

**DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE, GENERAL FUNDS CHARITY**

**TRUSTEES' REPORT AND ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE, GENERAL FUNDS CHARITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE  
(GENERAL FUNDS) CHARITY**

Registered as a charity under number 1131462

**Trustees' Report for the Year Ending 31<sup>st</sup> December 2020**

**Structure of the Report:**

List of Trustees and administrative information

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## List of Trustees and administrative information

### Trustees serving during the calendar year 2020

	<i>Service as Trustee</i>	
Alison Esther Binney	full year	
Anthony Edward Bottoms	full year	
Stephanie <u>Jane</u> Bower	full year	
John Paul Bradbury	to 1 May	Minister & Joint Chair to 1 May
Colin William Christy	full year	
Helen Christy	full year	
Elizabeth Cornelia de Bruin-Lara	full year	
Elizabeth Kari Humphreys	to 12 April	
Michael Humphreys	to 12 April	
Jennifer Russell Jacobsberg	full year	
Philippa Millington Jones	full year	
Carys Eleri Lee	from 5 July	
Simone Maghenzani	full year	
Penelope Jane Milsom	full year	
Charles Christopher <u>Augur</u> Pearce	full year	
Sheila Margaret Porrer	full year	
Alan James Robertson Rickard	full year	
Judith Valerie Rowland	full year	
William <u>Owen</u> Saxton	full year	Clerk to the Elders' Meeting
Ian Chilles Strachan	full year	Treasurer
Daphne Anne Thomas	full year	
Margaret Mary Thompson	full year	Church Secretary
Stephen Thornton	full year	
Nigel Philip Uden	full year	Minister; Joint Chair until 1 May, and thereafter sole Chair

### Principal Addresses

Downing Place URC, 4 Downing Place, Cambridge, CB2 3EL  
Emmanuel URC, Trumpington Street, Cambridge, CB2 1RR (until 31 July 2020)

### Principal Bankers

Charities Aid Foundation, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4JQ

### Independent Examiner

NJ Hedger, BFP, CTA, FCA, Chater Allan LLP, Beech House, 4a Newmarket Road, Cambridge, CB5 8DT

## **I THE CHURCH, ITS PREDECESSORS AND ITS GOVERNMENT**

Downing Place URC was formed on 31 May 2018, as a result of resolutions to unite passed on 18 March 2018 by the Church Meetings of Emmanuel and St Columba's United Reformed Churches, Cambridge. The history of the predecessor churches is summarised in Part I of the Trustees' Report for the year ended 31 December 2018.

The united church is governed by the still operative sections of the Scheme of Union of the United Reformed Church, namely the Basis of Union and the Structure of the URC. Subject to these denominational instruments, it is governed by a local Constitution approved by both predecessor church meetings. The call and induction of Ministers and the appointment and term of office of Elders are regulated by these documents. The Constitution was amended by resolution of the Church Meeting on 17 March 2019 to increase the permitted number of serving Elders.

## **II THE GENERAL FUNDS CHARITY**

### **1 History**

Funds held on charitable trusts supported all the predecessor churches of Downing Place. Details appear in Part II.1 of the Trustees' Report for the year ended 31 December 2018. The charities comprising the general funds of Emmanuel URC and St Columba's URC were merged with effect from 31 May 2018, when the charity to which these accounts relate was renamed the Downing Place United Reformed Church, Cambridge (General Funds) Charity. The merger was registered with the Charity Commission on 11 March 2019, after all assets of the St Columba's Charity had been transferred to this charity. The St Columba's charity (number 1143892) has since been removed from the Register.

### **2 Purpose**

#### *2.1 The object of the charity*

Since the union of 31 May 2018, the General Funds Charity has been held on trust to advance the Christian faith for the benefit of the public in accordance with the Scheme of Union of the United Reformed Church, as directed by the Church Meeting of Downing Place United Reformed Church. (For the historical background to this statement see Part II.2.1 of the Trustees' Report for the year ended 31 December 2018.)

#### *2.2 Public benefit*

The Trustees have at all times had regard to Charity Commission guidance on the public benefit requirement as it applies to charities for the advancement of religion. The charity funds enable the church to:

- provide regular acts of worship open to the public
- teach and promote the Christian faith among all ages and at all levels, regardless of background, sexuality, disability or nationality
- administer the Gospel sacraments
- offer activities for young people in connection with Christian worship and growth
- visit and befriend the elderly and unwell



- offer fellowship and pastoral support within and beyond the congregation, particularly to those in distress or poverty
- maintain and redevelop historic church buildings
- serve the community and provide resources for community groups and activities
- support initiatives for Christian education
- support the charitable work of the United Reformed Church within its structures at Synod and General Assembly level; and
- engage in ecumenical dialogue and activity in the interest of a wider understanding between believers.

