
	£	£
Property maint & repair costs	<u>7,517</u>	<u>10,855</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Grant funding of activities (see note 6) £	Support costs (see note 7) £	Totals £
Church	104,146	7,203	-	111,349
Retreat centre	1,311	-	-	1,311
Support	10,047	-	108,422	118,469
	<u>115,504</u>	<u>7,203</u>	<u>108,422</u>	<u>231,129</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

6. GRANTS PAYABLE

	2023	2022
	£	£
Church	7,203	6,240
	<u>7,203</u>	<u>6,240</u>
The total grants paid to institutions during the year was as follows:		
	2023	2022
	£	£
Christian Community in Great Britain	7,203	6,240
	<u>7,203</u>	<u>6,240</u>

All the grants payable are to an institution, Christian Community in Great Britain.

Christian Community in Great Britain shares similar objectives as the charitable company but is not under common control.

Further information regarding Christian Community in Great Britain, can be found in the Related Party Note.

7. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Support	82,435	25,987	108,422
	<u>82,435</u>	<u>25,987</u>	<u>108,422</u>

Support costs can be apportioned equally between each activity.

Support costs, included in the above, are as follows:

Management

	2023	2022
	Support	Total activities
	£	£
Wages	105,950	63,216
Social security	1,091	4,225
Pensions	1,175	931
Rates and water	1,773	1,727
Light and heat	19,513	19,863
Bad debts	-	10,000
Cleaning	25,489	3,264
Travel & subsistence	10,460	3,527
Salary recharges	(116,629)	(41,492)
Depreciation of tangible and heritage assets	31,061	30,865
Bank interest	2,552	1,605
	<u>82,435</u>	<u>97,731</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2023

7. SUPPORT COSTS - continued

Governance costs

	2023	2022
	Support	Total
	£	activities
	£	£
Auditors' remuneration	8,100	7,500
Auditors' remuneration for non audit work	9,498	8,982
Accountancy and legal fees	8,389	-
	<u>25,987</u>	<u>16,482</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Auditors' remuneration	8,100	7,500
Auditors' remuneration for non audit work	9,498	8,982
Depreciation - owned assets	<u>61,061</u>	<u>60,865</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

	2023	2022
	£	£
Priest's/Trustee's stipend	35,800	19,756
Priest's/Trustee's pension contributions to defined benefit schemes	3,300	1,500
Other remuneration (see below)	15,872	8,050
	<u>54,972</u>	<u>29,306</u>

Trustees' expenses

A Trustee, Reverend Peter van Breda, was Managing Director of the retreat centre and the subsidiary's (Temple Lodge Club Ltd) bed & breakfast activity, as well as being the priest during the financial period. The cost for his services are disclosed above.

In his role as priest he also receives reimbursement for various expenses. These are included in "Other remuneration" above to the extent that they do not relate to his work for the company or its subsidiary. For the financial year they comprised car running costs £10,460 (2022: £3,700), and medical expenses and other personal costs £5,412 (2022: £4,350).

The Reverend Peter van Breda estimates that 90% of his vehicle use relates to performing his duties for the church and does not charge a mileage allowance.

The Reverend Peter van Breda has also been provided rent-free accommodation at one of the charitable company's investment properties. Before he took on residence here, this property was rented out to third parties at £2,105 per month.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2023

9. TRUSTEES' REMUNERATION AND BENEFITS - continued

Trustees' expenses - continued

At the balance sheet date, The Reverend Peter van Breda had an outstanding loan with the charitable company amounting to £27,058 (2022: £29,394) repayable on demand. This loan is interest free. The trustees are of the opinion that this sum will not be fully recoverable and therefore have made a provision of £14,044.

Reimbursed travel expenses for the Trustees to attend board meetings amounted to £Nil (2022: £Nil) in the financial year.

In June 2022, Reverend Nigel Lumsden joined as a trustee and stayed in one of the guestrooms in Temple Lodge Club for the rest of the financial year.

10. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	141,750	82,972
Social security costs	1,091	4,225
Other pension costs	4,475	2,431
	<u>147,316</u>	<u>89,628</u>

The average monthly number of employees during the year was as follows:

	2023	2022
Retreat Centre and B&B Management	1	1
Cleaning and catering staff	4	4
	<u>5</u>	<u>5</u>

No employees received emoluments in excess of £60,000.

The staff costs stated above, include the priest's stipend and also the costs which were recharged to Temple Lodge Club Ltd for the running of the bed and breakfast. The total recharged in the year was £116,629 (2022: £41,492).

The Trustee and Reverend P van Breda is the only Key Management. Details of his remuneration are given in note 9.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2023

11. TANGIBLE FIXED ASSETS

	Freehold property £	Altar painting £	Improvement to property £
COST			
At 1 April 2022	5,000,000	2,000	1,495,769
Additions	-	-	-
At 31 March 2023	5,000,000	2,000	1,495,769
DEPRECIATION			
At 1 April 2022	420,000	-	263,708
Charge for year	30,000	-	29,916
At 31 March 2023	450,000	-	293,624
NET BOOK VALUE			
At 31 March 2023	4,550,000	2,000	1,202,145
At 31 March 2022	4,580,000	2,000	1,232,061
	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2022	17,091	3,037	6,517,897
Additions	2,630	310	2,940
At 31 March 2023	19,721	3,347	6,520,837
DEPRECIATION			
At 1 April 2022	14,404	1,824	699,936
Charge for year	877	268	61,061
At 31 March 2023	15,281	2,092	760,997
NET BOOK VALUE			
At 31 March 2023	4,440	1,255	5,759,840
At 31 March 2022	2,687	1,213	5,817,961

Included in the cost of Freehold property above, is freehold land with an estimated value of £3,500,000, which has not been depreciated.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2023

12. FIXED ASSET INVESTMENTS

	Capital Investment £
MARKET VALUE	
At 1 April 2022 and 31 March 2023	41,000
NET BOOK VALUE	
At 31 March 2023	41,000
At 31 March 2022	41,000

There were no investment assets outside the UK.

The charity received restricted donations to assist with the building of the Garden rooms which was undertaken by The Temple Lodge Club Ltd. Therefore, sums raised together with gift aid, have been passed over to the subsidiary in the form of a capital investment in that company. This is shown as a long term investment.

13. RESIDENTIAL PROPERTIES

	£
FAIR VALUE	
At 1 April 2022 and 31 March 2023	1,562,000
NET BOOK VALUE	
At 31 March 2023	1,562,000
At 31 March 2022	1,562,000

These properties are held for the primary purpose of providing accommodation for priests, but when not required for this purpose the properties may be rented out.

During the financial year only one of the properties, which is on a long leasehold, was not occupied by a priest and has been rented out. It's market value included in the total above, is £650,000.

All properties are held in the UK.

Fair value at 31 March 2023 is represented by:

	£
Valuation in 2021	1,250,000
Valuation in 2022	312,000
	1,562,000

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2023

14. DEBTORS

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	1,911	1,693
Amounts owed by group undertakings	35,930	133,121
Other debtors	27,093	26,412
Prepayments and accrued income	1,199	1,095
	<u>66,133</u>	<u>162,321</u>
Amounts falling due after more than one year:		
Amounts owed by group undertakings	<u>810,677</u>	<u>770,677</u>
Aggregate amounts	<u>876,810</u>	<u>932,998</u>

The amounts owed by group undertakings, are repayable on demand. They mainly include a loan which is accruing interest at 1% above the Bank of England official bank rate. However as it is not expected to be repaid in one year, the amount has been split to show only the expected repayments as debtors falling due within one year, and the rest shown as falling due after more than one year.

