

COMPANY REGISTRATION NUMBER: 12627169

CHARITY REGISTRATION NUMBER: 1191229

JKT North London

Company Limited by Guarantee

Unaudited Financial Statements

31 December 2023

LEAMAN MATTEI

Chartered Accountants
Suite 1, First Floor
1 Duchess Street
London
W1W 6AN

JKT North London

Company Limited by Guarantee

Financial Statements

Year ended 31st Dec 2023

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JKT North London

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 Dec 2023

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the period ended 31 Dec 2023.

Reference and administrative details

Registered charity name JKT North London

Charity registration number 1191229

Company registration number 12627169

Principal office and registered office 913 High Road
London
N12 8QJ

The trustees

Mr S Arnold	(Appointed 27 May 2020)
Mr P Boreham	(Appointed 27 May 2020)
Mr P Troup	(Appointed 01 Jun 2022)
Mr J Stone	(Appointed 27 May 2020)

Independent examiner Sonia Yeshin, BFP FCA
Suite 1, First Floor
1 Duchess Street
London
W1W 6AN

Structure, governance and management

Governing document

The activities of the company are governed by its Articles of Association, as amended on 2nd December 2020

Appointment of Trustees

Existing trustees appoint new trustees. They serve for three years, but can be re-elected at the end of their term. The principal office of JKTNL is at St Barnabas Church, 913 High Road, London N12 8QJ

JKT North London

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 Dec 2023

Objectives and activities

JKT North London (JKTNL) exists primarily to advance the Christian religion under the terms of the company's articles of association. JKTNL works closely with St Barnabas Church PCC ("St Barnabas") in North Finchley, an Anglican church. The company owns the freehold of a house in London N2 which is occupied by the St Barnabas Community Pastor, who works extensively for the benefit of the neighbourhood around St Barnabas. In benefitting the local community, the trustees confirm that they have had due regard to the Charity Commission's guidance on public benefit. The company has also acquired the lease on the building occupied by Oakleigh Community Church (OCC) and the freehold of a house occupied by the minister of that church. OCC similarly seeks to minister to the local community.

Risk management

See below for details of the three properties with which JKTNL is involved. (1) It has property-related risks and interest rate risk in respect of 26 Stable Walk, but these are mitigated by underpinning assurances received from St Barnabas that it will ensure that JKTNL has sufficient funds to meet its obligations arising from that property and related loans. (2) The company signed a memorandum of understanding relating to its relationship with St Barnabas regarding the building occupied by OCC. St Barnabas is responsible for all liabilities arising from its occupation of the property, and will pay all expenses including rent, maintenance etc. (3) JKTNL also has property-related risks and interest rate risk in respect of 56, Beaconsfield Road. It is planned to put measures in place to mitigate this risk shortly.

Achievements and performance

JKTNL continued to own the freeholds of the first two properties mentioned below. The major change during the year was the further acquisition detailed in the third paragraph below. It was felt that this house was very suitable for its role, and should enhance the ministry of OCC significantly.

Properties held as at 31st Dec 2023

JKTNL owns the freehold of 26, Stable Walk, London N2, and has entered into a tenancy agreement with St Barnabas to enable it to house its Community Pastor and her family there. The property is mortgaged to Methodist Chapel Aid Ltd at a current interest rate of 5.65% p.a.

On 1st November 2020 JKTNL was granted a 20 year lease on 168-170 Oakleigh Road North, London N20 OUG at a rent of £8,000 p.a. This rent was the same as that paid under the previous lease held by JKT. The building is occupied by OCC, which is a church plant of St Barnabas. JKTNL did extensive work on the building at the start of the lease, the cost of which is capitalised in the accounts. As stated above, JKTNL signed a memorandum of understanding relating to its relationship with St Barnabas regarding this property, and St Barnabas is responsible for all liabilities and expenses arising from its occupation of the property.