### **3 Trusteeship & Administration**

The Ministers and serving Elders of Downing Place URC, Cambridge, provided they are legally qualified for charity trusteeship, are Trustees of the General Funds Charity by virtue of their office. Elders are elected by the members, to serve for four years at a time, with overlapping terms to provide continuity of oversight. There were 17 places on the eldership during 2020, but some were shared between two people, so the number of trustees was greater. One of the church's minister resigned with effect from 1 May 2020, in preparation for his appointment as General Secretary of the United Reformed Church.

New Elders and Ministers receive an introductory briefing and are referred to literature issued by the Charity Commission in which their Trustee responsibilities are set out. They maintained approximately monthly meetings through the year, in virtual form (online) since March 2020.

There are various committees and groups within the church, some of which have limited delegated financial authority agreed by the Trustees. A Church Treasurer, appointed by the Church Meeting on the Trustees' nomination, exercises day-to-day control of the charity assets in co-operation with the Finance (until November, Finance & Management) Committee.

The Trustees are consulted on the church's annual risk assessment and before the adoption of policies actually or potentially affecting the General Funds Charity; such as those on employment and equal opportunities, safeguarding, health, safety and fire protection.

### **4 Trustees' accounting responsibilities**

The Trustees are responsible for preparing financial statements for each financial year which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of the surplus or deficit of the charity for that period.

In preparing these financial statements the Trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Comply with applicable Accounting Standards, subject to any material departures disclosed and explained in the financial statements; and,
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011.

They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### III OTHER RESOURCES SUPPORTING THE CHURCH

Besides the General Funds Charity, a number of other resources support the work of Downing Place URC. These include church buildings (incorporating halls and caretakers' houses), manses for the church's ministers, the rental or invested proceeds of sale of earlier such buildings, a regular donation from Lewis Gibson Limited and the income from a house in George Street, Cambridge. Details of these resources (with the exception of the George Street house) were given in Part III of the Trustees' Report for the year ended 31 December 2018.

The house at 4 George Street, Cambridge, is the sole capital asset of a charity founded by the late Dr Helen Dick Megaw on 23 November 1978, whose object ('the general use and benefit of Downing Place United Reformed Church') is now stated in a Declaration of Trust dated 1 May 2019.

URC (Eastern Province) Trust is trustee of the church buildings, manses and invested sale proceeds. United Reformed Church Trust is custodian trustee of Dr Megaw's Charity and the Ministers and Elders are its *ex officio* managing trustees.

Although these resources do not, as capital assets, form part of the General Funds Charity, income from each of them is paid into the General Funds. The attached accounts therefore show hiring fees of the church buildings, dividends or interest from invested sale proceeds, the rent from 4 George Street and from currently tenanted manses in Harebell Close, Cambridge and (from June 2020) Mayfield Road, Girton, and the Lewis Gibson Limited donation. Conversely the accounts show payments from the General Funds for repairs and maintenance of those church buildings and manses in current use, and of the tenanted properties so far as such costs fall on the landlord.

### IV THE CHURCH'S LIFE IN THE YEAR COVERED BY THE ACCOUNTS

Although decisions regarding the church's life are those of its councils (the Church Meeting and the Elders' Meeting) rather than for the charity trustees as such, a brief account is given here of how the church's general funds were used during this period to further our charitable objects.

Throughout the year, the charity has supported the life and activities of Downing Place URC in the centre of the City of Cambridge, as an open and inclusive church reflecting God's radical love, offering an intelligent and non-judgemental environment for exploring faith, and seeking to live out this faith in a commitment to proclaiming good news, transforming unjust structures in the world, and safeguarding God's creation. Our worship is marked by a sense of reverence and of joy, drawing on the riches of the Reformed tradition of liturgy and preaching, and supported by a high standard of music, both instrumental and vocal.

Work was already under way at the start of 2020 on a substantial redevelopment of our Downing Place buildings to improve the facilities we can offer to the community, and this continued throughout the year. Some of our regular activities were suspended, and others were transferred to our Trumpington Street buildings (formerly Emmanuel URC), which we left finally at the end of July 2020. The Covid pandemic preventing most face-to-face contact forced us to move most worship, elders' and church meetings, and much pastoral contact between members, online. Help has been offered to members unfamiliar with online meetings, and some have been able to take a fuller part than formerly.