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	3,758	427
Social security and other taxes	1,432	1,274
Other creditors	250	632
Accruals and deferred income	13,948	29,157
	<u>19,388</u>	<u>31,490</u>

16. MOVEMENT IN FUNDS

	At 1.4.22	Net movement in funds	At 31.3.23
	£	£	£
Unrestricted funds			
General fund	8,570,647	(99,993)	8,470,654
TOTAL FUNDS	<u>8,570,647</u>	<u>(99,993)</u>	<u>8,470,654</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2023

16. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	138,653	(238,646)	(99,993)
TOTAL FUNDS	<u>138,653</u>	<u>(238,646)</u>	<u>(99,993)</u>

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	8,371,502	199,145	8,570,647
TOTAL FUNDS	<u>8,371,502</u>	<u>199,145</u>	<u>8,570,647</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	112,785	(225,640)	312,000	199,145
TOTAL FUNDS	<u>112,785</u>	<u>(225,640)</u>	<u>312,000</u>	<u>199,145</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.21 £	Net movement in funds £	At 31.3.23 £
Unrestricted funds			
General fund	8,371,502	99,152	8,470,654
TOTAL FUNDS	<u>8,371,502</u>	<u>99,152</u>	<u>8,470,654</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2023

16. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	251,438	(464,286)	312,000	99,152
TOTAL FUNDS	<u>251,438</u>	<u>(464,286)</u>	<u>312,000</u>	<u>99,152</u>

17. RELATED PARTY DISCLOSURES

Temple Lodge Club Ltd

Temple Lodge Club Ltd is a wholly owned subsidiary. The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Christian Community in Great Britain

At the year end the director Reverend T Ravetz was also a director of The Christian Community in Great Britain.

The charitable company makes an annual contribution to Christian Community in Great Britain which this year amounted to £7,203 (2022: £6,240).

Other Related Parties

During the year the priest's son received remuneration for administrative support services of £8,731 (2022: £869).

18. INVESTMENT IN SUBSIDIARIES

The charitable company is the sole member of Temple Lodge Club Ltd, a limited company registered in England and Wales, which provides bed and breakfast accommodation. As at 31st March 2023, the subsidiary had aggregate net liabilities of £70,505 (2022: net liabilities £62,107), and a loss for the year of £ 8,398 (2022: loss of £21,399).

THE CHRISTIAN COMMUNITY IN LONDON LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 March 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Gifts	-	4,000
Donations	21,149	29,291
Gift aid	3,489	3,544
Grants	30	16,349
	24,668	53,184
Investment income		
Rents receivable	17,400	16,463
Rents received from subsidiary	24,000	-
Interest on subsidiary loan	27,351	10,426
Deposit account interest	937	26
	69,688	26,915
Charitable activities		
Rents & services	33,173	24,315
Room hire	8,929	7,020
Sundry income	2,195	1,351
	44,297	32,686
Total incoming resources	138,653	112,785
EXPENDITURE		
Investment management costs		
Property maint & repair costs	7,517	10,855
Charitable activities		
Trustee's stipend	35,800	19,756
Trustees' pension contributions	3,300	1,500
Insurance	15,596	13,936
Telephone	2,126	1,716
Postage and stationery	844	643
Sundries	1,899	1,678
Repairs & renewals	10,047	8,658
Cleaning	88	758
Church costs	15,804	13,691
Travel & subsistence	-	1,996
Carried forward	85,504	64,332

This page does not form part of the statutory financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 March 2023

	2023 £	2022 £
Charitable activities		
Brought forward	85,504	64,332
Freehold property depn	30,000	30,000
Grants to institutions	7,203	6,240
	122,707	100,572
Support costs		
Management		
Wages	105,950	63,216
Social security	1,091	4,225
Pensions	1,175	931
Rates and water	1,773	1,727
Light and heat	19,513	19,863
Bad debts	-	10,000
Cleaning	25,489	3,264
Travel & subsistence	10,460	3,527
Salary recharges	(116,629)	(41,492)
Improvements to property	29,916	29,915
Fixtures and fittings	877	647
Computer equipment	268	303
Bank interest	2,552	1,605
	82,435	97,731
Governance costs		
Auditors' remuneration	8,100	7,500
Auditors' remuneration for non audit work	9,498	8,982
Accountancy and legal fees	8,389	-
	25,987	16,482
Total resources expended	238,646	225,640
Net expenditure	(99,993)	(112,855)

This page does not form part of the statutory financial statements

THE CHRISTIAN COMMUNITY IN LONDON LIMITED

England & Wales - Charity number 1123227

Accounts

THE CHRISTIAN COMMUNITY IN LONDON LTD

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

HPCA Limited
Chartered Accountants
and Statutory Auditors
Station House
Connaught Road
Brookwood
Woking
Surrey
GU24 0ER

THE CHRISTIAN COMMUNITY IN LONDON LTD

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for the year ended 31 March 2022

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THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2022**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The aim of The Christian Community, Movement for Religious Renewal is to foster the religious and spiritual life, based on the celebration of the seven sacraments in a renewed form, from which flow pastoral care, spiritual direction and an active community life. The Church needs to provide buildings for these celebrations and activities. It depends for its existence and livelihood on freely given donations and contributions to flow into the organization on a regular basis. The fundraising activities of the Temple Lodge Club are essential to its support and further development.

Since the rebuilding and consecration of the new church in September 2013 in Hammersmith, we celebrate the Act of Consecration of Man on Sundays and during the week in what has now become the main church of The Christian Community in London. Other sacraments are celebrated as requested: baptisms, confirmations, weddings and funerals. These celebrations and the pastoral and educational work of the priest form the basis of the churches activity, along with its outreach work of regular and ongoing series of talks, lectures, gospel study and working groups.

Regular church and committee meetings of the church in London and the broader Christian Community in Great Britain with its Synod and executive committee meetings have taken place in our venue again during the year. Regular courses, conferences and study sessions for members, friends and enquirers, about the understanding and the significance of the work of The Christian Community feature in our programme of activities.

The accounting period reported on in these figures includes the latter stages of the lockdown, when the church was at times closed for public events and retreats. This is reflected in the level of donations and collections and retreat income. We adapted to the changed possibilities with virtual meetings and regular communications from the church. Our mailing list grew throughout the lockdowns. As soon as it was possible to welcome back the public, we opened the church in line with government guidelines, with regular risk assessments.

The conversion and partial rebuilding of Sir Frank Brangwyn's former studio to create the church for The Christian Community in London has served to provide a single centre in London for its services and activities. The mezzanine floor with its 'northern light' windows was retained and continues to be let to The Gate Vegetarian Restaurant. The Temple Lodge Guesthouse continues to provide accommodation to visitors to London and spaces available for conferences/meetings of other organisations.

Public benefit

Services and activities of The Christian Community are open to all. Priestly pastoral care provides a sense of purpose and meaning in life which has demonstrable benefits for those who receive it. Our pastoral practice extends far beyond regular church attenders. The sense of community fostered by our activities brings succour and help to many people who would otherwise be turning to social services and includes the safeguarding of children and vulnerable adults.

Temple Lodge Club provides quiet, comfortable and relaxing accommodation for the many visitors to London. The Gate Vegetarian Restaurant has been catering for over 30 years now, it is well known and liked and its reputation continues to grow. All our activities derive from the ethos of the church and are compatible fund-raising for the support and maintenance of the church building. Without them it would be unable to fulfil its tasks, pastoral and spiritual, which are dependent on the celebration of the sacraments. Likewise the letting of rooms for meetings in Temple Lodge performs a service to both the local and wider national community

ACHIEVEMENT AND PERFORMANCE

The gradual return to normality, punctuated by further lockdowns and travel restrictions, were a challenge for us once again. However, the staff demonstrated admirable loyalty and flexibility and our guests returned as soon as this was physically possible. We navigated our way through the public health measures and continued with our outreach and cultural programme, including using virtual means. As we were able to start to take bookings again, the new garden rooms that were completed in April 2019 have achieved what was hoped for, increasing the number of rooms and attracting a lot of favourable comments from our guests.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2022**

FINANCIAL REVIEW

The charity continues with its strong and professionally established administrative procedures.

This year the charity is reporting net expenditure of £106,899 as shown in the Statement of Financial Activities. This compares with net expenditure of £94,972 in the previous year. The increase in the level of net expenditure reflects the impact of the worldwide COVID pandemic on the charity and its trading subsidiary, and in particular upon the level of occupation of the main premises for both retreats and general B&B usage, as well as reduced rental income and increased costs..

Reserves Policy

The policy for reserves is to set aside one of the investment properties with an estimated value of £800,000 and an extra £100,000 to cover the immediate costs of the charity.

