



Trinity Church Mill Hill
(United Reformed and Methodist)

Minister: Revd. David Newton

Charity No: 1140176



TRUSTEES' ANNUAL REPORT

AND

STATEMENT OF FINANCIAL ACTIVITY

Year to 31 DECEMBER 2021

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TRUSTEES' REPORT

1. Introduction

The trustees present their report and the financial statements for the year ended 31st December 2021.

Trinity Church Mill Hill is a Local Ecumenical Partnership in the Thames North Synod of the United Reformed Church (URC) and in the Barnet and Queensbury Methodist Circuit within the Methodist London District. The Church is a member of Churches Together in Mill Hill ['CTMH']. Trinity Church Mill Hill operates on two sites, 'The Broadway' (formerly known as 'Union Church') where the principal act of Sunday Worship takes place and 'The Eversfield Centre' (formerly known as 'Watling Church') where most of the community activities take place.

2. Structure, Governance and Management.

The constitution of Trinity Church Mill Hill (United Reformed and Methodist) was signed on 6 January 2008, having been approved by Thames North Synod of the URC, by Barnet and Queensbury Methodist Circuit and by both national denominations. The required Sharing Agreement under the Sharing of Church Buildings Act 1969 was also completed.

In 2010, in accordance with the requirement that churches must register as charities, Trinity Church Mill Hill, registered its new constitution as a Local Ecumenical Partnership (LEP). The standard governing document for single congregation LEPs, approved by the Charity Commission was used. The Governing Documents (Constitution and Schedule) for the Single Congregation Local Ecumenical Partnership Trinity Church, Mill Hill were approved at the Church meeting held on 18 July 2010, and were also approved by the Sponsoring Body, Churches Together North Thames, and the Participating Churches, the Methodist London District and the United Reformed Thames North Synod. Trinity Church Mill Hill (United Reformed and Methodist) has been registered with the Charity Commission as a charity, (no. 1140176) since 2 February 2011 and a new constitution was then adopted.

Under the constitution decision making is by means of Trustees' (Elders') Meetings and Congregational (Church) Meetings. Matters of finance related to capital projects fall within the remit of the Joint Church Council. The Trustees' meeting combines the functions of URC Elders and Methodist Stewards Meeting/Church Council. It consists of the Minister, Elders elected by the Church meeting and a Church Secretary and Church Treasurer elected by the Trustees from amongst their number. Those serving in 2021 were:

Nina Manieson Church Secretary

Malcolm Gill, Church Treasurer.

In addition, some activities are managed by committees or officers that report to Elders' and Church Meetings.

A Finance Committee has oversight of all the financial responsibilities of the Church and the Property and Safety Committee oversees the church's responsibilities regarding property and health and safety. The Church has a paid administrator to oversee lettings, and bookkeeping activities

A Correspondent for Home and Overseas Mission continues in this role. The activities of the Church are communicated through the weekly notice sheet, and the Church Magazine 'Trinity Lamp' which is currently produced annually.

As a result of Covid-19 restrictions Elders' and Church member meetings were held on line until May 2021 when Church Meetings resumed in person. Elders' meetings have continued via Zoom on-line conferencing facilities as this is more convenient.

3. Trustees

The Trustees are the Elders of the Elders Meeting the treasurer and the Minister of the LEP. Elders are elected and appointed by Church Meeting, in accordance with the constitution, following agreed Church procedures.

Trustees serving during 2021 were:

Reverend David Newton	Dr. Richard Bingle
Zoe Djin	Francis Johnson (served until 3 Nov 2021)
Malcolm Gill (Co-opted from May 2021)	Janet Taylor
Nina Manieson	Genny Tettey
Alexandra Priddy	Ishbel Lewis
Michael Petersen	Yabome Saracouli
Pauline Seaton	

Malcolm Gill was co-opted by the elders meeting and has continued as church treasurer.

Responsibilities of the Elders as trustees are carried out through regular meetings and reports from other Church committees.