Worship has been offered every Sunday: mostly commonly recorded in advance by a small number of people, but with live online services monthly, and – when guidelines allowed – some live Covid-secure services attended by a limited number of people at Westminster College. Communion was celebrated monthly; and baptisms and funerals were conducted as needed. Special provision is always made for children and young people, and a monthly ‘Open Table’ service has particularly welcomed LGBT+ participants, and a dementia-friendly virtual carol service was held. Each week some members have contributed to services at other churches. Our ministers shared responsibility for other churches in the area and one served as the Moderator of the General Assembly of the United Reformed Church until July 2020. The church has engaged with interdenominational bodies in the City of Cambridge.

Although largely in virtual form, pastoral support for members was provided by Elders and Pastoral Visitors, particularly for those in need or housebound. An online gathering after worship each week allowed many people to stay in touch – including some now far from Cambridge. Exploration of the Christian faith was supported by activities such as House Study Groups, a book group, a film group, speaker meetings, a young adults’ group, and afternoon meetings in the Cherry Hinton Road area.

Public-facing activities suspended but expected to be resumed include free weekly concerts, exhibitions, a Traidcraft stall, a weekly ‘Knit Café’, and Food Bank collections; providing a safe space at nights for people to rest or recover (as ‘NightLite’, with Cambridge Street Pastors); and facilities for a Group Therapy Centre and the Cambridge Voices choir. A full-time Community Development Worker was appointed to research how the church can best support people in the city centre. Towards the end of the year, the church adopted three broad aims that will underlie future activities: inclusivity, well-being, and sustainability.

Through the church, members have personally given more than £12,000 over the year to various other charities in the UK and abroad, in addition to £26,000 in grants from Lewis Gibson Limited income mentioned above, and have contributed substantially to the cost of ministry in other churches of the URC. A web site draws attention to what is offered, and makes recent sermons and other material available, with a section devoted to welcoming those unfamiliar with the church’s practices.

As well as reviewing individual members’ needs on a regular basis, the Trustees have overseen the management of the church’s buildings, funds, and activities; they have begun planning how the church can use its new buildings and facilities to serve the city community; and they have adapted its structures, and carried out training, to support good practice. The Church has sent representatives to the Eastern Synod and the General Assembly of the URC.

## **V FINANCIAL REVIEW**

The accounts for the year ended 31 December 2020, consisting of the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, are attached as pages 9 to 17.

### **1. Basis of preparation**

The accompanying statements relate to the charity created by the union of two charities on 31 May 2018, as was set out in more detail in the accounts for the year ended 31 December 2018. In accordance with s27 of the Statement of Recommended Practice to Charities, the union was accounted for as a merger. The carrying amount of assets and liabilities of the combining charities were not restated to fair value, although adjustments were made to ensure uniformity of accounting policies.



The funds of those charities that were restricted to particular purposes continue to be presented as 'restricted' in the accounts of the continuing charity. The unrestricted general funds of St Columba's URC and of Emmanuel URC were aggregated, their purposes having become identical, as general funds of Downing Place URC.

## **2. Statement of Financial Activities**

Total income for the 12 months ended 31 December 2020 is £456,395 (2019 - £664,266). Income from general offerings is showing a small reduction, from £127,470 in 2019 to £120,095 in 2020, however tax reclaimed under gift aid is higher, at £36,710 (2019 - £29,453) in part because reclaims can now be submitted on a more regular basis. There was no income from the Café following the closure halfway through the previous year. Other donations and legacies in 2019 recognised the receipt of £186,672 as the Church's share of the proceeds of sale of Castle End Mission. Rental income from hall lettings has fallen, following the closure of the Trumpington Street premises during the year and restrictions on the use of property during the covid pandemic, but this has been partly offset by a small increase in the distribution received during the year from Lewis Gibson Limited from the rental of the York Street Medical Practice. £80,194 has been received during the year following a fundraising appeal to support work on the redevelopment of the Downing Place buildings. Income from investments and interest receivable have reduced from £44,581 in 2019 to £35,348 in 2020.

Total expenditure for the 12 months ended 31 December 2020 is £352,451 (2019 - £433,255). The costs of church activities have reduced significantly, from £218,900 in 2019 to £161,771 due to reduced ministerial expenses, reduced property costs and the closure of the Café in 2019. There has been a 2% increase in the contribution to the URC Ministry and Mission Fund. Expenditure from Designated and Restricted Funds is similar to the prior year.

At 31 December 2020 investments were valued at a small unrealised gain for the year of £1,807, compared to an unrealised gain in the previous year of £90,136. 2020 saw considerable volatility in investment valuations.

Overall, the net increase in funds for the year is £105,751 (2019 - £321,147). This reduction can be explained, to a large extent, by the proceeds from Castle End Mission in 2019 of £186,672, and the increase in the value of investments in 2019 of £90,136, offset by the receipt in the current year of £80,194 from the redevelopment fundraising appeal.

