EMMANUEL CITY CHURCH
(Charitable Incorporated Organisation)

FINANCIAL STATEMENTS
for the year ended
31 December 2025

Registered Charity No:

1183070

EMMANUEL CITY CHURCH

FINANCIAL STATEMENTS
for the year ended
31 December 2025

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EMMANUEL CITY CHURCH

REPORT OF THE TRUSTEES
for the year ended
31 December 2025

The trustees present their report together with the financial statements for the year ended 31 December 2025. The financial statements have been prepared in accordance with the accounting policies set out on pages 10 and 11, and comply with the trust deed, applicable law and the Statement of Recommended Practice "Accounting and Reporting by Charities".

REFERENCE AND ADMINISTRATIVE DETAILS

Legal status

The Church was granted registered charity status on 17 July 2007. Until 30 June 2019, its operations were governed by its trust deed adopted on 31 May 2007 (as amended on 5 December 2013). Its registered number was 1120103. On 1 July 2019 all assets and liabilities of the Church as previously constituted were transferred at book value to a Charitable Incorporated Organisation (CIO) registered on 23 April 2019 under registered number 1183070.

Change of name

On 22 November 2022 the Church changed its name from Emmanuel Chinese Church to Emmanuel City Church.

Trustees and leadership team

The following trustees served during the year and up to the date of this report:

Chairman:	Chan Kwai Fong
Treasurer:	Mun Yee Yau
Secretary:	Jimmy Hon Chung Kan (re-appointed 23 April 2025)

The leadership team members are:

Pastor Yuen Kwan Sung (Senior Pastor)
Pastor Jonathan Yan Wing Sung
Pastor Pui Yee Fong
Deaconess Chan Yuet Yuet Yee

Registered address

Centenary Hall, Cottington Street, Kennington, London, SE11 4RZ

Sunday worship venue and Church office

Centenary Hall, Cottington Street, Kennington, London, SE11 4RZ

Independent Examiner of accounts

Andrew J Geary, Geary Partnership, Chartered Accountants, 159A Chase Side, Enfield, Middlesex, EN2 0PW

Bankers

Barclays Bank plc, 2 Victoria Street, Westminster, London, SW1H 0ND
HSBC Bank plc, 28 Borough High Street, Southwark, London, SE1 1YB

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trustees are responsible for the management and administration of the Church's property and funds.

The trustees of the Church are appointed by the spiritual leadership team. The term of office of every trustee other than the Senior Pastor of the Church is three years and they may be re-appointed for further terms of office.

The trustee team sets and reviews staff salaries.

The trustee team holds regular meetings throughout the year to review all aspects of the Church's activities.

The trustee team is aware of its responsibilities for risk assessments and is developing procedures for evaluating the risks associated with the Church operating plan activities, and also reviewing annually all insurances and general safety, as well as the terms and conditions of employment of staff. The intention is to develop a comprehensive risk assessment policy which will ensure that all important risks are evaluated so that appropriate action can be taken to mitigate these risks where necessary. The trustee team has established procedures for safeguarding. All trustees and staff are required to be DBS (CRB) checked. The trustee team has also established procedures for General Data Protection Regulation (GDPR).

The staff team and Church leaders meet regularly for prayer and implementation of the vision of the Church.

The spiritual leadership team is responsible for setting the vision, values and direction of the Church. The team consists of the Senior Pastor, who is the chairman, the deacons and pastors of the Church. The Senior Pastor and his staff team are responsible for the day-to-day operations of the Church.

Potential trustees will undergo training and will be initially invited to be an observer in the trustee meeting as part of their training. The spiritual leadership team will decide his or her suitability to serve in the trustee team.

New trustees are provided with a trustee welcome pack with information of the Church and the trustee role in relation to governance and their responsibilities under charity law.

Apart from the trustees and spiritual leadership team, the Church has three full-time and one part-time staff. The Senior Pastor together with the pastoral team provides the pastoral care, visitation of Church members, preaching, teaching, as well as the training of leaders.