Statutory Declaration

The Elders/Trustees of Trinity Church Mill Hill confirm that they have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.

4. Objectives.

The objectives of the Church, as outlined in the URC Basis of Union are:

- To offer regular worship.
- To provide a ministry of caring.
- To bear witness to Jesus Christ in the variety of the Church's organised life.

The purpose of the charity, defined in the constitution is:

- To advance the Christian faith in the Area of benefit in accordance with the principles and practices of the Participating Churches.

In achieving its purpose, the charity will engage in a range of activities, either on its own or with others, including (but not restricted to):

- a) The celebration of worship;
- b) The teaching of the Christian faith;
- c) Mission and evangelism;
- d) Pastoral work, including visiting the sick and the bereaved;
- e) The provision of facilities with a Christian ethos for the local community, including (but not restricted to) the elderly, the young and other groups with special needs; and

- f) The support of other charities in the UK and overseas.

The Trinity Mission Statement, approved by Church Meeting on 14 September 2008 remains:

We, the people of Trinity Church Mill Hill (United Reformed and Methodist), believe that we are called, in the power of the Holy Spirit, to learn together:

- To worship and to share the hope, the forgiveness and the love of God that we find in the life, death and resurrection of Jesus Christ;
- To offer God's love and care in words and action to our neighbours near and far;
- To seek justice and peace in our community and the world;
- To sustain and renew the life of the earth, as faithful stewards of God's creation.

5. Activities.

Worship and Prayer

Due to the measures to combat the spread of Covid-19 public worship in our buildings was suspended in the early part of 2021 but resumed in the spring. Both during the suspension and since we have continued to worship via the Zoom on-line conference app, and printed worship resources are distributed to members via E-mail. Some midweek activities have resumed, however telephone contact between members and participants in all the church activities has been ongoing, to ensure the well-being of all involved with the church and to maintain social contact.

Our normal pattern of worship was for church services to be held on Sunday mornings at Trinity Church, The Broadway, to which all are welcome. This included activities for younger people (Junior Church and Bible Class) and a crèche as required. Additional or special services were held in accordance with Christian festivals, sometimes jointly with other churches through CTMH, e.g. the Good Friday walk of witness. We encouraged involvement in the leading of worship through our Choir and Worship Teams, the latter leading worship once a month. Our children and young people were also encouraged to be involved through leading worship twice a year, and through periodic all age worship.

Through especially The Eversfield Centre, but also through The Broadway, we aim to see our premises used for the benefit of the community. This is often through lettings that provide education, care, exercise or entertainment with the focus on providing this for those toward the margins of society. Of note are:

- **Open House** This provides regular meetings with speakers, entertainment and social occasions, aimed at older people from all backgrounds. Between March 2020 and Spring 2021 these in person meetings had to stop, but contact was maintained with the members through periodic communications by post and telephone. The meetings are now held both in person and via the Zoom on-line conference app.
- **Holiday at Home**, providing a week-long programme of varied talks and activities, particularly for those from the church, other Mill Hill Churches and the local community who cannot get away for a holiday. This was held on three days (Monday/Wednesday/Friday) in 2021 having been omitted in 2020. This was a significant return to social contact for many who had been isolated during the pandemic.
- **BritSom**, a family learning programme for British Somali's held once a week at The Eversfield Centre. Church volunteers continue to assist, as do senior pupils from the Hasmaneian School. This activity not only benefits the families but draws together people

from across three faith traditions. This has resumed on a more limited scale in 2021 following suspension during the pandemic.