On the 19th June 2023 JKTNL acquired the freehold on 56, Beaconsfield Road N11 and has a tenancy agreement with St Barnabas to enable it to house the minister of OCC and his family there. The property is mortgaged to Kingdom Bank at an interest rate of 5.8% and also has two small mortgages with Housing Affordability Finance (HAF).

JKT North London

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) (continued)

Year ended 31 Dec 2023

Financial review

Total incoming resources amounted to £361,979 (2022: £22,400) and total expenditure £58,857 (2022: £34,492)

As stated above, on 19th June 2023 JKTNL acquired a house for the use of the OCC minister. The total cost of the purchase was £860,837. This was funded by grants from St Barnabas amounting to £310,837 and loans of £500,000 from Kingdom Bank repayable over 30 years, an interest only loan of £25,000 from HAF repayable in 10 years, and a further loan from HAF of £25,000 linked to the equity value of the property, also repayable in 10 years*. A tenancy agreement with St Barnabas ensures that funds are available to meet the mortgage payments, and any surpluses are repaid to St Barnabas in the form of regular grants (£5,000 in 2023)

Funds representing the cost of freehold property and the depreciated cost of property improvements are regarded as being designated funds. This gives some clarity on the availability of funds for general use.

The balance of unrestricted funds brought down from the previous period was £532,599, and net expenditure of £303,122 (2022: £(12,092)) resulted in total unrestricted funds at the end of the period of £835,721.

*The amount repayable cannot be less than £25,000. The trustees are confident that the current value of the property has not risen materially since purchase.

Principal Funding Sources

The principal source of finance for JKTNL has always been, and will continue to be, funds supplied by St Barnabas church.

Reserves Policy

Our policy is currently to keep £15,000 in reserves in line with Kingdom Bank's requirements.

Investment Powers

Under the articles of association the charity has the power to make any investment which the trustees think fit, although there are currently no plans to hold any form of investment.

Plans for future periods

JKTNL will continue to hold the properties as mentioned above, thus supporting the ministries of the St Barnabas community pastor and OCC. There are currently no plans to acquire any further property.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 6/4/2024 and signed on behalf of the board of trustees by:



J Stone

Trustee

JKT North London

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of JKT North London

Year ended 31 December 2023

I report to the trustees on my examination of the financial statements of JKT North London ('the charity') for the year ended 31 December 2023.

Responsibilities and basis of report

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Sonja Yeshin, BFP FCA
Independent Examiner

Leaman Mattei,
Suite 1, First Floor,
1 Duchess Street,
London,
W1W 6AN

JKT North London

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31st December 2023

	Note	Unrestricted funds £	Total funds £	2022 Total funds £
Income and endowments				
Donations and legacies	22	318,837	318,837	8,000
Charitable activities	6	43,142	43,142	14,400
Total Income		<u>361,979</u>	<u>361,979</u>	<u>22,400</u>
Expenditure				
Expenditure on raising funds:				
Depreciation of leasehold improvements		18,840	18,840	18,840
Expenditure on charitable activities:	7,8	40,017	40,017	15,652
Total Expenditure		<u>58,857</u>	<u>58,857</u>	<u>34,492</u>
Net income and net movement in funds		<u>303,122</u>	<u>303,122</u>	<u>(12,092)</u>
Reconciliation of funds				
Total Funds brought forward		532,599	532,599	544,691
Total Funds carried forward		<u>835,721</u>	<u>835,721</u>	<u>532,599</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 8 to 14 form part of these financial statements.

JKT North London

Company Limited by Guarantee

Statement of Financial Position

31 December 2023

		31 Dec 2023	31-Dec-22
	Note	£	£
Fixed assets			
Tangible fixed assets	15	1,509,881	667,884
Current assets			
Debtors	16	0	0
Cash at bank and in hand		21,817	18,505
		<u>21,817</u>	<u>18,505</u>
Creditors: Amount falling due within one year	17	20,677	9,800
Net Current assets		<u>1,140</u>	<u>8,705</u>
Total assets <u>less</u> current liabilities		1,511,021	676,589
Creditors: Amount falling due after more than one year	18	675,300	143,990
Net Assets		<u>835,721</u>	<u>532,599</u>
Funds of the charity			
Unrestricted Funds			
General		17,055	16,705
Designated		818,666	515,894
Total charity funds	19	<u>835,721</u>	<u>532,599</u>

For the period ending 31st December 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

The members have not required the company to obtain an audit of its financial statements for the period in question in accordance with section 476

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The statement of financial position continues on the following page.