## **3. Balance Sheet**

Tangible Fixed Assets - Following the clearance of the Downing Place and Trumpington Street premises for redevelopment, the Church records no value to tangible fixed assets. The Downing Place church and halls, and the manse buildings are held in trust by the URC (Eastern Province) Trust and are not, therefore, tangible fixed assets of the Church.

Investments are detailed on Note 5 to the accounts and consist of COIF Charities Investment Fund and M&G Charifund Accumulation Units. As noted above, the valuation has increased during the year by £1,807 which has increased the closing value of investments from £678,356 to £680,163.

Debtors of £62,975 consist principally of gift aid receivable and amounts due from Lewis Gibson Limited.

After deducting sundry creditors, accruals and deferred income, net assets at 31 December 2020 are £1,387,840, represented by Unrestricted Funds of £332,036, Designated Funds of £755,127 and Restricted Funds of £300,677.

#### **4. Statement of Cash Flows**

The Statement of Cash Flows shows a net inflow of cash for the twelve-month period of £120,003. Total cash at bank and in hand at 31 December 2020 is £659,868.

## **VI RESERVES AND GOING CONCERN**

The income of Downing Place URC, Cambridge (General Funds) Charity is dependent on the continuing generosity of members, on income from the rental of the halls and properties, and on the distributions received from Lewis Gibson Limited. The balance of net current assets at the year-end is equivalent to approximately two years of General Fund expenditure on charitable activities, which the Trustees consider to be adequate.

The Trustees consider that the going concern basis is appropriate as they consider the reserves levels and expected income to be at sufficient levels to ensure that the charity can meet its financial obligations for the foreseeable future. The Trustees have considered the ongoing impact of Covid-19. The Trustees do not believe that the impact of the virus will have a material bearing on the going concern of Downing Place URC.

**Signed on behalf of the Trustees:**



**Rev'd. Nigel P. Uden**  
**(Minister and Chair of Trustees)**

**29 April 2021**

**DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE, GENERAL FUNDS CHARITY**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
<b>Income</b>						
Donations and legacies	2(a)	157,052	8,600	8,960	174,612	396,792
Charitable activities	2(b)	47,231	181	91,023	138,435	117,393
Other income and donations	2(c)	81,000	27,000	-	108,000	105,500
Income from investments	2(d)	30,697	4,651	-	35,348	44,581
<b>Total income</b>		<b>315,980</b>	<b>40,432</b>	<b>99,983</b>	<b>456,395</b>	<b>664,266</b>
<b>Expenditure</b>						
Cost of generating funds	3(a)	575	-	-	575	2,514
Charitable activities:						
URC Ministry and Mission Fund	3(b)	137,475	-	-	137,475	134,755
Ministerial costs	3(c)	18,673	-	-	18,673	28,094
Costs of church activities	3(d)	149,207	12,565	-	161,771	218,900
Designated funds and restricted donations passed on	3(e)	-	21,815	10,822	32,637	47,992
Governance costs	3(f)	1,320	-	-	1,320	1,000
<b>Total expenditure</b>		<b>307,249</b>	<b>34,380</b>	<b>10,822</b>	<b>352,451</b>	<b>433,255</b>
<b>Net gains/(losses) in investments</b>						
Unrealised gains/(losses) on investment assets	5	-	1,807	-	1,807	90,136
<b>Net income for the year before transfers</b>		<b>8,731</b>	<b>7,859</b>	<b>89,161</b>	<b>105,751</b>	<b>321,147</b>
Transfers between funds		-	-	-	-	-
<b>Net Movement in Funds</b>		<b>8,731</b>	<b>7,859</b>	<b>89,161</b>	<b>105,751</b>	<b>321,147</b>
<b>Fund Balances b/fwd at 1 January 2020</b>		<b>323,306</b>	<b>747,268</b>	<b>211,516</b>	<b>1,282,090</b>	<b>960,943</b>
<b>Fund Balances c/fwd at 31 December 2020</b>		<b>332,036</b>	<b>755,127</b>	<b>300,677</b>	<b>1,387,840</b>	<b>1,282,090</b>

Income and expenditure is derived solely from continuing operations.

The notes on pages 12 - 17 form part of these financial statements.