Church members also participate in CTMH and other charitable activities for the benefit of the community locally and further afield. Of particular note are:

- Night Shelter: A Barnet wide multi-faith initiative to provide accommodation for the homeless during the winter. Church members volunteer when the shelter is hosted by a sister church within CTMH, Trinity Church also provides financial support. In the winter of 2021/22 accommodation was given to the homeless in temporary accommodation and more recently in a local hotel, with specific churches providing support.
- Christmas Lunch: A CTMH initiative to provide lunch for those who would otherwise be on their own on Christmas Day, especially the elderly. This was provided by delivering meals to people's homes in 2021.
- Christian Aid: Annually until 2019 members participated in various forms of fundraising mainly a sponsored walk and Cream Teas at the Eversfield site. A Mill Hill Churches' Quiz Night was also held at Trinity Church at The Broadway. This variety of fundraising is due to resume in 2022, however in 2021 we adapted the Christian Aid 300,000 step challenge. Church members collectively walked 1.7 million steps and raised over £2,000.
- The Good Neighbour Scheme for Mill Hill and Burnt Oak: the church is represented on the board of trustees and assists in a variety of ways. Post lockdown there has been a strong return to the activities and support provided.

Trinity Church continues to be a Fairtrade Church with a stall bi-monthly for pre-ordered goods planned for 2022.

The pastoral care of members and adherents is provided by the Elders and Ministers; visits, prayer, home Communion, and other ad-hoc support being provided.

Due to the measures to combat the spread of Covid-19 public worship in our buildings had been suspended, but resumed in Spring 2021, with mask wearing and social distancing maintained. However, we continue to worship via the Zoom on-line conference app and printed worship resources are distributed to members via E-mail and post. Restrictions were eased in 2022 in line with government guidance.

Discipleship

The Church encourages the continuing journey of faith of its members and adherents. As well as the young people's work, the worship leading provides the chance to engage with Christian teaching. We also encourage participation in Lent Study groups and there are numerous study days and other activities provided by the sponsoring churches that are advertised to all.

Grant Making

As well as raising money on behalf of other charities the Church makes grants from its own funds with the aim of supporting a broad range of charities, focusing in part on local needs, and in part on areas of particular need world-wide; in 2021 providing grants for poverty and disaster relief including, Focus Hospital (Ghana) and Roofs for the Roofless (India).

6. Financial Review

The Accounts for 2021 have been compiled on a Receipts and Payments basis, as in previous years. The overall result was a surplus of £2,581 (2020: - £73,914). There were two main reasons for the improvement, both of which were exceptional.

First, £25,000 of the MMF payment due in 2021 was deferred to 2022; secondly, an insurance payment for loss of income on Lettings resulting from Covid produced £32,553.

Unrestricted Fund

This fund was in small surplus (£4,104). Income was £42,805 higher than in 2020, mainly because of the insurance refund mentioned above. Lettings, although seriously affected by Covid restrictions for much of the year, were £4,183 higher than the reduced level in 2020; and rent from Pizza Express, still much reduced by the Company Voluntary Agreement of 2020, was £5,585 higher than in 2020. Offerings were slightly higher than in 2020 as Church members maintained the level of their contributions despite the reduction in in-person services.

Expenditure was lower, by £29,514, mainly because £25,000 of the MMF payment (above) was deferred. Elsewhere Manse maintenance was higher but Properties Administration lower.

Designated Funds

Designated funds fell by £1,844. This was the result of Charitable Giving of £3,000 partly financed by a transfer of £1,000 from the Unrestricted Fund.

Restricted Funds

There was little net movement in these funds. Transactions mainly consisted of the receipt and transfer of contributions to Appeals for external causes.

Reserves

The Church's policy is to have unrestricted reserves equal to six months' expenditure. At the end of 2021 reserves amounted to about eight months of normal expenditure.

Future Prospects

The result for 2021 reflected special factors mentioned above. Income from lettings since the end of Covid restrictions has recovered well but the deferred payment to the MMF has yet to be paid. This payment and the continuing negative effect of the reduced rent from Pizza Express will produce further reductions in the reserves. Pizza's CVA runs until 2023. The financial position thereafter will depend on what follows the CVA.

