

# **THE CHURCH IN LEEDS FINANCIAL STATEMENTS**

**31 DECEMBER 2021**

**CHARITY NUMBER: 1177377**



Community Benefit Additions Limited  
Workhere, 3 Cavendish Court  
South Parade  
Doncaster  
DN1 2DJ

**The Church in Leeds**  
(Charity No. 1177377)  
**Financial statements**  
**for the year ended 31 December 2021**

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**The Church in Leeds  
Trustees' annual report  
for the year ended 31 December 2021**

The trustees submit their annual report and the financial statements for the year ended 31 December 2021. The Board have adopted the provisions of the Church Accounting Regulations 2006 using the Receipts and Payments basis.

**Full name** The Church in Leeds.

**Other names by which the charity is known:** .N/A

**Registered charity number** 1177377

**Organisation type** Charitable Incorporated Organisation

**Date of registration** 01 March 2018

**Principal office address** 1 Craggside Walk, Leeds, LS5 3LX.

**Trustees**

Nathanael Stone,	Chairperson
Xiao En Guo,	Treasurer
Hong Ping Chen	Trustee
Yu Chao Lin	Trustee
Jack Lin	Trustee

**Independent examiner**

Meshach Adelowokan FAIA, FCIE, Director of Community Benefit Additions Limited for CASDon, c/o Workhere, 3 Cavendish Court, South Parade, Doncaster, DN1 2DJ

**Governance and management**

The Charitable Incorporated Organisation is operated under the rules of the Foundation CIO governing document adopted on 01 March 2018 and church presentation rules.

When a vacancy arises, trustees are selected based on the willingness of the individual to fulfil the duties of a trustee. If there are particular gaps of knowledge among the existing trustees then emphasis will be placed on finding someone who can fill that knowledge gap. In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO. Apart from the first charity trustees, every trustee must be appointed for a term of three years by a resolution passed at a properly convened meeting of the charity trustees. Trustees might be at least 18 years old and cannot be appointed as a trustee if they are found to be in violation of sections 178-180 of the Charities Act 2011.

## **The Church in Leeds Trustees' annual report continued for the year ended 31 December 2021**

### **Objectives and activities**

The object of the CIO is to advance the Christian faith in accordance with the statement of faith set out in the schedule of the CIO's constitution. The effect of such an object is to benefit the wider public through a variety of programmes, activities, and events that are carried out throughout the year. These activities include regular monthly and bi-annual community gatherings with participation from members of the public from all over the north and midlands of England.

The trustees have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

### **SUMMARY OF ACTIVITIES AND ACHIEVEMENTS IN 2021**

In 2021, the CIO continued the transition we experienced in 2020 due to the Covid-19 pandemic and continued to conduct our regular activities online, using platforms like Zoom. By fostering a welcoming online community, we continued to see the number of people participating in our events grow larger and larger. Since geography was no longer an issue, the online community included those not only from our local area, but also people from cities and towns in England, Scotland, Wales, Northern Ireland, and Ireland. As the pandemic restrictions began to loosen, the CIO began the difficult, but necessary task of gradually transitioning back to in-person activities. This gradual transition was welcomed by members of the local community and so the CIO became involved both in fostering an online community involving persons from all over the United Kingdom, while also supporting and fostering a local community through in-person gatherings. With the purchase of the church property in 2020, another facet of the CIO's responsibility and activity has emerged. This involves the planning for and gradual renovation of the property to turn it into a facility that is an asset and benefit to the local community, as well as many who have travelled to Leeds in the past to avail themselves of the events hosted by the charity. The property is strategically placed between city centre roads and motorways, which makes it easy to access from within and without Leeds. At the end of 2021, a planning application was submitted for the renovation of the church property, with a decision expected in the first half of 2022.

In conclusion, while our in-person activities were necessarily curtailed in the first part of 2021, the CIO was able to successfully continue fostering the online community developed throughout 2020 and also began to transition to having small, local gatherings in person. With access to a property now owned by the CIO, in person gatherings became easier to organise and cost-effective to run. It is anticipated that this trend will only continue in 2022.