At the balance sheet date total funds amounted £8,570,647, all of which were unrestricted. Of this total £5,817,961 is represented by freehold properties & their contents, £1,562,000 by residential and investment properties and £944,798 by the net investment in its subsidiary, being a total of £8,324,759. This leaves net funds of £245,888 which can be considered to represent the unrestricted general funds of the charity, separate to the investment property noted above. These funds are held primarily in the form of cash and other short term debtors and creditors.

FUTURE PLANS

In common with many other organisations the charity has been impacted by the worldwide COVID pandemic. It continues to focus on its spiritual ministry activities, primarily through the church, as well as supporting its subsidiary as it seeks to return to activity levels which will profitably utilise the facilities made available to it and thereby return cash to the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees consider that the principal risks faced by the charity relate to the operational management of its trading subsidiary and the general financial management and position of the charity. The trustees have sought to mitigate these risks through the following principal measures:

- The day to day management of the trading activity is delegated to the Priest, although the board of directors meets quarterly to set policy, make decisions, and monitor performance.
- Annual budgets are prepared in conjunction with the company's external accountants and periodic management accounts are prepared to compare actual and budgeted results.
- The trading activities are subject to normal health and safety and employment law regulations and compliance with these areas is monitored periodically by the board.
- The charity has sufficient funds and cash balances to meet foreseeable short term deficits but has been actively considering ways to reduce its annual shortfalls, focussing mainly on increasing its level of trading income from the construction of new accommodation.
- As with its trading subsidiary annual budgets are prepared and monitored against actual performance via the management accounts.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2022**

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Christian Community was founded in 1922 in Central Europe and has worked since then as an autonomous Movement for the Renewal of the Religious Life. It is concerned with the advancement of religion by working toward a renewal of Christianity by building free congregations and uniting people who wish to become Christians in a form suitable to our time.

The Christian Community in London Limited is established with a memorandum and articles of association as a charitable company, registered with The Charity Commission under the registration number 1123227, and a Company registration number 06449771. The effective starting date was 1st April 2008. Its intention is to foster the renewal of the religious life in particular in London. It is administered by a board of directors and is affiliated with The Christian Community in Great Britain (Reg. Charity No. 210029) working in close cooperation with their representatives in terms of the objectives of the church. Decisions taken by them are incorporated into the activities of the Christian Community in London.

It is administered by a board of trustees, 6 to 9 in number, appointed from the ordained priests and lay members of The Christian Community in the British region, who meet regularly during the year. At least one of the priests, a lay member and the treasurer have to be from the greater London area. Resignations and appointments are made at the Annual General Meeting.

The administration of the Church and its buildings is the responsibility of the resident priest and his fellow directors who meet 2 - 3 times a year. The priest also meets regularly with a church council drawn from amongst its members to discuss the ongoing affairs of the church and its development. A small team including an administrator, a housekeeper and other staff takes on management of the day-to-day affairs of the church and its associated activities including those of the Temple Lodge Club Ltd., which is the fund-raising subsidiary of The Christian Community.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

06449771 (England and Wales)

Registered Charity number

1123227

Registered office

Temple Lodge
51 Queen Caroline Street
Hammersmith
LONDON
W6 9QL

Trustees

The Rev P A Van Breda
Rev L Madsen
The Rev T O Ravetz
Mrs B Johnstone
Mrs L M Sofair
Mrs C V Saftoiu
Mr G Saftoiu
Rev N I T Lumsden (appointed 25.11.22)

Company Secretary

G Saftoiu

Auditors

HPCA Limited
Chartered Accountants
and Statutory Auditors
Station House
Connaught Road
Brookwood
Woking
Surrey
GU24 0ER

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2022**

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Christian Community in London Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, HPCA Limited, will be proposed for re-appointment 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 order of the board of trustees on 31 January 2023 and signed on its behalf by:

.....
The Rev T O Ravetz - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE CHRISTIAN COMMUNITY IN LONDON LTD

Opinion

We have audited the financial statements of The Christian Community in London Ltd (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 March 2022 and of 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Opinions 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 for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

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 Report of the Trustees.

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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors 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 Trustees..

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD**

Our 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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable company through discussions with trustees and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charitable company, including, insurance requirements, of the Companies Act 2006, taxation, data protection, safeguarding, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
 - considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to any actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators including the Health and Safety Executive, and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

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

Use of our report

This report is made solely to the charitable 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 charitable company's members those matters we are required to state to them in an auditors' 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Lance Redman (Senior Statutory Auditor)
for and on behalf of HPCA Limited
Chartered Accountants
and Statutory Auditors
Station House
Connaught Road
Brookwood
Woking
Surrey
GU24 0ER

Date: 31 January 2023

THE CHRISTIAN COMMUNITY IN LONDON LTD

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the year ended 31 March 2022

	Notes	Unrestricted fund £	Restricted fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		53,184	-	53,184	76,478
Charitable activities	3				
Church		3,001	-	3,001	198
Retreat centre		29,685	-	29,685	3,012
Investment income	2	<u>26,915</u>	<u>-</u>	<u>26,915</u>	<u>25,731</u>
Total		<u>112,785</u>	<u>-</u>	<u>112,785</u>	<u>105,419</u>
EXPENDITURE ON					
Raising funds					
Investment management costs	4	<u>10,855</u>	<u>-</u>	<u>10,855</u>	<u>6,513</u>
		10,855	-	10,855	6,513
Charitable activities	5				
Church		99,267	-	99,267	66,411
Retreat centre		1,305	-	1,305	327
Support		<u>114,213</u>	<u>-</u>	<u>114,213</u>	<u>127,140</u>
Total		<u>225,640</u>	<u>-</u>	<u>225,640</u>	<u>200,391</u>
NET INCOME/(EXPENDITURE)		(112,855)	-	(112,855)	(94,972)
Other recognised gains/(losses)					
Gains on revaluation of fixed assets		<u>312,000</u>	<u>-</u>	<u>312,000</u>	<u>-</u>
Net movement in funds		199,145	-	199,145	(94,972)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>8,371,502</u>	<u>-</u>	<u>8,371,502</u>	<u>8,466,474</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>8,570,647</u></u>	<u><u>-</u></u>	<u><u>8,570,647</u></u>	<u><u>8,371,502</u></u>

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

BALANCE SHEET
31 March 2022

	Notes	Unrestricted fund £	Restricted fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	11	5,817,961	-	5,817,961	5,878,187
Investments					
Investments	12	41,000	-	41,000	41,000
Residential Properties	13	<u>1,562,000</u>	<u>-</u>	<u>1,562,000</u>	<u>1,250,000</u>
		7,420,961	-	7,420,961	7,169,187
CURRENT ASSETS					
Debtors	14	932,998	-	932,998	975,573
Cash at bank and in hand		<u>248,178</u>	<u>-</u>	<u>248,178</u>	<u>252,488</u>
		1,181,176	-	1,181,176	1,228,061
CREDITORS					
Amounts falling due within one year	15	(31,490)	-	(31,490)	(25,746)
		<u>1,149,686</u>	<u>-</u>	<u>1,149,686</u>	<u>1,202,315</u>
NET CURRENT ASSETS					
		8,570,647	-	8,570,647	8,371,502
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>8,570,647</u>	<u>-</u>	<u>8,570,647</u>	<u>8,371,502</u>
NET ASSETS					
		<u>8,570,647</u>	<u>-</u>	<u>8,570,647</u>	<u>8,371,502</u>
FUNDS	16				
Unrestricted funds				<u>8,570,647</u>	<u>8,371,502</u>
TOTAL FUNDS				<u>8,570,647</u>	<u>8,371,502</u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on 31 January 2023 and were signed on its behalf by:

.....
T O Ravetz - Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Raising funds

This represents costs relating to the management of the investment properties.

Charitable activities

This is represented by the costs of running the church including its associated activities, and the retreat centre.