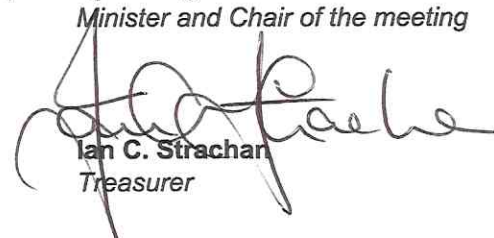
**DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE, GENERAL FUNDS CHARITY**

**BALANCE SHEET  
AS AT 31 DECEMBER 2020**

		2020		2019	
	Note	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible Fixed Assets	4		-		-
Investments	5		680,163		678,356
<b>CURRENT ASSETS</b>					
Debtors	6	62,975		70,281	
Cash at Bank and In Hand		<u>659,868</u>		<u>552,366</u>	
		722,843		622,647	
<b>CURRENT LIABILITIES</b>					
Creditors Due Within One Year	7	<u>15,166</u>		<u>18,913</u>	
<b>NET CURRENT ASSETS</b>			707,677		603,734
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>1,387,840</u>		<u>1,282,090</u>
Creditors Due After One Year			-		-
<b>NET ASSETS</b>			<u>1,387,840</u>		<u>1,282,090</u>
<b>FUNDS</b>					
Unrestricted Funds			332,036		323,306
Designated Funds	8		755,127		747,268
Restricted Funds	9		300,677		211,516
			<u>1,387,840</u>		<u>1,282,090</u>

Approved by Elders' Meeting held on 29 April 2021 and signed on its behalf by:

  
**Rev'd Nigel P. Uden**  
 Minister and Chair of the meeting

  
**Ian C. Strachan**  
 Treasurer

The notes on pages 12-17 form part of these financial statements.

**DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE, GENERAL FUNDS CHARITY**

**STATEMENT OF CASH FLOWS  
AS AT 31 DECEMBER 2020**

	Note (below)	2020 £	2019 £
<b>Cash flow from operating activities:</b>			
Net cash provided by operating activities	A	84,655	166,660
Cash flow from investing activities - additions to investments		-	(200,000)
Dividends and interest		35,348	44,581
		<hr/>	<hr/>
Change in cash and cash equivalents in the reporting period		120,003	11,241
<b>Cash and cash equivalents at the beginning of the reporting period</b>	B	<hr/> 552,366	<hr/> 548,125
<b>Cash and cash equivalents at the end of the reporting period</b>	B	<hr/> <hr/> 659,868	<hr/> <hr/> 552,366

**Notes to the statement of cash flow**

**A) Reconciliation of net income to net cashflow from operating activities**

Net (expenditure)/income for the reporting period as per the statement of financial activities	105,751	321,147
Profit on disposal of assets	-	-
Depreciation	-	-
Unrealised (gains)/losses on investments	(1,807)	(90,136)
Dividends and interest	(35,348)	(44,581)
(Increase)/decrease in debtors	19,806	(21,794)
(Decrease)/increase in creditors	<hr/> (3,747)	<hr/> 2,024
<b>Net cash provided by operating activities</b>	<hr/> <hr/> 84,655	<hr/> <hr/> 166,660

**B) Analysis of cash and cash equivalents**

<b>Cash at bank and in hand</b>	<hr/> <hr/> 659,868	<hr/> <hr/> 552,366
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

**1 ACCOUNTING POLICIES**

**1a Basis of preparation**

The charity is a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing accounts in accordance with the Financial Reporting Standard applicable to the UK and Republic of Ireland (SORP FRS102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102), and the Charities Act 2011. The Financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. Significant accounting policies applied are set out below. These policies have been applied consistently to all years unless otherwise stated.

**1b Going concern basis**

The Trustees consider that the going concern basis is appropriate as they consider the reserves levels and expected income to be at sufficient levels to ensure that the charity can meet its financial obligations for the next 18 months. The Trustees have considered the potential impact of Covid-19. The Trustees do not believe that the impact of the virus will have a material bearing on the going concern of Downing Place URC.

**1c Tangible Fixed Assets**

**Freehold Property:** The Trustees of the church and manse buildings are the URC Eastern Synod Trust who hold them upon trust for the purposes connected with the Downing Place URC, Cambridge, General Funds Charity and they are therefore excluded from the accounts. Expenditure incurred on the church and manses is written off in the year it is incurred.

**1d Investments**

Investments are included at their fair value, which is normally their market value on the balance sheet date. Changes in valuation over the year are recognised in the Statement of Financial Activities. The Trustees have decided to retain short term funds in cash reserves which are risk free, provide for seasonal fluctuations in operating cashflows and cover at least six months' expenditure, and to hold medium to longer term investments in charitable investment funds and unit trusts, in accordance with the charity's investment guidelines.

**1e Income**

All voluntary giving is included in the financial statements for the period in which it is received. Donations under Gift Aid plus the associated tax recovery are recognised as income when the donation is received. Legacies are accounted for when their receipt is certain and can be properly quantified. All other income is generally recognised when it is receivable.

**1f Expenditure**

The URC Ministry & Mission Fund contribution is paid regularly and is included in the financial statements for the year to which it relates. Expenditure is recognised in the period in which it is incurred and includes attributable VAT which cannot be recovered. It is allocated to the particular activity to which it relates. Governance costs represent direct expenditure on the governance of the church, including the production and independent scrutiny of these financial statements. As most of the management and activity of the church is carried out by volunteers, this intangible cost is not included in the financial statements as this voluntary contribution to the life of the church is incalculable.

