

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

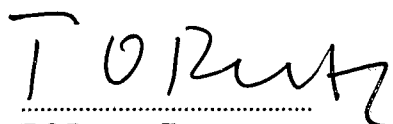
BALANCE SHEET

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 |
| | <hr/> 24,668 | <hr/> 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 |
| | <hr/> 69,688 | <hr/> 26,915 |
| Charitable activities | | |
| Rents & services | 33,173 | 24,315 |
| Room hire | 8,929 | 7,020 |
| Sundry income | 2,195 | 1,351 |
| | <hr/> 44,297 | <hr/> 32,686 |
| Total incoming resources | <hr/> 138,653 | <hr/> 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 |

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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 |
| | <hr/> 122,707 | <hr/> 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 |
| | <hr/> 82,435 | <hr/> 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 | - |
| | <hr/> 25,987 | <hr/> 16,482 |
| Total resources expended | <hr/> 238,646 | <hr/> 225,640 |
| Net expenditure | <hr/> <hr/> (99,993) | <hr/> <hr/> (112,855) |

This page does not form part of the statutory financial statements