Governance costs

These costs include legal, accountancy and audit fees.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Improvements to property	- 2% on cost
Fixtures and fittings	- 20% on reducing balance

Residential properties

Residential properties are shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2022

2. INVESTMENT INCOME

	2022	2021
	£	£
Rents receivable	16,463	16,100
Interest on subsidiary loan	10,426	9,457
Deposit account interest	<u>26</u>	<u>174</u>
	<u>26,915</u>	<u>25,731</u>

3. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2022	2021
		£	£
Room hire	Church	1,754	198
Sundry income	Church	1,247	-
Rents & services	Retreat centre	24,315	2,331
Room hire	Retreat centre	5,266	675
Sundry income	Retreat centre	<u>104</u>	<u>6</u>
		<u>32,686</u>	<u>3,210</u>

4. INVESTMENT MANAGEMENT COSTS

	2022	2021
	£	£
Property maint & repair costs	<u>10,855</u>	<u>6,513</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 6)	Support costs (see note 7)	Totals
	£	£	£	£
Church	93,027	6,240	-	99,267
Retreat centre	1,305	-	-	1,305
Support	<u>-</u>	<u>-</u>	<u>114,213</u>	<u>114,213</u>
	<u>94,332</u>	<u>6,240</u>	<u>114,213</u>	<u>214,785</u>

6. GRANTS PAYABLE

	2022	2021
	£	£
Church	<u>6,240</u>	<u>5,680</u>

The total grants paid to institutions during the year was as follows:

	2022	2021
	£	£
Christian Community in Great Britain	<u>6,240</u>	<u>5,680</u>

All the grants payable are to an institution, Christian Community in Great Britain.

Christian Community in Great Britain shares similar objectives as the charitable company but is not under common control.

Further information regarding Christian Community in Great Britain, can be found in the Related Party Note.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2022

7. SUPPORT COSTS

	Management	Governance	Totals
	£	costs £	£
Support	<u>97,731</u>	<u>16,482</u>	<u>114,213</u>

Support costs can be apportioned equally between each activity.

Support costs, included in the above, are as follows:

Management

	2022	2021
	Support	Total
	£	activities £
Wages	63,216	64,022
Social security	4,225	4,575
Pensions	931	872
Rates and water	1,727	1,624
Light and heat	19,863	13,957
Bad debts	10,000	-
Cleaning	3,264	50
Travel & subsistence	3,527	2,365
Salary recharges	(41,492)	(8,925)
Depreciation of tangible and heritage assets	30,865	30,931
Bank interest	<u>1,605</u>	<u>2,363</u>
	<u>97,731</u>	<u>111,834</u>

Governance costs

	2022	2021
	Support	Total
	£	activities £
Auditors' remuneration	7,500	7,740
Auditors' remuneration for non audit work	<u>8,982</u>	<u>7,566</u>
	<u>16,482</u>	<u>15,306</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022	2021
	£	£
Auditors' remuneration	7,500	7,740
Auditors' remuneration for non audit work	8,982	7,566
Depreciation - owned assets	<u>60,865</u>	<u>60,931</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2022

9. TRUSTEES' REMUNERATION AND BENEFITS

	2022	2021
	£	£
Priest's/Trustee's stipend	19,756	3,373
Priest's/Trustee's pension contributions to defined benefit schemes	1,500	1,500
Other remuneration (see below)	8,050	5,761
	<u>29,306</u>	<u>10,634</u>

Trustees' expenses

A Trustee, Reverend Peter van Breda, was Managing Director of the retreat centre and the subsidiary's (Temple Lodge Club Ltd) bed & breakfast activity, as well as being the priest during the financial period. The cost for his services are disclosed above.

In his role as priest he also receives reimbursement for various expenses. These are included in "Other remuneration" above to the extent that they do not relate to his work for the company or its subsidiary. For the financial year they comprised car running costs £3,700 (2021: £2,365), and medical expenses and other personal costs £4,350 (2021: £3,396).

The Reverend Peter van Breda estimates that 90% of his vehicle use relates to performing his duties for the church and does not charge a mileage allowance.

The Reverend Peter van Breda has also been provided rent-free accommodation at one of the charitable company's investment properties. Before he took on residence here, this property was rented out to third parties at £2,105 per month.

At the balance sheet date, The Reverend Peter van Breda had an outstanding loan with the charitable company amounting to £29,394 (2021: £22,573) repayable on demand. This loan is interest free. The trustees are of the opinion that this sum will not be fully recoverable and therefore have made a provision of £10,000.

Reimbursed travel expenses for the Trustees to attend board meetings amounted to £Nil (2021: £Nil) in the financial year.

10. STAFF COSTS

	2022	2021
	£	£
Wages and salaries	82,972	67,395
Social security costs	4,225	4,575
Other pension costs	<u>2,431</u>	<u>2,372</u>
	<u>89,628</u>	<u>74,342</u>

The average monthly number of employees during the year was as follows:

	2022	2021
Retreat Centre and B&B Management	1	1
Cleaning and catering staff	4	7
Admin	<u>-</u>	<u>1</u>
	<u>5</u>	<u>9</u>

No employees received emoluments in excess of £60,000.

The staff costs stated above, include the priest's stipend and also the costs which were recharged to Temple Lodge Club Ltd for the running of the bed and breakfast. The total recharged in the year was £41,492 (2021: £8,925).

The Trustee and Reverend P van Breda is the only Key Management. Details of his remuneration are given in note 9.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2022

11. TANGIBLE FIXED ASSETS

	Freehold property £	Altar painting £	Improvements to property £
COST			
At 1 April 2021	5,000,000	2,000	1,495,769
Additions	-	-	-
At 31 March 2022	5,000,000	2,000	1,495,769
DEPRECIATION			
At 1 April 2021	390,000	-	233,793
Charge for year	30,000	-	29,915
At 31 March 2022	420,000	-	263,708
NET BOOK VALUE			
At 31 March 2022	4,580,000	2,000	1,232,061
At 31 March 2021	4,610,000	2,000	1,261,976
	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2021	16,452	3,037	6,517,258
Additions	639	-	639
At 31 March 2022	17,091	3,037	6,517,897
DEPRECIATION			
At 1 April 2021	13,757	1,521	639,071
Charge for year	647	303	60,865
At 31 March 2022	14,404	1,824	699,936
NET BOOK VALUE			
At 31 March 2022	2,687	1,213	5,817,961
At 31 March 2021	2,695	1,516	5,878,187

Included in the cost of Freehold property above, is freehold land with an estimated value of £3,500,000, which has not been depreciated.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2022

12. FIXED ASSET INVESTMENTS

Capital
Investment
£

MARKET VALUE

At 1 April 2021 and 31 March 2022

41,000

NET BOOK VALUE

At 31 March 2022

41,000

At 31 March 2021

41,000

There were no investment assets outside the UK.

The charity received restricted donations to assist with the building of the Garden rooms which was undertaken by The Temple Lodge Club Ltd. Therefore, sums raised together with gift aid, have been passed over to the subsidiary in the form of a capital investment in that company. This is shown as a long term investment.

13. RESIDENTIAL PROPERTIES

£

FAIR VALUE

At 1 April 2021

1,250,000

Revaluation

312,000

At 31 March 2022

1,562,000

NET BOOK VALUE

At 31 March 2022

1,562,000

At 31 March 2021

1,250,000

These properties are held for the primary purpose of providing accommodation for priests, but when not required for this purpose the properties may be rented out.

During the year the trustees revalued the properties to reflect their opinion of the current market value.

During the financial year only one of the properties, which is on a long leasehold, was not occupied by a priest and has been rented out. It's market value included in the total above, is £650,000.

All properties are held in the UK.

Fair value at 31 March 2022 is represented by:

£

Valuation in 2021

1,250,000

Valuation in 2022

312,000

1,562,000

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2022

14. DEBTORS

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	1,693	1,353
Amounts owed by group undertakings	133,121	61,076
Other debtors	26,412	42,121
Prepayments and accrued income	<u>1,095</u>	<u>6,346</u>
	<u>162,321</u>	<u>110,896</u>
Amounts falling due after more than one year:		
Amounts owed by group undertakings	<u>770,677</u>	<u>864,677</u>
Aggregate amounts	<u>932,998</u>	<u>975,573</u>

The amounts owed by group undertakings, are repayable on demand. They mainly include a loan which is accruing interest at 1% above the Bank of England official bank rate. However as it is not expected to be repaid in one year, the amount has been split to show only the expected repayments as debtors falling due within one year, and the rest shown as falling due after more than one year.