**1g Taxation**

The DPURC is a registered charity and as such is not liable to taxation.

**1h Consolidated financial statements**

The church is exempt from the requirement to prepare consolidated financial statements by virtue of Section 24 of Charities SORP FRS 102 (2015). Accordingly these financial statements present information about the church as a single entity and do not consolidate information in respect of Lewis Gibson Limited.



DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE, GENERAL FUNDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

2 INCOME

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total Funds 2020 £	Total Funds 2019 £
<b>(a) Donations and legacies</b>					
Offerings	120,095	-	-	120,095	127,470
Tax reclaimed under gift aid	36,710	-	-	36,710	29,453
Café	-	-	-	-	18,227
Special offerings and donations received	20	-	8,960	8,980	13,343
Other donations and legacies	227	8,600	-	8,827	208,299
	<u>157,052</u>	<u>8,600</u>	<u>8,960</u>	<u>174,612</u>	<u>396,792</u>
<b>(b) Charitable activities</b>					
Rental income from lettings	31,458	-	10,829	42,287	86,423
Rental income from Saint Columba Group Therapy Centre	-	-	-	-	2,000
Fund raising events and other income	15,773	181	80,194	96,148	28,970
	<u>47,231</u>	<u>181</u>	<u>91,023</u>	<u>138,435</u>	<u>117,393</u>
<b>(c) Other income and donations</b>					
Donations from Lewis Gibson Limited	81,000	27,000	-	108,000	105,500
	<u>81,000</u>	<u>27,000</u>	<u>-</u>	<u>108,000</u>	<u>105,500</u>
<b>(d) Income from Investments:</b>					
Bank interest & dividends	30,697	4,651	-	35,348	44,581
	<u>30,697</u>	<u>4,651</u>	<u>-</u>	<u>35,348</u>	<u>44,581</u>
<b>Total income</b>	<u>315,980</u>	<u>40,432</u>	<u>99,983</u>	<u>456,395</u>	<u>664,266</u>

3 EXPENDITURE

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total Funds 2020 £	Total Funds 2019 £
<b>(a) Cost of Generating Funds</b>					
Cost of ministry and mission	575	-	-	575	2,514
	<u>575</u>	<u>-</u>	<u>-</u>	<u>575</u>	<u>2,514</u>
<b>(b) URC Ministry &amp; Mission Fund</b>					
The church contributes to the central URC costs of training and providing ministers (including the centralised payment of stipends, pension contributions and other benefits for ministers), running the denomination, and the wider mission of the national church.					
<b>(c) Ministerial Costs</b>					
Ministers' expenses	5,670	-	-	5,670	14,995
Worship resources	130	-	-	130	643
Visiting ministers	252	-	-	252	920
Praise	101	-	-	101	1,241
Musical life of the church	12,520	-	-	12,520	10,295
	<u>18,673</u>	<u>-</u>	<u>-</u>	<u>18,674</u>	<u>28,094</u>
<b>(d) Costs of Church Activities</b>					
Premises running costs:					
Rates and utilities	22,065	-	-	22,065	25,732
Insurance	9,536	-	-	9,536	8,983
Repairs and maintenance	15,791	-	-	15,791	25,238
Caretaker and cleaning	8,598	-	-	8,598	17,836
Other premises costs	1,219	-	-	1,219	1,328
	<u>57,209</u>	<u>-</u>	<u>-</u>	<u>57,209</u>	<u>79,117</u>
Administration costs:					
Office costs	26,298	4,029	-	30,327	36,152
Staff costs	65,137	8,476	-	73,613	63,522
Bank charges and interest	159	60	-	219	347
	<u>91,594</u>	<u>12,565</u>	<u>-</u>	<u>104,159</u>	<u>100,021</u>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

3 EXPENDITURE (Continued)

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total Funds 2020 £	Total Funds 2019 £
Mission Outreach:					
Café activity costs	-	-	-	-	39,308
Donations	403	-	-	403	454
	<u>403</u>	<u>-</u>	<u>-</u>	<u>403</u>	<u>39,762</u>
	<u>149,207</u>	<u>12,565</u>	<u>-</u>	<u>161,771</u>	<u>218,900</u>
(e) Designated funds and restricted donations passed on					
4 George Street Fund	-	-	-	-	6,138
Earmarked Funds	-	-	1,646	1,646	3,116
Commitment for Life	-	-	9,176	9,176	16,611
Designated Funds	-	21,815	-	21,815	22,127
	<u>-</u>	<u>21,815</u>	<u>10,822</u>	<u>32,637</u>	<u>47,992</u>
(f) Governance Costs					
Independent Examiner	1,320	-	-	1,320	1,000
	<u>1,320</u>	<u>-</u>	<u>-</u>	<u>1,320</u>	<u>1,000</u>

(g) STAFF COSTS

Expenditure includes total staff costs of £94,722 (2019 - £113,064) as shown below. The average number of staff in the year was 6 (2019 - 7).