7. Risk Assessment

Although the Accounts for 2021 showed a small surplus, this resulted from exceptional factors mentioned in Section 6 (above). The main continuing concern is the loss of rent from the Pizza restaurant. The shortfall of over £30,000 p.a. compared with the pre-Covid lease continues until Pizza's Company Voluntary Agreement expires in September 2023. It is not yet clear what rental arrangements will ensue. The effect of the shortfall on the Church's reserves has been shielded by the deferment of part of the MMF contribution. As a result the reserves remain above the target of six months' expenditure. But the drain on the reserves will continue while the Pizza rent remains below the pre-Covid lease and when the MMF deferral is paid.

8. Future Plans

The two church properties are well designed and equipped for worship and for outreach activities in the local community. Since the easing of Covid-19 restrictions there has been a strong return of community groups using our premises. The church's work is taking place in an era of increasing change, reflected in the changing population in the area the church serves. In its search to serve the congregation and local community, Trinity Church continues to adjust to changing circumstances, reassess situations and explore options. It is hoped the weekday Communion Services will resume at both sites. The Church has updated its website and has held services

virtually using Zoom conference facilities which we are continuing to do to allow housebound members to participate in our activities.

We are aware of further changes that the Church will face and therefore are involved in ongoing discussions about how best to fulfil our mission. This will involve having a clear focus on our mission which now includes a simple approach to our 'way of life':

**To breathe in life as God's gracious gift,
To breathe out God's love in our daily living**

To achieve this, we will review our existing activities around worship, bible study and prayer to see how these help us breathe in God's life and impact our daily life. Our other activities and events should also show evidence of providing God's love to the wider community.

APPROVED at the Elders Meeting held on

Nina Manieson, Church Secretary



Trinity Church Mill Hill
(United Reformed and Methodist)

Minister: Revd. David Newton

Charity No: 1140176



Statement of Financial Activity

Year to end-December 2021

Financial Statements, Year Ended December 2021

RECEIPTS AND PAYMENTS ACCOUNT

RECEIPTS	Note	This Year				Last Year 2020 Total £
		Unrestricted Funds £	Designated Funds £	Restricted Funds £	2021 Total £	
Voluntary Giving						
Offerings: Loose Collection		762	0	0	762	635
Offerings: Planned Giving		30,640	0	0	30,640	28,213
Donations: Church Activities		1,160	0	400	1,560	1,950
Donations: Outside Causes		0	0	2,100	2,100	708
Legacies		0	0	0	0	0
Gift Aid	13	7,225	0	200	7,425	8,495
		39,786	0	2,700	42,486	40,000
Revenue Generation						
Use of Church Premises	8	30,865	0	0	30,865	26,682
Manse Rent		27,600	0	0	27,600	27,600
Electricity Generation		298	0	0	298	737
Insurance Refund	15	32,553	0	0	32,553	148
Bank & Investments Interest	12	14	14	5	32	2,541
Income from Church Properties	11	14,598	0	0	14,598	9,033
		105,926	14	5	105,945	66,740
Charitable Funds						
Church Activities	4a	689	741	0	1,430	315
		689	741	0	1,430	315
Total receipts for year		146,401	755	2,705	149,861	107,056
PAYMENTS						
Costs of Ministry						
Central (URC & Methodist)	5a	47,135	0	0	47,135	73,785
Local	5b	157	0	0	157	170
<i>Sub-total: Costs of Ministry</i>		47,292	0	0	47,292	73,955
Costs of Charitable Activities						
Worship	6a	2,244	0	0	2,244	1,723
Charitable Giving	6b	0	3,000	2,193	5,193	4,765
Outreach	6d	805	599	0	1,404	483
Other Activities	6c	171	0	190	361	223
<i>Sub-total: Costs of Activities</i>		3,220	3,599	2,383	9,202	7,194
Costs of Administration						
Governance	7a	950	0	0	950	1,454
General	7b	18,403	0	0	18,403	17,885
Generating Funds	7c	0	0	0	0	19,339
<i>Sub-total: Costs of Administration</i>		19,353	0	0	19,353	38,678
Costs of Church Properties						
The Broadway Site	9c	24,248	0	0	24,248	26,952
The Eversfield Site	9a	13,091	0	0	13,091	13,038
The Manse	9b	8,367	0	0	8,367	5,353
Properties Administration	9d	25,728	0	0	25,728	35,139
Redevelopment Costs		0	0	0	0	0
		71,433	0	0	71,433	80,482
Total payments for year		141,298	3,599	2,383	147,280	180,969
Receipts-Payments		5,104	-2,844	322	2,581	-73,914
TRANSFERS between funds						
Long-term maintenance		0	0	0	0	0
Charitable Giving	2b	-1,000	1,000	0	0	0
Net Receipts-Payments		4,104	-1,844	322	2,581	-73,914