OBJECTIVES AND ACTIVITIES

Objectives

The objectives of the Church are:

- to advance the Christian faith in accordance with the statement of beliefs in such ways and in such parts of the United Kingdom or the world as the trustees from time to time may think fit;
- to relieve sickness and financial hardship and to promote and preserve good health by the provision of funds, goods or services of any kind, including the provision of counselling and support in such parts of the United Kingdom or the world as the trustees from time to time may think fit;
- to fulfil such other purposes which are exclusively charitable according to the law of England and Wales and are connected with the charitable work of the trust in such a way and in such part of the United Kingdom or the world as the trustees from time to time may think fit.

OBJECTIVES AND ACTIVITIES, continued

Principal activity

The principal activity of the Church is to share the Christian faith for the benefit of the public. Church services are held at Centenary Hall, Cottington Street, Kennington, London, SE11 4RZ.

Vision statement

Emmanuel City Church is an apostolic, cell-based church, committed to obeying the Great Commandment and to fulfilling the Great Commission by motivating, equipping and empowering every member to be an effective minister of Jesus Christ.

Statement on public benefit

In deciding what activities the Church should undertake during the year, the trustees have paid due regard to The Charity Commission's guidance on public benefit. The trustees consider that the objects for which the church was registered as a charity, and the activities during the year as described below, are for the public benefit.

ACHIEVEMENTS AND PERFORMANCE

Community engagement

In our ongoing commitment to serve the community, the Church at Centenary Hall, Cottington Street, London, SE11 4RZ operates as a Walk-in Centre every Wednesday from 11am to 3pm, welcoming the public for prayer and support.

To better serve our congregation, we have introduced a Tuesday service as an alternative for those unable to attend on Sundays.

Our Church is active in the broader network of local churches, with pastors meeting monthly for prayer and fellowship in the Westminster area.

Church vision for 2025

The Church, in collaboration with the Senior Pastor, has identified prayer as the focal vision for 2025, emphasising the importance of seeking God through prayer.

For two weeks in March, the Church participated in fasting and prayer.

Church meetings

All of our Church events and services—including Sunday services, monthly prayer meetings, Bible classes, and special gatherings—take place on Church premises. Our regular Sunday services, featuring three congregations, see approximately 135 attendees each week. Since relocating to this venue, we have experienced a notable increase in attendance across all congregations.

We hold healing services every 2 months on the first Sunday of each month, which are well attended and often result in physical healing for participants.

Our pastors have facilitated leadership training and various Bible studies aimed at strengthening the spiritual lives of our members, covering topics such as "Encounter with Jesus", "The Epistle of Jude", and an overview of the Old Testament, attracting an average attendance of 25 to 35 people each Wednesday. Additionally, our monthly prayer meetings occur every Friday from 7:30 pm to 8:30 pm.

ACHIEVEMENTS AND PERFORMANCE, continued

Church meetings, continued

Children's Sunday School has seen a rise in attendance, operating concurrently with the adult services every Sunday, while a monthly youth meeting provides additional engagement opportunities.

A "Sunday Special Cell Group" meets after the 10:30 service and is designed to welcome newcomers and help them integrate into the church community.

Other church activities

The Church has facilitated a variety of activities to nurture the needs of our community, including:

1. A 14-day fasting and prayer initiative in March, with daily Zoom prayer sessions from Monday to Friday, 7:30 pm to 8:30 pm.
2. Baby dedications for two families who dedicated their children to God.
3. Participation in the Franklin Graham evangelistic event at ExCeL London.
4. An Easter Conference held at Denham Grove, attended by 116 participants.
5. A training session for Sunday school teachers led by Pastor Lydia Chan from Malaysia.
6. A water baptism service in August, resulting in 9 individuals being baptised and 14 new converts in 2025.
7. Evangelism efforts in August, where many church members shared the gospel in the Elephant and Chinatown areas.
8. A gospel event in September featuring a singer from Hong Kong, who shared the gospel with uplifting gospel music.
9. We are also excited to announce that, in collaboration with four other churches, we hosted a revival conference from November 27 to 30 with an attendance of around 100 people each day.