	2020 £	2019 £
Gross salaries and wages	83,735	101,019
Social security costs	6,404	6,717
Pension costs	4,583	5,328
	<u>94,722</u>	<u>113,064</u>

4 TANGIBLE FIXED ASSETS

	Fixtures & Fittings £	Total £
Cost at 1 January 2020	12,075	12,075
Additions	-	-
Disposals	12,075	12,075
Cost at 31 December 2020	<u>-</u>	<u>-</u>
Depreciation at 1 January 2020	12,075	12,075
Depreciation charge for year	-	-
Elimination on disposal	12,075	12,075
Depreciation at 31 December 2020	<u>-</u>	<u>-</u>
Net book value at 31 December 2020	<u>-</u>	<u>-</u>
Net book value at 1 January 2020	<u>-</u>	<u>-</u>

The church and manse buildings are held in trust by the URC (Eastern Province) Trust and are not tangible fixed assets of the church. For insurance purposes the church buildings and halls are insured by the church for £9,268,405 and the manses for £2,000,000. The church contents are insured by the church for £229,740.

**DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE, GENERAL FUNDS CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**5 INVESTMENTS**

	2020 £	2019 £
Market value at 1 January 2020	678,356	388,220
Additions	-	200,000
Disposals	-	-
Net unrealised gains/(losses)	1,807	90,136
Market value at 31 December 2020	<u>680,163</u>	<u>678,356</u>

Made up as follows:

COIF Charities Investment Fund - EURC General Fund	271,449	255,063
COIF Charities Investment Fund - John Hall Fund	155,934	146,662
M&G Charifund Accumulation Units	198,315	225,454
COIF Charities Investment Fund - Income Units	54,463	51,176
Shares in Lewis Gibson Limited	2	2
	<u>680,163</u>	<u>678,356</u>

All investment income and gains / losses are treated as unrestricted General Fund and the closing value of investments is allocated first to restricted funds and the balance treated as designated. The investment in shares in Lewis Gibson Limited represents an interest of 66.67% in that company. The principal activity of Lewis Gibson Limited is the letting of Lewis Gibson House as a doctor's surgery. Any surplus on this activity is distributed to the church to be used for charitable purposes. For the year ended 31 December 2020 Lewis Gibson Limited had turnover of £193,000, generated a surplus on ordinary activities after taxation of £108,221, and made a gift aid distribution of £108,000 to Downing Place URC. At 31 December 2020 Lewis Gibson Limited had a net deficit on share capital and reserves of £180,724.

**6 DEBTORS**

	2020 £	2019 £
Debtors	34,975	54,781
Lewis Gibson Limited	28,000	15,500
	<u>62,975</u>	<u>70,281</u>

**7 CREDITORS:** amounts falling due within one year.

	2020 £	2019 £
Creditors	1,196	5,502
Social security	2,201	1,698
Accruals and Deferred Income	11,769	11,713
	<u>15,166</u>	<u>18,913</u>

Rental income is received in advance and accounted for as a liability and shown on the balance sheet as Deferred income. Deferred income is released to income in the reporting period the rent relates to.

	2020 £	2019 £
Balance at the start of the reporting period	3,600	-
Amounts added in current periods	7200	3,600
Amounts released to income from previous periods	(3,600)	-
Balance at the end of the reporting period	<u>7,200</u>	<u>3,600</u>



NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

8 DESIGNATED FUNDS

	Balance Bfwd	Income and increase in investment value	Expenditure and decrease in investment value	Transfers	Balance Cfwd
	£	£	£	£	£
York Street Fund	25,126	27,000	(21,815)	-	30,311
Gibson's	1,627	69	-	-	1,696
Organ and Praise	2,380	-	-	-	2,380
Evangelism and Service	545,846	8,712	(19,970)	-	534,588
John Hall Fund	172,289	13,923	(60)	-	186,151
	<u>747,268</u>	<u>49,704</u>	<u>(41,845)</u>	<u>-</u>	<u>755,127</u>

*The above Funds have been designated for the following purposes:*

York Street Fund - to receive the distribution from Lewis Gibson, and to distribute to good causes at home and overseas.

Gibson's - to receive monies from the monthly lunch club, to then part fund a Christmas lunch, and new kitchen equipment.