**The Church in Leeds**  
**Trustees' annual report continued**  
**for the year ended 31 December 2021**

**The charity's policy on reserves**

- The trustees regularly review the reserves of the CIO. During the year 2021, the fixed costs of the CIO changed. We began to pay for the energy needs of the church property and also to commission surveys in support of the eventually planning application for the renovation of the property. Throughout the year, we never ran out of funds and were able to maintain all of our operations. In principle, the CIO endeavors to keep in reserve enough funds to be able to operate for four months in advance. For most of the year 2020, our expenditures included the following:
  - fuel and minibus maintenance
  - public liability, property, and minibus insurance payments
  - energy payments for the purchased property
  - Other payments associated with the newly-purchased property
  - Subscriptions for Christian literature
  - Grants

**Risks facing the Charity**

Since we rely entirely on donations to operate, the largest financial risk we face is having no income by virtue of receiving no donations. We are considering in the future to look at ways to diversify the sources of the charity's income, but this is our present situation.

**Grant Making Policy**

Grants are made to individuals who wish to participate in various programmes, trainings, conferences, retreats, and other events that are in accord with the objects of the CIO, as well as to individuals who come to the attention of the trustees and demonstrate a more general, yet defined financial need. Criteria for awarding such grants include:

- The financial need of the applicant
- The suitability of the event the applicant wishes to attend, in light of the objects of the CIO
- The suitability of the applicant in light of the requirements (if any) of the event they wish to attend
- The determination of the trustees as to whether the charity is in the financial position to make such a grant.

The Trustee Board declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees:

Signed   
Nathanael Stone, Chairperson

Date 16/06/23

**Independent examiner's report to the trustees of  
The Church in Leeds  
for the year ended 31 December 2021**

I report on the accounts of the charity, which are set out on pages 6 to 11.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified fellow member of the Association of Charity Independent Examiners.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed  Date 16/06/2023  
Meshach Adelowokan, FAIA, FCIE  
Director of Community Benefit Additions Limited for CASDon



**The Church in Leeds  
Financial Statements  
for the year ended 31 December 2021  
Receipts and Payments Accounts**

		<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2021</b>	<b>Total 2020</b>
	<b>Note</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>RECEIPTS</b>					
<b>Voluntary receipts:</b>					
Collections at services		40005	-	<b>40005</b>	13435
All other giving/voluntary receipts	<b>4a</b>	-	142111	<b>142111</b>	156078
		40005	142111	<b>182116</b>	169513
Church activities	<b>4b</b>	-	-	-	350000
<b>Total</b>		<b>40005</b>	<b>142111</b>	<b>182116</b>	<b>519513</b>
<b>PAYMENTS</b>					
<b>Church activities:</b>					
Church running expenses	<b>4c</b>	12350	-	<b>12350</b>	7378
Mission giving and donations	<b>4d</b>	9518	5759	<b>15277</b>	15086
Cost of Building purchase		-	-	-	348000
Building purchase fees		-	-	-	12425
Building Legal & Professional fees		18945	-	<b>18945</b>	-
Cost of Loan repayment		-	134697	<b>134697</b>	135500
<b>Total payments</b>		<b>40813</b>	<b>140456</b>	<b>181269</b>	<b>518389</b>
Excess of receipts over payments		<b>(808)</b>	<b>1655</b>	<b>847</b>	<b>1124</b>
Transfers between funds		-	-	-	-
		<b>(808)</b>	<b>1655</b>	<b>847</b>	<b>1124</b>
Cash at bank/in hand at 1 January		2964	1038	4002	2878
Cash at bank/in hand at 31 Decem	<b>3</b>	<b>2156</b>	<b>2693</b>	<b>4849</b>	<b>4002</b>