New Meetings

Oxford Service: Beginning in May 2025, we initiated a Sunday service at West Kidlington Primary School on the second weekend of each month. This outreach has already led to 6 individuals coming to Christ through this congregation.

Tuesday Service: Additionally, a midweek Tuesday service began in May 2025, with an average attendance of 20-25 people and four individuals accepting Jesus as their Lord and Saviour.

All these ministries and activities are made possible by the dedication of 35-40 volunteers from the congregation. Their commendable involvement spans various church events, and two additional volunteers assist the Senior Pastor with office work and church maintenance.

Leadership development

The Senior Pastor mentors key leaders regularly. Leadership training courses are conducted as and when needed through the Church's equipping department. Key leaders are also invited to attend a monthly leaders' meeting on Tuesday at the Church.

Nurturing new Christians

The Church conducts regular Bible courses throughout the year to facilitate the growth and maturity of new believers in their faith.

ACHIEVEMENTS AND PERFORMANCE, continued

Church Connect Groups

Our Church Connect Groups, which meet weekly in members' homes, play a vital role in fostering relationships, engaging in evangelism, and promoting spiritual formation. Currently, we have ten connect groups across different areas of London, which significantly contribute to church growth and community involvement.

Fellowship with other Christian churches

In February, our Pastor led 32 Church members to Paris to attend a European revival conference strengthening our fellowship and commitment to the broader Christian community.

Mission outreach

To encourage Church members to fulfil the Great Commission, we invited various mission organisations to share their experiences in the field. The Church also provided financial support to these organisations.

Special events

The English congregation held a candlelight service on Saturday, 13 December, with 35 attendees.

Christmas is an excellent opportunity for outreach. This year, on 21 December, the English, Cantonese and Mandarin congregations came together to celebrate a Christmas event at the church. The event included a lunch fellowship after the service, with contributions from various members.

Future plans

1. We plan to continue to reach out to the local community.
2. We plan to raise up more leaders as the Church continues to grow.
3. We plan to employ one additional full-time pastoral worker.
4. We plan to work at our regular Sunday worship services to increase the number of worshippers, establishing a personal relationship with our Lord Jesus Christ.

FINANCIAL REVIEW

Financial overview

The results for the year are set out in the accounts which follow this report. The church had a net surplus for the year of £115,484 (year ended 31 December 2024 - £106,012). At 31 December 2025, unrestricted funds totalled £3,239,637 (31 Dec 2024 - £3,116,818); restricted funds totalled £3,956 (31 Dec 2024 - £11,291). The principal sources of income and related expenditure are shown in the Statement of Financial Activities.

Reserves policy

The policy of the trustees is to maintain sufficient liquid reserves to finance ongoing commitments such as rent and salaries, and to build sufficient reserves to enable the future development and expansion of the ministries of the church.

RESPONSIBILITIES OF THE TRUSTEES

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the church and of its incoming resources and application of resources for that year. In preparing those financial statements the trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles of the Charities Statement of Recommended Practice, 'Accounting and Reporting by Charities';
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the church will continue in operation.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the church, and to enable them to ensure that the accounts comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, and the provisions of the church trust deed. The trustees are also responsible for safeguarding the assets of the church and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the church and financial information included on the church's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Independent Examiner

A resolution to reappoint Andrew Geary of Geary Partnership as independent examiner of Emmanuel City Church will be put to the board of trustees.

Approved by the Board of Trustees and signed on their behalf by:

Chan Kwai Fong
Chairman of the Board of trustees

Date: 2/9/2026

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF EMMANUEL CITY CHURCH

I report on the accounts of Emmanuel City Church for the year ended 31 December 2025, which are set out on pages 8 to 14.

Respective responsibilities of Trustees and Examiner

The church's Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

It is my responsibility:

- to examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to 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 church 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 the Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts. My 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 respect of the church 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.

.....