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors	427	7,305
Social security and other taxes	1,274	329
Other creditors	632	188
Accruals and deferred income	<u>29,157</u>	<u>17,924</u>
	<u>31,490</u>	<u>25,746</u>

16. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	At 31.3.22
	£	£	£
Unrestricted funds			
General fund	8,371,502	199,145	8,570,647
	<u>8,371,502</u>	<u>199,145</u>	<u>8,570,647</u>
TOTAL FUNDS	<u>8,371,502</u>	<u>199,145</u>	<u>8,570,647</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	112,785	(225,640)	312,000	199,145
	<u>112,785</u>	<u>(225,640)</u>	<u>312,000</u>	<u>199,145</u>
TOTAL FUNDS	<u>112,785</u>	<u>(225,640)</u>	<u>312,000</u>	<u>199,145</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2022

16. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	8,466,474	(94,972)	8,371,502
TOTAL FUNDS	<u>8,466,474</u>	<u>(94,972)</u>	<u>8,371,502</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	105,419	(200,391)	(94,972)
TOTAL FUNDS	<u>105,419</u>	<u>(200,391)</u>	<u>(94,972)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.20 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	8,466,474	104,173	8,570,647
TOTAL FUNDS	<u>8,466,474</u>	<u>104,173</u>	<u>8,570,647</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	218,204	(426,031)	312,000	104,173
TOTAL FUNDS	<u>218,204</u>	<u>(426,031)</u>	<u>312,000</u>	<u>104,173</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2022

17. RELATED PARTY DISCLOSURES

Temple Lodge Club Ltd

Temple Lodge Club Ltd is a wholly owned subsidiary. The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Christian Community in Great Britain

The directors, Reverend P van Breda and Reverend T Ravetz, are also directors of The Christian Community in Great Britain.

The charitable company makes an annual contribution to Christian Community in Great Britain which this year amounted to £6,240 (2021: £5,680).

Other Related Parties

During the year the priest's son received remuneration for administrative support services of £869 (2021 £0).

18. INVESTMENT IN SUBSIDIARIES

The charitable company is the sole member of Temple Lodge Club Ltd, a limited company registered in England and Wales, which provides bed and breakfast accommodation. As at 31st March 2022, the subsidiary had aggregate net liabilities of £62,107 (2021: net liabilities £40,708), and a loss for the year of £ 21,399 (2021: loss of £60,880) .

THE CHRISTIAN COMMUNITY IN LONDON LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 March 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Gifts	4,000	4,830
Donations	29,291	14,676
Gift aid	3,544	2,863
Grants	<u>16,349</u>	<u>54,109</u>
	53,184	76,478
Investment income		
Rents receivable	16,463	16,100
Interest on subsidiary loan	10,426	9,457
Deposit account interest	<u>26</u>	<u>174</u>
	26,915	25,731
Charitable activities		
Rents & services	24,315	2,331
Room hire	7,020	873
Sundry income	<u>1,351</u>	<u>6</u>
	<u>32,686</u>	<u>3,210</u>
Total incoming resources	112,785	105,419
EXPENDITURE		
Investment management costs		
Property maint & repair costs	10,855	6,513
Charitable activities		
Trustee's stipend	19,756	3,373
Trustees' pension contributions	1,500	1,500
Insurance	13,936	12,285
Telephone	1,716	1,722
Postage and stationery	643	304
Sundries	1,678	754
Repairs & renewals	8,658	6,496
Cleaning	758	41
Church costs	13,691	3,615
Travel & subsistence	1,996	968
Freehold property depn	30,000	30,000
Grants to institutions	<u>6,240</u>	<u>5,680</u>
	100,572	66,738
Support costs		
Management		
Wages	63,216	64,022
Carried forward	63,216	64,022

This page does not form part of the statutory financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 March 2022

	2022 £	2021 £
Management		
Brought forward	63,216	64,022
Social security	4,225	4,575
Pensions	931	872
Rates and water	1,727	1,624
Light and heat	19,863	13,957
Bad debts	10,000	-
Cleaning	3,264	50
Travel & subsistence	3,527	2,365
Salary recharges	(41,492)	(8,925)
Improvements to property	29,915	29,916
Fixtures and fittings	647	675
Computer equipment	303	340
Bank interest	<u>1,605</u>	<u>2,363</u>
	97,731	111,834
 Governance costs		
Auditors' remuneration	7,500	7,740
Auditors' remuneration for non audit work	<u>8,982</u>	<u>7,566</u>
	<u>16,482</u>	<u>15,306</u>
 Total resources expended	<u>225,640</u>	<u>200,391</u>
 Net expenditure	<u><u>(112,855)</u></u>	<u><u>(94,972)</u></u>

This page does not form part of the statutory financial statements

THE CHRISTIAN COMMUNITY IN LONDON LIMITED

England & Wales - Charity number 1123227

Accounts

THE CHRISTIAN COMMUNITY IN LONDON LTD

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

HPCA Limited
Chartered Accountants
and Statutory Auditors
Station House
Connaught Road
Brookwood
Woking
Surrey
GU24 0ER

THE CHRISTIAN COMMUNITY IN LONDON LTD

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for the year ended 31 March 2021

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THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2021**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The over-riding aim belonging to this Movement for Religious Renewal is based on a celebration of the seven sacraments in a renewed form, from which flow pastoral care, spiritual consultation and an active social life. The Church needs to provide buildings for these celebrations and activities and is very aware that for its existence and livelihood it needs freely given donations and contributions to flow into the organization on a regular basis. The fundraising activities of the Temple Lodge Club are essential to its support and further development.

The three principal activities of The Christian Community are:

- a) To foster the stewardship of the Sacramental Life
- b) The proclamation of The Word
- c) Pastoral care

The Communion Service of The Christian Community - The Act of Consecration of Man - stands at the centre of this new religious life: in its teaching the Christian Community presents a world conception that recognizes the Christ-deed as the central event of history, decisive for the future evolution of Mankind.

Since the rebuilding and consecration of the new church in September 2013 in Hammersmith, a celebration of The Act of Consecration of Man takes place regularly on Sundays and during the week in what has now become the main church of the Christian Community in London. Other sacraments are celebrated as requested on the occasion of baptisms, confirmations, weddings and funerals. These celebrations and the pastoral and educational work of the priest form the basis of the church's activity, along with its outreach work of regular and ongoing series of talks, lectures, gospel study and working groups.

Regular church and committee meetings of the church in London and the broader Christian Community in Great Britain with its Synod and executive committee meetings have taken place again during the year. Regular courses, conferences and study sessions for members, friends and enquirers, about the understanding and the significance of the work of the Christian Community feature very prominently our programme of activities.

The accounting period reported on in these figures includes the first part of the lockdown, where we were unable to open the church for public events at all. We were also unable to offer retreats. This is reflected in the level of donations and collections and retreat income. We adapted to the changed possibilities with virtual meetings and regular communications from the church. Our mailing list grew throughout the lockdown. As soon as it was possible to welcome back the public, we opened the church in line with government guidelines, with regular risk assessments.

Our wholly-owned trading company, Temple Lodge Club (TLC), was particularly impacted by the public health restrictions. This has meant that it has yet to see the full benefit from the new Garden rooms which were completed shortly before the start of the pandemic. The directors continue to monitor the position closely but are hopeful that income will return to more normal levels at some point during 2022

Particular emphasis here in London, and in The Christian Community in general, is placed on the role of the four seasons of the year: especially as in The Christian Community we have the opportunity of fully celebrating Christmas to include Advent right through to Epiphany and then Easter from Passiontide through to Pentecost. These celebrations are always well attended, as also are a mid-summer festival at St. John's time, and an autumn festival allied to the traditional time of Michaelmas. These last two festive periods in The Christian Community are based on a new view of the Christian Year taken as a whole.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2021**

OBJECTIVES AND ACTIVITIES

Objectives and Aims (continued)

The rebuilding of Sir Frank Brangwyn's former studio into chapel/church for the Christian Community in London, completed almost 7 years ago now, has served to provide a single centre in London for its services and activities. And it can accommodate members from the more outlying areas. Mezzanine floor and 'northern light' windows were retained and continue to be let to The Gate Vegetarian Restaurant. The Temple Lodge House continues to provide accommodation to visitors to London and spaces available for conferences/meetings of other organisations

Public Benefit

Services and activities of The Christian Community are open to all. Temple Lodge Club provides quiet, comfortable and relaxing accommodation for the many visitors to London. The Gate Vegetarian Restaurant has been catering for over 30 years now, it is well known and liked and its reputation continues to grow. All our activities derive from the ethos of the church and are compatible fund-raising for the support and maintenance of the church building. Without them it would be unable to fulfil its tasks, pastoral and spiritual, which are dependent on the celebration of the sacraments. Likewise the letting of rooms for meetings in Temple Lodge performs a service to both the local and wider national community.