**The Church in Leeds**  
**Statement of Assets and Liabilities**  
**at 31 December 2021**

	<i>Unrestricted funds</i>	<i>Restricted funds</i>	<i>Endowment funds</i>	<i>TOTAL 2021</i>	<i>TOTAL 2020</i>
Note	£	£	£	£	£
					-
<b>Cash funds</b>					
Cash at bank current	2156	2693	-	<b>4849</b>	3877
Escrow account (Solicitor's)	-	-	-	-	125
	<u>2156</u>	<u>2693</u>	<u>-</u>	<u><b>4849</b></u>	<u>4002</u>
<b>Assets retained for church use</b>					
Church Building	-	348000	-	<b>348000</b>	<b>348000</b>
Church Minibus	17000	-	-	<b>17000</b>	<b>17000</b>
<b>Total Assets</b>	<u>19156</u>	<u>350693</u>	<u>-</u>	<u><b>369849</b></u>	<u>369002</u>
<b>Liabilities</b>					
Building Loan	-	80000	-	<b>80000</b>	216000
Vehicle Loans	-	-	-	-	-
Accountancy fees	820	-	-	<b>820</b>	920
<b>Total Liabilities</b>	<u>820</u>	<u>80000</u>	<u>-</u>	<u><b>80820</b></u>	<u>216920</u>

The trustees declare that they have approved the accounts above.  
Signed on behalf of the charity's trustees:

Signed   
Nathanael Stone, Chairperson

Dated 16/06/23



**The Church in Leeds**  
**Notes to the accounts**  
**for the year ended 31 December 2021**

**1. Accounting policies**

**Basis of the preparation of the accounts**

The financial statements of the CIO have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis.

**2. Concerning the creditors related to the loans that were outstanding at some point in 2021 (due to the lateness of the annual report, some of the observations made below can be made as a result of this report being completed in January 2023):**

- Jacob N Young, named as the lender in the first Mortgage Deed for the purchase of Mint One, the CIO's property, was partially repaid as of December 2020 and was fully repaid by January 2021, resulting in the removal of the first Mortgage Deed from the Land Registry entry for Mint One. Jacob N Young's loan was the listed as the 1st Mortgage Deed due to the fact that it was the largest of the two loans received by the CIO for the purchase of Mint One. Jacob N Young received no benefit in making this loan to the CIO. Jacob N Young's loan was fully repaid in January 2021 as a result of three donations received by the CIO from a non-profit organization in the United States, Lord's Move to Europe, which supports religious activities throughout Europe. Jacob N Young is the father-in-law of one of the trustees, Nathanael John Stone.

- Amy So, named as the lender in 2nd Mortgage Deed for the purchase of Mint One, the CIO's property, was not repaid as of 2020 or 2021 and has not asked for repayment of the loan she made to the CIO.

Amy So's loan is listed as the 2nd Mortgage Deed due to the fact that it was the smaller of the two loans received by the CIO for the purchase of Mint One. Amy So has received no benefit in making this loan to the CIO. In 2022, Amy So has verbally indicated her intention to forgive the loan made to the CIO, which will then result in the 2nd Mortgage Deed being removed from the Land Registry entry and the CIO having no more obligations to any creditors. This process is being overseen by Jackamans Solicitors

**The Church in Leeds**  
**Notes to the accounts**  
**for the year ended 31 December 2021**

**3. Movements in funds**

	Balances brought forward £	Receipts £	Payments £	Transfers £	Balances carried forward £
<b>Unrestricted funds</b>					
General funds	2964	40005	(40813)	-	2156
	<b>2964</b>	<b>40005</b>	<b>(40813)</b>	<b>-</b>	<b>2156</b>
<b>Restricted funds</b>					
FTTL Training	-	-	-	-	-
Building purchase	(2307)	-	-	2307	-
Building Loan Repayment	2000	136451	(134698)	(2307)	1446
Refurbishment	1000	-	-	-	1000
Video training	200	5410	(5410)	-	200
Other	145	250	(348)	-	47
	<b>1038</b>	<b>142111</b>	<b>(140456)</b>	<b>-</b>	<b>2693</b>