The notes on pages 8 to 14 form part of these financial statements

JKT North London

Company Limited by Guarantee

Statement of financial position (continued)

31st December 2023

These financial statements were approved by the board of trustees and authorised for issue on

6/4/2024 and are signed on behalf of the board by:-

A handwritten signature in black ink, appearing to be 'J Stone', written over a dotted line.

J Stone

Trustee

JKT North London

Company Limited by Guarantee

Notes to the Financial Statements

Year Ended 31 Dec 2023

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 913 High Road, London, N12 8QJ.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Incoming resources

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

JKT North London

Company Limited by Guarantee

Notes to the Financial Statements

Year Ended 31 Dec 2023

3. Accounting policies *(continued)*

Incoming resources *(continued)*

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.

- grants are only recognised when both implicit and explicit conditions have been met

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Freehold land and buildings are held at cost.

No depreciation is charged on freehold buildings. This policy departs from the requirement of FRS102 requiring assets with fixed lives to be depreciated. However, the remaining useful economic life of the charity's freehold building is greater than 50 years and in the opinion of the trustees, depreciation is not material to the accounts.

Building improvements (ie. the refurbishment of Oakleigh Community Church building) were completed on 31st May 2021 and depreciation, commencing on the 1st June 2021, has been charged at a rate that will fully depreciate this asset over the lifetime of the lease .

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Long leasehold property - 5% straight line

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Notes to the Financial Statements *(continued)*

Year Ended 31 Dec 2023

3. Accounting policies *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost. Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The charity is a company limited by guarantee. The members of the company are the trustees named on page 1. Every member of the charitable company undertakes to contribute such amount that may be required not exceeding £1 to the assets of the charitable company in the event of its being wound up while he or she is a member, or within one year after ceasing to be a member.

5. Donations and legacies

The donations shown refer to grants of £318,837 received from St Barnabas Church.

JKT North London

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31st December 2023

				2022	
6. Charitable activities					
	Unrestricted Funds	Total funds		Unrestricted Funds	Total funds
	£	£		£	£
Rental Income	43,142	43,142		14,400	14,400
	<u>43,142</u>	<u>43,142</u>		<u>14,400</u>	<u>14,400</u>
7 Expenditure on charitable activities by fund type					
	Unrestricted Funds	Total funds		Unrestricted Funds	Total funds
	£	£		£	£
See note 10, and financial review (p3)	5,000	5,000		0	0
Support costs	<u>35,017</u>	<u>35,017</u>		<u>15,652</u>	<u>15,652</u>
	<u>40,017</u>	<u>40,017</u>		<u>15,652</u>	<u>15,652</u>
8 Expenditure on charitable activities by activity type					
	Grant	Support costs	Total funds		Total funds
		£	£		£
See note 10, and financial review (p3)	5,000		5,000		
Charitable activities		33,037	33,037		13,852
Governance costs		<u>1,980</u>	<u>1,980</u>		<u>1,800</u>
	<u>5,000</u>	<u>35,017</u>	<u>40,017</u>		<u>15,652</u>
9 Analysis of support costs					
			Total funds		Total funds
			£		£
Premises			8,000		8,000
Finance costs			25,037		5,852
Governance costs			<u>1,980</u>		<u>1,800</u>
			<u>35,017</u>		<u>15,652</u>
10 Analysis of grants					
			Total grants		Total grants
			£		£
Grants to institutions			5,000		0
PCC of St Barnabas			<u>5,000</u>		<u>0</u>
Total grants					

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Notes to the Financial Statements (continued)

Year ended 31st December 2023

11 Net (expenditure)/Income

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

	31-Dec-23	31-Dec-22
	£	£
Depreciation of tangible fixed assets	18,840	18,840

12 Independent examination fees

	Year to 31-Dec-23	2022
	£	£
Fees payable to the independent examiner for independent examination of the financial statements	1,980	1,800

13 Staff costs

The average head count of employees during the period was Nil. (Previous period: Nil)
No employee received employee benefits of more than £60,000 during the year (Previous period: Nil)

14 Trustee remuneration and expenses

No trustee expenses were reimbursed during the period.
No trustee received any remuneration during the period.