Financial Statements, Year Ended December 2021

DISPOSITION OF FUNDS

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	2021 Total £	Last Year 2020 Total £
CASH FUNDS b/fwd (FY-20)		106,716	117,034	36,505	260,257	334,169
Prior Year Adjustment		0	0	0	0	0
Net Receipts-Payments-Transfers		4,104	-1,844	322	2,581	-73,912
CASH FUNDS c/fwd 31 December		110,820	115,190	36,827	262,838	260,257

STATEMENT OF ASSETS AND LIABILITIES

Monetary assets

Bank Current Account		65,079	# 190	# 1,827	67,095	34,517
CCLA Investment A/C		15,741	0	0	15,741	25,739
NS&I Savings Bond		30,000	115,000	35,000	180,000	200,000
Total monetary assets	3	110,820	115,190	36,827	262,837	260,256

Non-Monetary assets

92-94 The Broadway (Restaurant)					900,000	900,000
Other Tangible Fixed Assets	10				213,532	203,262
Total non-monetary assets					1,113,532	1,103,262

Monies Due to the Church

Gift Aid Recoverable (Estd)					6,000	5,300
Lettings income					2,150	450
Manse Rent	14					
Estimated Monies Due					8,150	5,750

Assets used for church purposes

Buildings under statutory trusts	10	Church buildings and manse		8,052,391	7,605,138
Church contents	10	Furnishings and equipment		213,532	203,262
Assets: Church Purposes				8,265,923	7,808,400

Liabilities

Creditors	2c	0	0	0	0	93
Estimated Liabilities		0	0	0	0	0

APPROVED by the Trustees and signed on their behalf

Date

by Malcolm Gill (Church Treasurer)

The notes on Pages 10-14 form part of this financial statement

Financial Statements, Year Ended December 2021

NOTES

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Charities Act 2011 Section 133, using the Receipts and Payments basis available to small charities, and the United Reformed Church guidance.

2 FUND ACCOUNTING

2a Unrestricted Funds may be used by the church for any of its ordinary purposes.

2b Designated Funds represent unrestricted funds set aside by the church for specific designated purposes; they can be transferred back into general funds at the church's decision.

Fund name & purpose:	Balance b/fwd £	Receipts In £	Payments £	Interest £	Transfers £	Net Mvmt £	Balance c/fwd £
Buildings-General	46,251	0	0	6	0	6	46,257
Manse Deposit	2,217	0	0	0	0	0	2,217
Legacies	61,441	0	0	8	0	8	61,449
Charitable Giving	2,652	0	-3,000	0	1,000	-2,000	652
Holiday At Home	1,128	740	-599	0	0	141	1,270
Outreach	3,346	0	0	0	0	0	3,346
Totals for designated funds	117,035	740	-3,599	14	1,000	-1,845	115,190

Buildings-General: The Buildings Fund which is funded by transfers from the unrestricted Fund can be used for non routine expenditure on church buildings.

Manse Deposit - see Note 14.

£1,000 was transferred from the General Fund to the Charitable Giving Fund.