Andrew Geary
Chartered Accountant

Geary Partnership
Chartered Accountants
159a Chase Side
Enfield
EN2 0PW

Date: 7 September 2026

EMMANUEL CITY CHURCH

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended
31 December 2025

	Unrestricted funds £	Restricted funds £	Total funds Year ended 31 Dec 2025 £	Total funds Year ended 31 Dec 2024 £
INCOME AND EXPENDITURE				
Income from:				
Donations and Legacies:				
Tithes and other offerings	332,285	1,965	334,250	329,977
Investments:				
Bank interest receivable	19,926	-	19,926	8,240
Other	17,350	-	17,350	16,615
Total Income	369,561	1,965	371,526	354,832
Expenditure on:				
Charitable Activities (note 2)	(246,742)	(9,300)	(256,042)	(248,820)
Total Expenditure	(246,742)	(9,300)	(256,042)	(248,820)
Net Income	**122,819**	**(7,335)**	**115,484**	**106,012**
Transfers between Funds	-	-		-
Net Movement in Funds	**122,819**	**(7,335)**	**115,484**	**106,012**
RECONCILIATION OF FUNDS				
Net Movement in Funds, as shown above	122,819	(7,335)	115,484	106,012
Total Funds brought forward at 01 January 2025	3,116,818	11,291	3,128,109	3,022,097
Total Funds carried forward at 31 December 2025	**3,239,637**	**3,956**	**3,243,593**	**3,128,109**

EMMANUEL CITY CHURCH

BALANCE SHEET
at 31 December 2025

	31 Dec 2025		31 Dec 2024	
	£	£	£	£
Fixed assets				
Tangible Fixed Assets (note 3)		2,500,906		2,565,626
Current assets				
Stocks	1,000		1,000	
Debtors (note 4)	23,519		17,672	
Cash at Bank and in Hand	723,250		549,267	
	747,769		567,939	
Creditors: amounts falling due within one year				
Creditors and Accrued Expenditure (note 5)	(5,082)		(5,456)	
Net current assets		742,687		562,483
Net assets		**3,243,593**		**3,128,109**
Funds				
General Fund		3,239,637		3,116,818
Restricted Funds (note 6)		3,956		11,291
		3,243,593		**3,128,109**

Approved by the Board of Trustees on 2 September 2026 and signed on their behalf by:

.....
Chan Kwai Fong
Trustee

.....
Jimmy Hon Chung Kan
Trustee

EMMANUEL CITY CHURCH

NOTES TO THE ACCOUNTS
for the year ended
31 December 2025

1. Accounting Policies

a). Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with 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 (FRS 102) (January 2022).

b). Income recognition

Tithes and offerings are accounted for when received by the church. Other income is accounted for on an accruals basis as far as it is prudent to do so.

c). Recognition of expenditure and liabilities

Expenditure is recognised in the Statement of Financial Activities as it is incurred. Expenses incurred wholly in pursuance of the church's charitable activities, including salaries of pastoral staff, are classified as resources expended on Charitable Activities. Expenses incurred in meeting the ongoing requirements of statute and the church's constitution are classified as Governance Costs. Other management and administration costs are classified as Other Resources Expended.

Accrued expenditure has been taken up in the accounts at the financial year end.

d). Fixed assets, depreciation, and amortisation

Fixed assets are stated at cost less accumulated depreciation or amortisation.

Depreciation and amortisation is provided at the following annual rates, calculated to reduce the book value of the assets concerned to estimated residual value over their useful working lives:

Freehold premises – 2% on cost
Fixtures, fittings and equipment - 25% on cost

e). Stocks

Stocks consist of books held for resale and are valued at the lower of cost and net realisable value.

f). Pension contributions

The church makes regular contributions towards the personal pension plans of certain employees in compliance with the workplace pension regulations. Contributions are charged to staff costs as incurred. There were no outstanding contributions at the balance sheet date.

g). Taxation

As a registered charity, the church is generally exempt from income tax and capital gains tax, but not from value added tax. Irrecoverable value added tax is included in the cost of those items to which it relates.

1. Accounting Policies, continued

h). Funds structure

Unrestricted funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed. There is one restricted fund: the Mission and Relief Fund, set aside for the purposes described in note 6 to the accounts.

