



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 2022

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TRUSTEES' REPORT

1. Introduction

The trustees present their report and the financial statements for the year ended 31st December 2022.

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 2022 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 2022 were:

Zoe Djin	Anna Twum-Barima (from May 2022)
Malcolm Gill (Co-opted from May 2021)	Janet Taylor
Nina Manieson	Genny Tettey
Alexandra Priddy	Ishbel Lewis
Michael Petersen	Yabome Saracouli (until May 2022)
Pauline Seaton	Dr. Richard Bingle

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

In 2022 all of our worship services were in person, but with the option to join Sunday morning worship via Zoom. In November the midweek Holy Communion services resumed on the first Tuesday of the month at The Eversfield Centre. The order of service for Sunday Worship is sent by email to the majority of members and made available on our website so that it is available as widely as possible to those not able to attend in person.

Our normal pattern of worship is for church services to be held on Sunday mornings at Trinity Church, The Broadway, to which all are welcome. This includes activities for younger people (Junior Church and Bible Class) and a crèche both 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 both the Eversfield Centre and 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. During 2022 these were held in person with the option to attend via the Zoom on-line conference app.
- **Holiday at Home**, providing a programme of varied talks and activities held during one week in August, 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 2022.
- **BritSom**, a family learning programme for British Somali's held once a week at The Eversfield Centre. This has resumed on a more limited scale since 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 as at was in the 2022/23 winter while in the winter of 2021/22 accommodation was given to the homeless 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 2022.
- Christian Aid: Annually members participated in various forms of fundraising mainly by adapting the Christian Aid 300,000 step challenge, hosting a quiz at the Broadway on behalf of CTMH and holding a Cream Tea at the Eversfield site. Church members collectively walked 1.9 million steps.
- 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.
- World Day of Prayer 2023. Trinity Church was represented at the Service held in John Keble Church. The theme was "I have heard about your faith" and the Service was put together this year by the women of Taiwan.

Trinity Church continues to be a Fairtrade Church with an occasional stall for pre-ordered goods in 2022. However as Traidcraft has ceased trading, we are seeking new sources of fair trade goods in 2023.

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.

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 2022 we put aside funds for grants which will be made in 2023.

6. Financial Review

The Accounts for 2022 have been compiled on a Receipts and Payments basis, as in previous years. The overall result was a deficit of £19,301 (2021 + £2,581) The main reason for the change was a new floor for the Hall in the Eversfield Centre, the cost of which was taken from the designated Building Fund.

Unrestricted Fund

This Fund was in surplus (£6,391). Income was £14,722 higher than in 2021. This was primarily because Lettings rose by £25,346, from the first full year of operation since Covid. Elsewhere income from Pizza Express rose by £5,102, although it is still much lower than before the reduction allowed by Pizza's Company Voluntary Agreement of 2020. There was a final insurance refund for lettings income lost by Covid but the final refund in 2022 was much less than that in 2021. Expenditure was £13,434 higher than in 2021 Eversfield maintenance, other than the floor, was the main reason.

Designated Funds

As mentioned above the main item was the payment of £24,893 from the Building Fund for a new floor for the Eversfield hall. Designated funds were in total £24,719 lower.

Restricted Funds

The net movement was a fall of £798 due mainly to the receipt and transfer of money for outside Appeals.

Reserves

The Church's policy is to have unrestricted reserves equal to six months' expenditure. At the end of 2022 reserves amounted to 9 months' expenditure. Allowing for the repayment of the deferred MMF payment of £25,000 the reserves would amount to about 7 months' expenditure.

Future Prospects

In 2022 the Accounts were affected by several exceptional items. The new Eversfield floor; the deferral of part of the MMF payment; a further insurance refund; continuing reduced rent from Pizza Express. The prospects for eliminating the underlying deficit largely depend on the situation after the end of Pizza's Company Voluntary Arrangement later this year and whether the rent from them will revert to market levels.

7. Risk Assessment

The risk falls into two areas. Firstly the potential for loss of income, although voluntary giving and letting income have recovered to around pre-pandemic levels, we still await the outcome of post CVA arrangements with Pizza Express both to income and potential repair costs. Secondly, we rely on volunteer support and we are seeking to mitigate the risk of loss of key personnel.

8. Future Plans

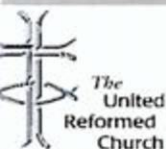
The two church properties are well designed and equipped for worship and for outreach activities in the local community. Since the easing of Covid-19 restrictions there has been a strong return of community groups using our premises.

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. 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.

In early 2023 we provided a 'warm space' for the community at The Eversfield Centre, which was not well attended, but was well supported by church members and provided a learning experience in considering how best to provide for the needs of the local community and how to communicate this. The Elders are looking at how best to use this learning in future community engagement.