Organ and Praise - to be applied to major repairs to the organ.

John Hall Fund - This fund was set up with the money received in excess of the church rebuilding costs in 1993 and donations from members and friends in memory of John Hall. The funds are to be used for enabling mission opportunities between Downing Place URC in Cambridge and our partners in the developing world.

Evangelism and Service - to be used to support the evangelism and service programme of the Church.

9 RESTRICTED FUNDS

The church accounts include seven Restricted Funds, where the monies can only be used for the specific purpose for which they were entrusted to the church. These monies are not at the disposal of Church Meeting for any other purpose, and represent:

	Balance Bfwd	Income	Expenditure	Transfer	Balance Cfwd
	£	£	£	£	£
Ministry & Mission Fund	6,200	-	-	-	6,200
Benevolent Fund	3,383	-	-	-	3,383
4 George Street Fund	11,479	10,829	-	-	22,308
Commitment for Life	1,862	7,314	(9,176)	-	-
Castle End Mission Fund	186,672	-	-	-	186,672
Evangelism and Service - Fundraising	-	80,194	-	-	80,194
Earmarked Funds & Giving for Others Fund	1,920	1,646	(1,646)	-	1,920
	<u>211,516</u>	<u>99,983</u>	<u>(10,822)</u>	<u>-</u>	<u>300,677</u>

*The above Funds have been restricted for the following purposes:*

Ministry & Mission Fund - to support specific programme costs relating to Ministry and Mission.

Benevolent Fund - to be applied in cases of immediate need, at the Minister's discretion.

4 George Street Fund - the net proceeds from the rental of the George Street property, to be used for the Church, as determined by the Elders.

Commitment for Life - to support the national URC world development programme.

Castle End Mission Fund - for the holding of educational and other classes and meetings of a religious and philanthropic character.

Evangelism and Service - Fundraising - amounts raised through fundraising to equip the redeveloped church for ministry and to fund ongoing evangelism and service work.

Earmarked Funds & Giving for Others Fund - for supporting charitable causes through monthly appeals and donations.

DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE, GENERAL FUNDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

10 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Designated funds £	Restricted funds £	Combined Total £
Tangible Fixed Assets	-	-	-	-
Investments	2	379,484	300,677	680,163
Net Current Assets	332,034	375,644	-	707,677
Fund Balance	<u>332,036</u>	<u>755,127</u>	<u>300,677</u>	<u>1,387,840</u>

11 RELATED PARTIES

Lewis Gibson Limited is a related party of the church, by virtue of the beneficial holding of 66.67% in that company. Transactions between the church and Lewis Gibson Limited are disclosed in note 5 to the accounts.

12 STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2019

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total 2019 £
<b>Income</b>					
Donations and legacies	2(a)	198,169	513	198,110	396,792
Charitable activities	2(b)	103,168	-	14,225	117,393
Other income and donations	2(c)	79,125	26,375	-	105,500
Income from investments	2(d)	40,032	4,549	-	44,581
<b>Total income</b>		<u>420,495</u>	<u>31,437</u>	<u>212,335</u>	<u>664,266</u>
<b>Expenditure</b>					
Cost of generating funds	3(a)	2,514	-	-	2,514
Charitable activities:					
URC Ministry and Mission Fund	3(b)	134,755	-	-	134,755
Ministerial costs	3(c)	28,094	-	-	28,094
Costs of church activities	3(d)	218,840	60	-	218,900
Designated funds and restricted donations passed on	3(e)	-	22,127	25,865	47,992
Governance costs	3(f)	1,000	-	-	1,000
<b>Total expenditure</b>		<u>385,203</u>	<u>22,187</u>	<u>25,865</u>	<u>433,255</u>
<b>Net gains/(losses) in investments</b>					
Unrealised gains/(losses) on investment assets		-	90,136	-	90,136
<b>Net income for the year before transfers</b>		<u>35,291</u>	<u>99,385</u>	<u>186,470</u>	<u>321,147</u>
Transfers between funds		-	-	-	-
<b>Net Movement in Funds</b>		<u>35,291</u>	<u>99,385</u>	<u>186,470</u>	<u>321,147</u>

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DOWNING PLACE UNITED REFORMED CHURCH, CAMBRIDGE (GENERAL FUNDS) CHARITY**

I report on the accounts of Downing Place United Reformed Church, Cambridge (General Funds) Charity for the year ended 31 December 2020, which are set out on pages 9 to 17.

### **RESPONSIBILITIES AND BASIS OF REPORT**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### **INDEPENDENT EXAMINER'S STATEMENT**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



N Hedger BFP, CTA, FCA  
Chater Allan LLP  
Beech House  
4a Newmarket Road  
Cambridge  
CB5 8DT

Date: 21 May 2021