2. Expenditure on Charitable Activities

	Unrestricted funds £	Total Restricted funds £	Total funds Year ended 31 Dec 2025 £	Total funds Year ended 31 Dec 2024 £
a. Direct expenditure				
Mission and relief	-	9,300	9,300	10,000
Pastoral staff costs	124,181	-	124,181	127,078
Events and other activities	17,136	-	17,136	15,883
Gifts and honoraria	2,250	-	2,250	1,050
Training and resources	214	-	214	1,874
	143,781	**9,300**	**153,081**	**155,885**
b. Support costs				
Establishment overheads	14,634	-	14,634	10,975
Establishment staff costs	4,380	-	4,380	4,200
Other overheads	8,848	-	8,848	4,663
Depreciation and amortisation	72,939	-	72,939	70,997
	100,801	**-**	**100,801**	**90,835**
c. Governance Costs				
Accountancy fees	2,160	-	2,160	2,100
	2,160	**-**	**2,160**	**2,100**
Total	**246,742**	**9,300**	**256,042**	**248,820**

2. Expenditure on Charitable Activities, continued

	Year ended 31 Dec 2025	Year ended 31 Dec 2024
Staff		
The average number of employees during the year was:		
Management and administration of the Charity	4	4
Number of staff for whom retirement benefits are accruing under money purchase pension schemes	2	2
Staff Costs	**£**	**£**
Staff salaries	114,130	114,950
Employer's NI contributions	3,010	6,518
Pension contributions	10,645	9,810
	127,785	**131,278**

No employees earned £60,000 p.a. or more.

3. Tangible Fixed Assets

	Freehold premises £	Fixtures fittings and equipment £	Total £
Cost or valuation			
Balance at 01.01.2025	2,772,383	104,393	2,876,776
Additions	-	8,219	8,219
Balance at 31.12.2025	**2,772,383**	**112,612**	**2,884,995**
Depreciation			
Balance at 01.01.2025	224,626	86,524	311,150
Charge for the year	55,447	17,492	72,939
Balance at 31.12.2025	**280,073**	**104,016**	**384,089**
Net Book Value at 31.12.2025	**2,492,310**	**8,596**	**2,500,906**
Net Book Value at 31.12.2024	**2,547,757**	**17,869**	**2,565,626**

NOTES TO THE ACCOUNTS, continued for the year ended 31 December 2025

4. Debtors

	31 Dec 2025 £	31 Dec 2024 £
Gift Aid tax rebate receivable	12,307	12,076
Other debtors, prepayments and accrued income	11,212	5,596
	23,519	**17,672**

5 Creditors: amounts falling due within one year

	31 Dec 2025 £	31 Dec 2024 £
Accruals and deferred income	2,138	2,100
Taxation and social security	2,944	2,617
Other creditors	-	739
	5,082	**5,456**

6. Restricted Funds

	Mission And Relief Fund £	Total Restricted Funds £
Balance at 01.01.2025	11,291	11,291
Incoming resources	1,965	1,965
Outgoing resources	(9,300)	(9,300)
Transfers (to)/from unrestricted funds	-	-
Balance at 31.12.2025	**3,956**	**3,956**

The Mission and Relief Fund exists to provide funds for missionary activities and disaster and poverty relief.

7. Analysis of net assets between funds

	General Fund £	Restricted Funds £	Total £
Tangible fixed assets	2,500,906	-	2,500,906
Cash at bank and in hand	719,294	3,956	723,250
Other net current assets/(liabilities)	19,437	-	19,437
	3,239,637	**3,956**	**3,243,593**

8. Transactions involving trustees and connected persons

1. During the year ended 31 December 2025, Rev Y K Sung, a former trustee, received remuneration including pension in the sum of £25,460 (2024 - £29,210) in his capacity as Senior Pastor.

2. During the year ended 31December 2025, Mr J Y Sung, son of the former trustee Rev Y K Sung, received remuneration including pension of £48,998 (2024 - £46,462) as an employee of the church.