ACHIEVEMENT AND PERFORMANCE

With this rebuilding of the church in Hammersmith, completed almost seven years ago, attention was turned to finding new developments in order to provide further accommodation for visitors and more possibilities for conferences. This involved the planning and construction of three self-contained apartments in the garden; along with a re-landscaping of the garden. Only after many long delays from various sources, was it possible to begin. Completion was finally achieved in April 2019. Re-landscaping of the garden has followed.

FINANCIAL REVIEW

The charity continues with its strong and professionally established administrative procedures.

This year the charity is reporting net expenditure of £94,972 as shown in the Statement of Financial Activities. This compares with net expenditure of £35,783 in the previous year. The increase in the level of net expenditure reflects the impact of the worldwide COVID pandemic on the charity and its trading subsidiary, and in particular upon the level of occupation of the main premises for both retreats and general B&B usage, as well as reduced rental income.

Reserves Policy

The policy for reserves is to set aside one of the investment properties with an estimated value of £800,000 and an extra £100,000 to cover the immediate costs of the charity.

At the balance sheet date total funds amounted £8,371,502, all of which were unrestricted. Of this total £5,878,187 is represented by freehold properties & their contents, £1,250,000 by residential and investment properties and £925,753 by the net investment in its subsidiary, being a total of £8,053,940. This leaves net funds of £317,562 which can be considered to represent the unrestricted general funds of the charity, separate to the investment property noted above. These funds are held primarily in the form of cash and other short term debtors and creditors.

FUTURE PLANS

In common with many other organisations the charity has been impacted by the worldwide COVID pandemic. It continues to focus on its spiritual ministry activities, primarily through the church, as well as supporting its subsidiary as it seeks to return to activity levels which will profitably utilise the facilities made available to it and thereby return cash to the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2021**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees consider that the principal risks faced by the charity relate to the operational management of its trading subsidiary and the general financial management and position of the charity. The trustees have sought to mitigate these risks through the following principal measures:

- The day to day management of the trading activity is delegated to the Priest, although the board of directors meets quarterly to set policy, make decisions, and monitor performance.
- Annual budgets are prepared in conjunction with the company's external accountants and periodic management accounts are prepared to compare actual and budgeted results.
- The trading activities are subject to normal health and safety and employment law regulations and compliance with these areas is monitored periodically by the board.
- The charity has sufficient funds and cash balances to meet foreseeable short term deficits but has been actively considering ways to reduce its annual shortfalls, focussing mainly on increasing its level of trading income from the construction of new accommodation.
- As with its trading subsidiary annual budgets are prepared and monitored against actual performance via the management accounts.

The Christian Community was founded in 1922 in Central Europe and has worked since then as an autonomous Movement for the Renewal of the Religious Life. It is concerned with the advancement of religion by working toward a renewal of Christianity by building free congregations and uniting people who wish to become Christians in a form suitable to our time.

The Christian Community in London Limited is established with a memorandum and articles of association as a charitable company, registered with The Charity Commission under the registration number 1123227, and a Company registration number 06449771. The effective starting date was 1st April 2008. Its intention is to foster the renewal of the religious life in particular in London. It is administered by a board of directors and is affiliated with The Christian Community in Great Britain (Reg. Charity No. 210029) working in close cooperation with their representatives in terms of the objectives of the church. Decisions taken by them are incorporated into the activities of the Christian Community in London.

It is administered by a board of trustees, 6 to 9 in number, appointed from the ordained priests and lay members of The Christian Community in the British region, who meet regularly during the year. At least one of the priests, a lay member and the treasurer have to be from the greater London area. Resignations and appointments are made at the Annual General Meeting.

The administration of the Church and its buildings is the responsibility of the resident priest and his fellow directors who meet 2 - 3 times a year. The priest also meets regularly with a church council drawn from amongst its members to discuss the ongoing affairs of the church and its development. A small team including an administrator, a housekeeper and other staff takes on management of the day-to-day affairs of the church and its associated activities including those of the Temple Lodge Club Ltd., which is the fund-raising subsidiary of The Christian Community.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

06449771 (England and Wales)

Registered Charity number

1123227

Registered office

Temple Lodge
51 Queen Caroline Street
Hammersmith
LONDON
W6 9QL

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES **for the year ended 31 March 2021**

Trustees

The Rev P A Van Breda
Rev L Madsen
The Rev T O Ravetz
Mrs B Johnstone
Mrs L M Sofair
Mrs C V Saftoiu
Mr G Saftoiu

Company Secretary

G Saftoiu

Auditors

HPCA Limited
Chartered Accountants
and Statutory Auditors
Station House
Connaught Road
Brookwood
Woking
Surrey
GU24 0ER

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of The Christian Community in London Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, HPCA Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

THE CHRISTIAN COMMUNITY IN LONDON LTD

REPORT OF THE TRUSTEES
for the year ended 31 March 2021

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 order of the board of trustees on 31 January 2022 and signed on its behalf by:

.....
The Rev P A Van Breda - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE CHRISTIAN COMMUNITY IN LONDON LTD

Opinion

We have audited the financial statements of The Christian Community in London Ltd (the 'charitable company') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 March 2021 and of 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Opinions 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 for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

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 Report of the Trustees.

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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors 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 Trustees..

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE CHRISTIAN COMMUNITY IN LONDON LTD

Our 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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

The extent to which the audit was considered capable of detecting irregularities including fraud

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable company through discussions with trustees and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charitable company, including, insurance requirements, the Companies Act 2006, taxation, data protection, safeguarding, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions: assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to any actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators including the Health and Safety Executive, and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
THE CHRISTIAN COMMUNITY IN LONDON LTD

Use of our report

This report is made solely to the charitable 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 charitable company's members those matters we are required to state to them in an auditors' 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Lance Redman (Senior Statutory Auditor)
for and on behalf of HPCA Limited
Chartered Accountants
and Statutory Auditors
Station House
Connaught Road
Brookwood
Woking
Surrey
GU24 0ER

Date: 31 January 2022

THE CHRISTIAN COMMUNITY IN LONDON LTD

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the year ended 31 March 2021

	Notes	Unrestricted fund £	Restricted fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		76,478	-	76,478	64,062
Charitable activities	3				
Church		198	-	198	18,374
Retreat centre		3,012	-	3,012	21,074
Investment income	2	<u>25,731</u>	<u>-</u>	<u>25,731</u>	<u>59,118</u>
Total		105,419	-	105,419	162,628
EXPENDITURE ON					
Raising funds					
Investment management costs	4	<u>6,513</u>	<u>-</u>	<u>6,513</u>	<u>7,331</u>
		6,513	-	6,513	7,331
Charitable activities	5				
Church		66,411	-	66,411	103,998
Retreat centre		327	-	327	3,908
Support		127,140	-	127,140	83,174
		<u>200,391</u>	<u>-</u>	<u>200,391</u>	<u>198,411</u>
Total		200,391	-	200,391	198,411
NET INCOME/(EXPENDITURE)		(94,972)	-	(94,972)	(35,783)
Other recognised gains/(losses)					
Gains on revaluation of fixed assets		<u>-</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Net movement in funds		(94,972)	-	(94,972)	14,217
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>8,466,474</u>	<u>-</u>	<u>8,466,474</u>	<u>8,452,257</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>8,371,502</u></u>	<u><u>-</u></u>	<u><u>8,371,502</u></u>	<u><u>8,466,474</u></u>