Legacies: Legacies which are not subject to specific restriction are allocated to a Designated Fund. They can be used on the advice of the Finance Committee and elders to pay for occasional or unexpected outgoings, including, but not restricted to, enhancements to church buildings, undertaking new ventures and making gifts to causes deemed worthy of support.

Holiday at Home: To support the Holiday at Home outreach activity; activities for less mobile adults in the summer.

Outreach: The initial gift was given to support the outreach activities of the Church particularly, but not exclusively, those to be undertaken from the outreach facility which the church developed on the Eversfield Gardens site.

2c Restricted Funds represent income which may be expended only on those restricted objects provided in the terms of a trust or bequest, or donations or grants received or invited for a specific purpose. These funds can only be spent on the specific purpose for which they were given. Any balance remaining unspent must be carried forward as a balance on that fund for future expenditure on that specific purpose, or returned; it cannot be absorbed into general funds. The funds attract interest

Where appropriate, any Gift Aid recovered on Restricted Funds is included in the figure for the receipts.

The Church's Restricted Funds comprise:

Fund name & purpose:	Balance b/fwd £	Receipts £	Paymnts £	Interst £	Transfrs £	Net Mvmt £	Balance c/fwd £
For Church Activities							
Heathfield Fund	180	0	0	0	0	0	180
Music Fund	4,829	0	-190	1	0	-189	4,640
Refurbishment	29,832	0	0	4	0	4	29,836
Youth Fund	549	0	0	0	0	0	549
Broadway Computer	808	600	0	0	0	600	1,408
For Outside Causes							
Appeals	93	1,617	-1,710	0	0	-93	0
Benevolence	214	0	0	0	0	0	214
HAB	0	483	-483	0	0	0	0
Total Restricted Funds	36,505	2,700	-2,383	5	0	321	36,827

Heathfield Fund: To support "Messy Church" and related activities.

Music Fund: To Facilitate, enhance and promote the musical activities of the Church through the purchase of a piano or other musical instruments.

HAB (Homeless Action in Barnet): To record donations to this charity and subsequent payments.

Refurbishment Fund. This fund was set up to provide for the furnishing and fittings of the redeveloped Church. The Methodist Church provided £70,000 to set up this fund from a bequest to the Mill Hill Methodist Church.

Financial Statements, Year Ended December 2021

NOTES - continued

2c Restricted Funds (Continued)

Youth Fund: The initial gift, from the St.James's Women's Guild, was given "For work with the children of the Church.....or to encourage local children to attend {the Church}"

Broadway Computer: This fund when set up when a donation was made specifically for a replacement computer for the Broadway Church

Ad Hoc Appeals: At various times throughout the year (eg: at Easter, Harvest & Christmas) the Church has appeals for specific causes. These vary from year to year. Since the donations are given for a specific cause they are treated as Restricted Funds within these Accounts. Monies for ad hoc appeals, together with any Gift Aid recovered on them are usually disbursed immediately following receipt though, for operational reason, this is not always possible, All the ad hoc appeal receipts were distributed in 2021.

Benevolence Fund: For gifts to people in need and other deserving causes at the sole discretion of the Minister

HAB: Homeless Action in Barnet is a local charity supported by the Trinity

3 MONETARY ASSETS

The Church monies are not held in segregated accounts, but for the sake of this financial statement the total of each account is allocated appropriately over the various funds.

All interest is received initially into the General fund and then apportioned pro rata and transferred to the relevant fund at the end of the year. Interest has not been applied to the Manse Rent Deposit.

4 RECEIPTS FROM ACTIVITIES

Church Events (Holiday at Home)
Open House
Magazines, Newsletters, etc
4a Total receipts from general activities

Unrestricted Funds £	This Year		2021 Total £	Last Year 2020 Total £
	Design'd Funds £	Restricted Funds £		
0	741	0	741	64
651	0	0	651	251
39	0	0	39	
690	741	0	1,431	315

5 COSTS OF MINISTRY

URC Central
Methodist Central & Circuit
5a Sub-total: Ministry-Central

24,872	0	0	24,872	51,756
22,263	0	0	22,263	22,029
47,135	0	0	47,135	73,785

(£25,000 of the Church's contribution to the URC Ministry and Mission Fund was deferred until 2022).