15 Tangible fixed assets

	Freehold Property £	Long Leasehold Property £	Total £
Cost			
At 31 December 2022	332,000	365,711	697,711
Additions	860,837	0	860,837
At 31st Dec 2023	1,192,837	365,711	1,558,548
Depreciation			
At 31st Dec 2022	0	29,827	29,827
Charge for the period	0	18,840	18,840
At 31st Dec 2023	0	48,667	48,667
Carrying amount			
At 31st Dec 2023	1,192,837	317,044	1,509,881
At 31st Dec 2022	332,000	335,884	667,884

JKT North London

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Notes to the Financial Statements *(continued)*

Year ended 31st Dec 2023

16 Debtors

	31st Dec 23	31st Dec 22
	£	£
Trade debtors	0	0
Other debtors	0	0
	<u>0</u>	<u>0</u>

17 Creditors: amounts falling due within one year

	31st Dec 23	31st Dec 22
	£	£
Bank loans and overdrafts	15,915	8,000
Accruals and deferred income	4,762	1,800
	<u>20,677</u>	<u>9,800</u>

18 Creditors: amounts falling due after more than one year

	31st Dec 23	31st Dec 22
	£	£
Bank loans and overdrafts	675,300	143,990
	<u>675,300</u>	<u>143,990</u>

19 Analysis of charitable funds

Unrestricted funds

	At 01-Jan-23	Income	Expenditure	Transfers	At 31-Dec-23
	£	£	£	£	£
General funds	16,705	51,142	40,017	(10,775)	17,055
Designated funds	515,894	310,837	18,840	10,775	818,666
	<u>532,599</u>	<u>361,979</u>	<u>58,857</u>	<u>0</u>	<u>835,721</u>

JKT North London

Company Limited by Guarantee

Notes to the Financial Statements (*continued*)

Year ended 31st Dec 2023

20 Analysis of net assets between funds

	Unrestricted Funds (General)	Designated Funds	Total funds 31 Dec 2023
		£	£
Tangible fixed assets		1,509,881	1,509,881
Current assets	21,817		21,817
Creditors less than 1 year	(4,762)	(15,915)	(20,677)
Creditors greater than 1 year		(675,300)	(675,300)
Net Assets	17,055	818,666	835,721

Comparative information 31 Dec 2022

	Unrestricted Funds (General)	Designated Funds	Total funds 31 Dec 2022
		£	£
Tangible fixed assets	-	667,884	667,884
Current assets	18,505		18,505
Creditors less than 1 year	(1,800)	(8,000)	(9,800)
Creditors greater than 1 year		(143,990)	(143,990)
Net Assets	16,705	515,894	532,599

21 Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	31-Dec-23 £	31-Dec-22 £
Not later than 1 year	8,000	8,000
Later than 1 year and not later than 5 years	32,000	32,000
Later than 5 years	14,667	22,667
	54,667	62,667

22 Related Parties

JKTNL is regarded as a subsidiary of St Barnabas Church (charity number 1131412) because the benefit of JKTNL's current activities flow to the public through St Barnabas which has also financed the properties and provides the rental and donation income of JKTNL.

During the period, JKTNL received from St Barnabas Church donations of £318,837 (2022 £8,000) and rental income of £43,142 (2022 £14,400). JKTNL made donations to St Barnabas totalling £5,000 (2022 £NIL)

At the period end, an amount of £NIL was due from St Barnabas Church.