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

BALANCE SHEET

31 March 2021

	Notes	Unrestricted fund £	Restricted fund £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	11	5,878,187	-	5,878,187	5,938,639
Investments					
Investments	12	41,000	-	41,000	41,000
Residential Properties	13	<u>1,250,000</u>	<u>-</u>	<u>1,250,000</u>	<u>1,250,000</u>
		7,169,187	-	7,169,187	7,229,639
CURRENT ASSETS					
Debtors	14	975,573	-	975,573	919,268
Cash at bank and in hand		<u>252,488</u>	<u>-</u>	<u>252,488</u>	<u>342,747</u>
		1,228,061	-	1,228,061	1,262,015
CREDITORS					
Amounts falling due within one year	15	(25,746)	-	(25,746)	(25,180)
		<u>1,202,315</u>	<u>-</u>	<u>1,202,315</u>	<u>1,236,835</u>
NET CURRENT ASSETS					
		<u>8,371,502</u>	<u>-</u>	<u>8,371,502</u>	<u>8,466,474</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>8,371,502</u>	<u>-</u>	<u>8,371,502</u>	<u>8,466,474</u>
NET ASSETS		<u>8,371,502</u>	<u>-</u>	<u>8,371,502</u>	<u>8,466,474</u>
FUNDS	16				
Unrestricted funds				<u>8,371,502</u>	<u>8,466,474</u>
TOTAL FUNDS				<u>8,371,502</u>	<u>8,466,474</u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on 31 January 2022 and were signed on its behalf by:

.....
P A Van Breda - Trustee

The notes form part of these financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS **for the year ended 31 March 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Raising funds

This represents costs relating to the management of the investment properties.

Charitable activities

This is represented by the costs of running the church including its associated activities, and the retreat centre.

Governance costs

These costs include legal, accountancy and audit fees.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Improvements to property	- 2% on cost
Fixtures and fittings	- 20% on reducing balance

Residential properties

Residential properties are shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

2. INVESTMENT INCOME

	2021	2020
	£	£
Rents receivable	16,100	18,870
Rents received from subsidiary	-	24,000
Interest on subsidiary loan	9,457	15,573
Deposit account interest	<u>174</u>	<u>675</u>
	<u>25,731</u>	<u>59,118</u>

3. INCOME FROM CHARITABLE ACTIVITIES

		2021	2020
	Activity	£	£
Room hire	Church	198	16,865
Sundry income	Church	-	1,509
Rents & services	Retreat centre	2,331	20,675
Room hire	Retreat centre	675	227
Sundry income	Retreat centre	<u>6</u>	<u>172</u>
		<u>3,210</u>	<u>39,448</u>

4. INVESTMENT MANAGEMENT COSTS

	2021	2020
	£	£
Property maint & repair costs	<u>6,513</u>	<u>7,331</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Grant funding of activities (see note 6) £	Support costs (see note 7) £	Totals £
Church	60,731	5,680	-	66,411
Retreat centre	327	-	-	327
Support	<u>-</u>	<u>-</u>	<u>127,140</u>	<u>127,140</u>
	<u>61,058</u>	<u>5,680</u>	<u>127,140</u>	<u>193,878</u>

6. GRANTS PAYABLE

	2021	2020
	£	£
Church	<u>5,680</u>	<u>5,940</u>

The total grants paid to institutions during the year was as follows:

	2021	2020
	£	£
Christian Community in Great Britain	<u>5,680</u>	<u>5,940</u>

All the grants payable are to an institution, Christian Community in Great Britain.

Christian Community in Great Britain shares similar objectives as the charitable company but is not under common control.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

6. GRANTS PAYABLE - continued

Further information regarding Christian Community in Great Britain, can be found in the Related Party Note.

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Support	<u>111,834</u>	<u>15,306</u>	<u>127,140</u>

Support costs can be apportioned equally between each activity.

Support costs, included in the above, are as follows:

Management

	2021	2020 Total activities £
	Support £	
Wages	64,022	87,738
Social security	4,575	4,802
Pensions	872	1,164
Rates and water	1,624	3,929
Light and heat	13,957	13,571
Cleaning	50	10,563
Travel & subsistence	2,365	4,392
Salary recharges	(8,925)	(91,670)
Depreciation of tangible and heritage assets	30,931	30,986
Bank interest	<u>2,363</u>	<u>2,286</u>
	<u>111,834</u>	<u>67,761</u>

Governance costs

	2021	2020 Total activities £
	Support £	
Auditors' remuneration	7,740	7,300
Auditors' remuneration for non audit work	<u>7,566</u>	<u>7,286</u>
	<u>15,306</u>	<u>14,586</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Auditors' remuneration	7,740	7,300
Auditors' remuneration for non audit work	7,566	7,286
Depreciation - owned assets	<u>60,931</u>	<u>60,986</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

	2021	2020
	£	£
Priest's/Trustee's stipend	3,373	26,800
Priest's/Trustee's pension contributions to defined benefit schemes	1,500	1,500
Other remuneration (see below)	5,761	11,162
	<u>10,634</u>	<u>38,376</u>

Trustees' expenses

The Trustee, Reverend Peter van Breda, was Managing Director of the retreat centre and the subsidiary's (Temple Lodge Club Ltd) bed & breakfast activity, as well as being the priest during the financial period. The cost for his services are disclosed above.

For his role as priest, he also receives reimbursement for some of his private expenses. These are included in Other remuneration above, the breakdown of which is: car running costs £2,365 (2020: £4,910), Medical expenses and other personal costs £3,396 (2020: £6,252).

The Reverend Peter van Breda estimates that 90% of his vehicle use relates to performing his duties for the church and does not charge a mileage allowance.

The Reverend Peter van Breda has also been provided rent-free accommodation at one of the charitable company's investment properties. Before he took on residence here, this property was rented out to third parties at £2,105 per month.

At the balance sheet date, The Reverend Peter van Breda had an outstanding loan with the charitable company amounting to £22,573 (2020: £15,046) repayable on demand. This loan is interest-free.

Reimbursed travel expenses for the Trustees to attend board meetings amounted to £Nil (2020: £Nil) in the financial year.

10. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	67,395	114,538
Social security costs	4,575	4,802
Other pension costs	<u>2,372</u>	<u>2,664</u>
	<u>74,342</u>	<u>122,004</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

10. STAFF COSTS - continued

The average monthly number of employees during the year was as follows:

	2021	2020
Retreat Centre and B&B Management	1	1
Cleaning and catering staff	7	7
Admin	<u>1</u>	<u>1</u>
	<u><u>9</u></u>	<u><u>9</u></u>

No employees received emoluments in excess of £60,000.

The staff costs stated above, include the priest's stipend and also the costs which were recharged to Temple Lodge Club Ltd for the running of the bed and breakfast. The total recharged in the year was £8,925 (2020: £91,670).

The Trustee and Reverend P van Breda is the only Key Management, and for details of his remuneration please see disclosure note 9.

11. TANGIBLE FIXED ASSETS

	Freehold property £	Altar painting £	Improvements to property £
COST			
At 1 April 2020	5,000,000	2,000	1,495,769
Additions	<u>-</u>	<u>-</u>	<u>-</u>
At 31 March 2021	<u>5,000,000</u>	<u>2,000</u>	<u>1,495,769</u>
DEPRECIATION			
At 1 April 2020	360,000	-	203,877
Charge for year	<u>30,000</u>	<u>-</u>	<u>29,916</u>
At 31 March 2021	<u>390,000</u>	<u>-</u>	<u>233,793</u>
NET BOOK VALUE			
At 31 March 2021	<u><u>4,610,000</u></u>	<u><u>2,000</u></u>	<u><u>1,261,976</u></u>
At 31 March 2020	<u><u>4,640,000</u></u>	<u><u>2,000</u></u>	<u><u>1,291,892</u></u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

11. TANGIBLE FIXED ASSETS - continued

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2020	16,452	2,558	6,516,779
Additions	<u>-</u>	<u>479</u>	<u>479</u>
At 31 March 2021	<u>16,452</u>	<u>3,037</u>	<u>6,517,258</u>
DEPRECIATION			
At 1 April 2020	13,082	1,181	578,140
Charge for year	<u>675</u>	<u>340</u>	<u>60,931</u>
At 31 March 2021	<u>13,757</u>	<u>1,521</u>	<u>639,071</u>
NET BOOK VALUE			
At 31 March 2021	<u>2,695</u>	<u>1,516</u>	<u>5,878,187</u>
At 31 March 2020	<u>3,370</u>	<u>1,377</u>	<u>5,938,639</u>

Included in the cost of Freehold property above, is freehold land with an estimated value of £3,500,000, which has not been depreciated.