P2-Book Allowance
P2-Consumables
P2-Entertaining
P2-Travel-Car
P2-Travel-Public
P2-Telephone
5b Sub-total: Ministry-Local

0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	16
37	0	0	37	15
120	0	0	120	138
157	0	0	157	169

Financial Statements, Year Ended December 2021

NOTES - continued

6 COSTS OF ACTIVITIES

	Unrestricted Funds £	Design'd Funds £	Restricted Funds £	This Year 2021 Total £	Last Year 2020 Total £
Worship: Materials	59	0	0	59	318
Worship: Music	1,935	0	0	1,935	1,215
Worship: Children & Young People	0	0	0	0	0
Worship: Pulpit Supply	250	0	0	250	190
Worship: Information	0	0	0	0	0
6a Sub-total: Activities-Worship	2,244	0	0	2,244	1,723
Charitable Giving - General Fund	0	0	0	0	0
Charitable Giving - Designated Fund	0	3,000	0	3,000	4,150
Charitable Giving - Legacies Fund	0	0	0	0	0
Appeals	0	0	1,710	1,710	615
HAB	0	0	483	483	0
Benevolence	0	0	0	0	0
6b Sub-total: Charitable Giving	0	3,000	2,193	5,193	4,765
General: Training	0	0	0	0	0
General: Events & Catering	0	0	0	0	0
General: Traidcraft	0	0	0	0	60
General: Promotional Materials	0	0	0	0	164
General: Sundries	171	0	0	171	0
Heathfield	0	0	0	0	0
Music	0	0	190	190	190
6c Sub-total: Activities-General	171	0	190	361	224
Outreach: Holiday at Home - Design'd	0	599	0	599	0
Outreach: General	0	0	0	0	0
Outreach: Open House	805	0	0	805	483
6d Sub-total: Activities-Outreach	805	599	0	1,404	483

Financial Statements, Year Ended December 2021

NOTES - continued

	This Year			2021 Total £	Last Year 2020 Total £
	Unrestricted Funds £	Designated Funds £	Restricted Funds £		
7 COSTS OF ADMINISTRATION					
Governance: Trustees Meetings	0	0	0	0	0
Governance: Trustees Development	0	0	0	0	0
Governance: Professional Fees	950	0	0	950	1,454
7a Sub-total: Administration-Governance	950	0	0	950	1,454
General: Office	3,039	0	0	3,039	3,007
General: Subscriptions	114	0	0	114	45
Administrator	15,250	0	0	15,250	14,833
7b Sub-total: Administration-General	18,403	0	0	18,403	17,885
Generating Funds: Use of Premises	0	0	0	0	0
Generating Funds: Other	0	0	0	0	0
7c Sub-total: Administration-Funds	0	0	0	0	0
8 USE OF CHURCH PREMISES					
Eversfield Centre				16,562	
Broadway				14,303	
From 1 September 2012 the Hua Hsia Chinese School was granted a 5-year lease to use one room at Trinity Broadway as an office. This lease can be terminated on three months' notice by either party. The income is included in the Broadway figure above. The lease was extended for a further 5 years from 1 September 2017					
9 COSTS OF CHURCH PROPERTIES					
Eversfield Site: Maintenance	2,638	0	0	2,638	2,512
Eversfield Site: Services	5,969	0	0	5,969	6,721
Eversfield Site: Security	2,182	0	0	2,182	1,631
Eversfield Site: Insurance	2,302	0	0	2,302	2,174
9a Sub-total: Eversfield Site	13,091	0	0	13,091	13,038
Manse: Maintenance	7,096	0	0	7,096	4,130
Manse: Services (incl. Council Tax)	0	0	0	0	0
Manse: Insurance	1,271	0	0	1,271	1,223
Manse: Miscellaneous	0	0	0	0	0
9b Sub-total: Manse	8,367	0	0	8,367	5,353
Broadway Site: Maintenance	10,433	0	0	10,433	10,392
Broadway Site: Services	5,050	0	0	5,050	7,557
Broadway Site: Security	4,479	0	0	4,479	4,941
Broadway Site: Insurance	4,286	0	0	4,286	4,061
9c Sub-total: Broadway Site	24,248	0	0	24,248	26,951
Management Costs	0	0	0	0	6,484
Caretaking	25,438	0	0	25,438	25,155
Insurance	-1,443	0	0	-1,443	1,772
Pension Costs	1,733	0	0	1,733	1,728
9d Sub-total: Other Payments	25,728	0	0	25,728	35,139