**4. Further Analysis of Receipts and Payments Accounts**

**Receipts**

	Unrestricted funds £	Restricted funds £	Total 2021 £	Total 2020 £
<b>a) All other giving/voluntary receipts</b>				
Grants & donations	-	-	-	-
Donations for Building Purchase	-	136451	<b>136451</b>	144118
Donations for FTTL Training	-	-	-	10615
Donations for Refurbishment	-	-	-	1000
Gifts for Video Training	-	5410	<b>5410</b>	200
Donations - dedicated to Jemi Ngu	-	250	<b>250</b>	-
Other	-	-	-	145
	<b>-</b>	<b>142111</b>	<b>142111</b>	<b>156078</b>

**The Church in Leeds**  
**Notes to the accounts**  
**for the year ended 31 December 2021**

<b>b) Church activities</b>	<b>Unrestricted funds £</b>	<b>Restricted funds £</b>	<b>Total 2021 £</b>	<b>Total 2020 £</b>
Loans for Building Purchase	-	-	-	350000
Transferred on incorporation	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>350000</u>

**Payments**

<b>c) Church running expenses</b>	<b>Unrestricted funds £</b>	<b>Restricted funds £</b>	<b>Total 2021 £</b>	<b>Total 2020 £</b>
Hire of facilities	700	-	700	2615
Hire of skips	768	-	768	-
Vehicle running expenses	2870	-	2870	2015
Printing and stationery	-	-	-	-
Utilities	1867	-	1867	126
Church insurance (Buildg & Public Liab	1879	-	1879	-
Activities & Trips	1878	-	1878	873
Books & Literature	-	-	-	-
Refreshments	-	-	-	-
Legal & Professional	1040	-	1040	840
Publications and subscriptions	1348	-	1348	909
	<u>12350</u>	<u>-</u>	<u>12350</u>	<u>7378</u>

<b>d) Mission giving and donations</b>	<b>Unrestricted funds £</b>	<b>Restricted funds £</b>	<b>Total 2021 £</b>	<b>Total 2020 £</b>
Grants & Donations paid	9517	5759	15276	15086
UKUW	-	-	-	-
	<u>9517</u>	<u>5759</u>	<u>15276</u>	<u>15086</u>

**5. Trustees' remuneration**

Trustees received no expenses, remuneration or benefits in this period.  
Three trustees were reimbursed, over the course of the year, £5,687.96  
(2020 £2,424.03) for expenses incurred on behalf of the CIO.

**6. Comparative information**

For comparison purpose, the Statement of financial activities for the year-ended  
31/12/2020 is presented as below:  
*(see next page)*



**The Church in Leeds  
Financial Statements  
for the year ended 31 December 2020**

**Receipts and Payments Accounts**

	<b>Note</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total 2020 £</b>
<b>RECEIPTS</b>				
<b>Voluntary receipts:</b>				
Collections at services		13435	-	13435
All other giving/voluntary receipts	<b>4a</b>	-	156078	156078
		13435	156078	169513
Church activities	<b>4b</b>	-	350000	350000
<b>Total</b>		<b>13435</b>	<b>506078</b>	<b>519513</b>
<b>PAYMENTS</b>				
<b>Church activities:</b>				
Church running expenses	<b>4c</b>	7378	-	7378
Mission giving and donations	<b>4d</b>	4471	10615	15086
Cost of Building purchase		-	348000	348000
Building purchase fees		-	12425	12425
Cost of Loan repayment		1500	134000	135500
<b>Total payments</b>		<b>13349</b>	<b>505040</b>	<b>518389</b>
Excess of receipts over payments		<b>86</b>	<b>1038</b>	<b>1124</b>
		-	-	-
Transfers between funds		-	-	-
		<b>86</b>	<b>1038</b>	<b>1124</b>
Cash at bank/in hand at 1 January		2878	-	2878
Cash at bank/in hand at 31 December	<b>3</b>	<b>2964</b>	<b>1038</b>	<b>4002</b>