

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.

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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
		<hr/>	<hr/>	<hr/>	<hr/>
		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
		<hr/>	<hr/>	<hr/>	<hr/>
		496,161	-	496,161	581,943
CREDITORS					
Amounts falling due within one year	16	(33,367)	-	(33,367)	(25,429)
		<hr/>	<hr/>	<hr/>	<hr/>
NET CURRENT ASSETS		462,794	-	462,794	556,514
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES		7,803,548	-	7,803,548	7,961,040
		<hr/>	<hr/>	<hr/>	<hr/>
NET ASSETS		7,803,548	-	7,803,548	7,961,040
		<hr/>	<hr/>	<hr/>	<hr/>
FUNDS	17				
Unrestricted funds				7,803,548	7,961,040
				<hr/>	<hr/>
TOTAL FUNDS				7,803,548	7,961,040
				<hr/>	<hr/>

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> </u>	<u> </u>
	75,602	79,885
	<u> </u>	<u> </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
	<hr/> 32,503	<hr/> 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
	<hr/> 115,881	<hr/> 109,614
Charitable activities		
Rents & services	(254)	22,653
Room hire	19,507	10,997
Sundry income	1,269	2,114
	<hr/> 20,522	<hr/> 35,764
Total incoming resources	<hr/> 168,906	<hr/> 167,803
EXPENDITURE		
Investment management costs		
Property maint & repair costs	29,589	42,810
Maintenance charges	6,674	5,865
	<hr/> 36,263	<hr/> 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
	<hr/> 112,555	<hr/> 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
	<hr/> 75,602	<hr/> 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
	<hr/> 26,978	<hr/> 37,044
Total resources expended	<hr/> 326,398	<hr/> 765,417
Net expenditure	<hr/> <hr/> (157,492)	<hr/> <hr/> (597,614)

This page does not form part of the statutory financial statements