Financial Statements, Year Ended December 2021

NOTES - continued

10 ASSETS USED FOR CHURCH PURPOSES

The following Church premises are vested in the URC Thames North Synod Trust as trustees and are not Church assets. They are held for the benefit of Trinity Church Mill Hill in accordance with the statutory trusts applicable to URC properties under the URC Acts. The valuations for insurance purposes are as shown.

Broadway Site. Part of the site is leased to Christian Action (Enfield) Housing Association under a 125-year lease. The former Union Church building on the site is not included in the lease. This building has been redeveloped and was handed back to the Church on 16 January 2012. It is now in regular use as a church and outreach centre. Tangible fixed assets are included in the Contents figure below.

Eversfield Site. This building is now used mainly for outreach activities. Tangible fixed assets are included in the Contents figure below

The Manse: Church has no moveable assets at the Manse. All fixtures are included in the insured value of the building. The Manse is now let to a tenant. The lease can be terminated on 3 months notice by either party.

<i>Premises (insured values)</i>	<i>Building</i>	<i>Contents</i>
	£	£
Broadway Site (The Broadway, London NW7)	5,061,682	147,999
Eversfield Site (11 Eversfield Gdns, London NW7)	2,535,954	65,533
Manse (36 The Reddings, London NW7)	454,755	---
TOTAL	8,052,391	213,532

11 INCOME FROM CHURCH PROPERTIES

A rent Review for 92-94 The Broadway leased to Pizza Express Restaurants due in August 2019 was not completed before the onset of Covid -19. Pizza negotiated a 3 year Company Voluntary Arrangement in September 2020 under which their rent was reduced from £50,000 p.a. to £17,500 p.a., but this was further reduced in 2021 due to Covid, so the total rent received was £12,598. £2,000 Ground rent was received from the Lease of part of the Church Broadway site to Christian Action (Enfield) Housing

12 INTEREST

Interest is distributed to the General, Restricted and Designated Funds in proportion to their balances at December 2021, with the exception of the Manse Rent Deposit Fund, HAB (Homeless Action Barnet), and any outstanding Appeals total.

13 GIFT AID

There was a Gift Aid refund of £200 on a donation towards the Broadway Computer Restricted Fund,

14 MANSE RENT

The shorthold tenancy agreement and a new agreement to enable a childminding business was negotiated and agreed, commencing 1st January 2018.

15 INSURANCE REFUND

Insurance refund for loss of income from use of Church properties during 2020/21 as a result of the Covid pandemic

TREASURER'S STATEMENT

I have prepared the financial statements on pages 8 to 14 for the year ended 31 December 2021 from the accounting records of the Church.

Malcolm Gill, Church Treasurer

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the financial statements of Trinity Church Mill Hill (United Reformed and Methodist) for the year ended 31 December 2021, which are set out on pages 8 to 14.

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)9b) 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

Signed

.....Brian Hosier, FCA.....

Date:

109 Derwent Road
Palmers Green
London N13 4QA