12. FIXED ASSET INVESTMENTS

	Capital Investment £
MARKET VALUE	
At 1 April 2020 and 31 March 2021	<u>41,000</u>
NET BOOK VALUE	
At 31 March 2021	<u>41,000</u>
At 31 March 2020	<u>41,000</u>

There were no investment assets outside the UK.

The charity received restricted donations to assist with the building of the Garden rooms which was undertaken by The Temple Lodge Club Ltd. Therefore, sums raised together with gift aid, have been passed over to the subsidiary in the form of a capital investment in that company. This is shown as a long term investment.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

13. RESIDENTIAL PROPERTIES

£

FAIR VALUE

At 1 April 2020
and 31 March 2021

1,250,000

NET BOOK VALUE

At 31 March 2021

1,250,000

At 31 March 2020

1,250,000

These properties are held for the primary purpose of providing accommodation for priests, but when not required for this purpose the properties may be rented out.

During the financial year only one of the properties, which is on a long leasehold, was not occupied by a priest and has been rented out. It's market value included in the total above, is £500,000.

All properties are held in the UK.

14. DEBTORS

	2021	2020
	£	£
Amounts falling due within one year:		
Trade debtors	1,353	1,203
Amounts owed by group undertakings	61,076	45,000
Other debtors	42,121	29,912
Prepayments and accrued income	<u>6,346</u>	<u>1,592</u>
	<u>110,896</u>	<u>77,707</u>
Amounts falling due after more than one year:		
Amounts owed by group undertakings	<u>864,677</u>	<u>841,561</u>
Aggregate amounts	<u>975,573</u>	<u>919,268</u>

The amounts owed by group undertakings, are repayable on demand. They mainly include a loan which is accruing interest at 1% above the Bank of England official bank rate. However as it is not expected to be repaid in one year, the amount has been split to show only the expected repayments as debtors falling due within one year, and the rest shown as falling due after more than one year.

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	7,305	4,060
Social security and other taxes	329	477
Other creditors	188	8,571
Accruals and deferred income	<u>17,924</u>	<u>12,072</u>
	<u>25,746</u>	<u>25,180</u>

16. MOVEMENT IN FUNDS

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	8,466,474	(94,972)	8,371,502
	<u>8,466,474</u>	<u>(94,972)</u>	<u>8,371,502</u>
TOTAL FUNDS	<u>8,466,474</u>	<u>(94,972)</u>	<u>8,371,502</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	105,419	(200,391)	(94,972)
	<u>105,419</u>	<u>(200,391)</u>	<u>(94,972)</u>
TOTAL FUNDS	<u>105,419</u>	<u>(200,391)</u>	<u>(94,972)</u>

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General fund	8,452,257	(25,869)	40,086	8,466,474
Restricted funds				
Restricted Fund	-	40,086	(40,086)	-
	<u>8,452,257</u>	<u>14,217</u>	<u>-</u>	<u>8,466,474</u>
TOTAL FUNDS	<u>8,452,257</u>	<u>14,217</u>	<u>-</u>	<u>8,466,474</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

16. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	122,542	(198,411)	50,000	(25,869)
Restricted funds				
Restricted Fund	40,086	-	-	40,086
TOTAL FUNDS	<u>162,628</u>	<u>(198,411)</u>	<u>50,000</u>	<u>14,217</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General fund	8,452,257	(120,841)	40,086	8,371,502
Restricted funds				
Restricted Fund	-	40,086	(40,086)	-
TOTAL FUNDS	<u>8,452,257</u>	<u>(80,755)</u>	<u>-</u>	<u>8,371,502</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	227,961	(398,802)	50,000	(120,841)
Restricted funds				
Restricted Fund	40,086	-	-	40,086
TOTAL FUNDS	<u>268,047</u>	<u>(398,802)</u>	<u>50,000</u>	<u>(80,755)</u>

THE CHRISTIAN COMMUNITY IN LONDON LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2021

17. RELATED PARTY DISCLOSURES

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Temple Lodge Club Ltd

Temple Lodge Club Ltd is a wholly owned subsidiary. The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Christian Community in Great Britain

The directors, Reverend P van Breda and Reverend T Ravetz, are also directors of The Christian Community in Great Britain.

The charitable company makes an annual contribution to Christian Community in Great Britain which this year amounted to £5,680 (2020: £6,000).

Other Related Parties

The priest's son also receives remuneration for his services helping in reception £nil (2020 £1,096).

18. INVESTMENT IN SUBSIDIARIES

The charitable company is sole member of Temple Lodge Club Ltd, a limited company registered in England and Wales, which provides bed and breakfast accommodation. As at 31st March 2021, the subsidiary had aggregate Net Liabilities of £40,708 (2020: £20,172 Assets), and the loss for the year was £60,880 (2020: £23,223) .

THE CHRISTIAN COMMUNITY IN LONDON LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 March 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Gifts	4,830	39,461
Donations	14,676	7,969
Gift aid	2,863	9,310
Legacies	-	7,322
Grants	<u>54,109</u>	<u>-</u>
	76,478	64,062
Investment income		
Rents receivable	16,100	18,870
Rents received from subsidiary	-	24,000
Interest on subsidiary loan	9,457	15,573
Deposit account interest	<u>174</u>	<u>675</u>
	25,731	59,118
Charitable activities		
Rents & services	2,331	20,675
Room hire	873	17,092
Sundry income	<u>6</u>	<u>1,681</u>
	<u>3,210</u>	<u>39,448</u>
Total incoming resources	105,419	162,628
EXPENDITURE		
Investment management costs		
Property maint & repair costs	6,513	7,331
Charitable activities		
Trustee's stipend	3,373	26,800
Trustees' pension contributions	1,500	1,500
Insurance	12,285	14,445
Telephone	1,722	2,053
Postage and stationery	304	1,442
Sundries	754	2,503
Repairs & renewals	6,496	4,574
Cleaning	41	1,573
Church costs	3,615	12,971
Travel & subsistence	968	4,932
Freehold property depn	30,000	30,000
Grants to institutions	<u>5,680</u>	<u>5,940</u>
	66,738	108,733
Support costs		

This page does not form part of the statutory financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 March 2021

	2021 £	2020 £
Support costs		
Management		
Wages	64,022	87,738
Social security	4,575	4,802
Pensions	872	1,164
Rates and water	1,624	3,929
Light and heat	13,957	13,571
Cleaning	50	10,563
Travel & subsistence	2,365	4,392
Salary recharges	(8,925)	(91,670)
Improvements to property	29,916	29,916
Fixtures and fittings	675	758
Computer equipment	340	312
Bank interest	<u>2,363</u>	<u>2,286</u>
	111,834	67,761
 Governance costs		
Auditors' remuneration	7,740	7,300
Auditors' remuneration for non audit work	<u>7,566</u>	<u>7,286</u>
	<u>15,306</u>	<u>14,586</u>
 Total resources expended	<u>200,391</u>	<u>198,411</u>
 Net expenditure	<u><u>(94,972)</u></u>	<u><u>(35,783)</u></u>

This page does not form part of the statutory financial statements

THE CHRISTIAN COMMUNITY IN LONDON LTD

AREAS WHICH SHOULD BE REVIEWED ON AUDITORS' REPORT
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)

for the year ended 31 March 2021

** The following sections of the audit report has been REPLACED completely by a data screen entry:
Matters required to report by exception - Companies Act 2006

** PLEASE CHECK THAT THIS IS CORRECT - standard wording generated by IRIS WILL NOT BE USED where REPLACEMENT text has been selected.