APPROVED at the Elders Meeting held on

Nina Manieson, Church Secretary



Trinity Church Mill Hill

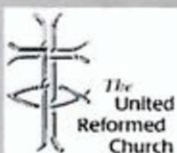
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Statement of Financial Activity

Year to end-December 2022

Financial Statements, Year Ended December 2022

RECEIPTS AND PAYMENTS ACCOUNT

This Year

Last Year
2021
Total £

RECEIPTS

Note

Unrestricted Funds £ Designated Funds £ Restricted Funds £ 2022 Total £

Voluntary Giving

Offerings: Loose Collection		2,432	0	0	2,432	762
Offerings: Planned Giving		29,082	0	0	29,082	30,640
Donations: Church Activities		440	0	0	440	1,560
Donations: Outside Causes		0	0	2,322	2,322	2,100
Legacies		0	0	0	0	0
Gift Aid		8,476	0	0	8,476	7,425
		40,430	0	2,322	42,752	42,486

Revenue Generation

Use of Church Premises	8	56,211	0	0	56,211	30,865
Manse Rent		28,000	0	0	28,000	27,600
Electricity Generation		597	0	0	597	298
Insurance Refund	15	14,260	0	0	14,260	32,553
Bank & Investments Interest	12	802	595	245	1,641	32
Income from Church Properties	11	19,500	0	0	19,500	14,598
		119,369	595	245	120,209	105,945

Charitable Funds

Church Activities	4a	1,324	1,015	0	2,339	1,430
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Total receipts for year

161,123 1,610 2,567 165,300 149,861

PAYMENTS

Costs of Ministry

Central (URC & Methodist)	5a	44,737	0	0	44,737	47,135
Local	5b	184	0	0	184	157
<i>Sub-total: Costs of Ministry</i>		44,921	0	0	44,921	47,292

Costs of Charitable Activities

Worship	6a	2,895	0	0	2,895	2,244
Charitable Giving	6b	0	0	2,507	2,507	5,193
Outreach	6d	1,082	873	0	1,955	1,404
Other Activities	6c	203	0	858	1,061	361
<i>Sub-total: Costs of Activities</i>		4,180	873	3,365	8,418	9,202

Costs of Administration

Governance	7a	4,404	0	0	4,404	950
General	7b	19,002	0	0	19,002	18,403
Generating Funds	7c	0	0	0	0	0
<i>Sub-total: Costs of Administration</i>		23,406	0	0	23,406	19,353

Costs of Church Properties

The Broadway Site	9c	24,954	0	0	24,954	24,248
The Eversfield Site	9a	24,271	25,630	0	49,901	13,091
The Manse	9b	3,968	0	0	3,968	8,367
Properties Administration	9d	29,034	0	0	29,034	25,728
Redevelopment Costs		0	0	0	0	0
		82,226	25,630	0	107,856	71,433

Total payments for year

154,732 26,503 3,365 184,601 147,280

Receipts-Payments

6,391 -24,893 -798 -19,301 2,581

TRANSFERS between funds

Long-term maintenance		0	0	0	0	0
Charitable Giving	2b	0	0	0	0	0

Net Receipts-Payments

6,391 -24,893 -798 -19,301 2,581

Financial Statements, Year Ended December 2022

DISPOSITION OF FUNDS

	Note	This Year				Last Year 2021 Total £
		Unrestricted Funds £	Designated Funds £	Restricted Funds £	2022 Total £	
CASH FUNDS b/fwd (FY-21)		110,820	115,190	36,827	262,838	260,257
Prior Year Adjustment	13	0	0	210	210	0
Net Receipts-Payments-Transfers		6,391	-24,893	-798	-19,301	2,581
CASH FUNDS c/fwd 31 December		117,211	90,297	36,238	243,746	262,838

STATEMENT OF ASSETS AND LIABILITIES

Monetary assets

Bank Current Account		46,317	# 297	# 1,238	47,853	67,095
CCLA Investment A/C		15,894	0	0	15,894	15,741
NS&I Savings Bond		55,000	90,000	35,000	180,000	180,000
Total monetary assets	3	117,211	90,297	36,238	243,748	262,837

Non-Monetary assets

92-94 The Broadway (Restaurant)					900,000	900,000
Other Tangible Fixed Assets	10				228,633	213,532
Total non-monetary assets					1,128,633	1,113,532

Monies Due to the Church

Gift Aid Recoverable (Estd)					6,000	6,000
Lettings income					1,196	2,150
Manse Rent	14				0	0
Estimated Monies Due					7,196	8,150

Assets used for church purposes

Buildings under statutory trusts	10	Church buildings and manse			8,899,051	8,052,391
Church contents	10	Furnishings and equipment			228,633	213,532
Assets: Church Purposes					9,127,684	8,265,923

Liabilities

Creditors	2c	0	0	0	0	0
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 2022

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 Mvmnt £	Balance c/fwd £
Buildings-General	46,256	0	-25,630	140	0	-25,490	20,767
Manse Deposit	2,217	0	0	0	0	0	2,217
Legacies	61,449	0	0	418	0	418	61,867
Charitable Giving	652	0	0	4	0	4	656
Holiday At Home	1,271	1,015	-873	10	0	152	1,423
Outreach	3,346	0	0	23	0	23	3,368
Totals for designated funds	115,190	1,015	-26,503	595	0	-24,893	90,298

Buildings-General: The Buildings Fund which is funded by transfers from the unrestricted Fund can be used for non routine expenditure on church buildings. In 2022, £25,630 was paid out, this being the cost of reflooring the Eversfield hall.

Manse Deposit - see Note 14.

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 Mvmnt £	Balance c/fwd £
For Church Activities							
Heathfield Fund	180	0 0	0	1	0	1	181
Music Fund	4,640	0 #	-235	30	0	-205	4,435
Refurbishment	29,836	0 0	0	203	0	203	30,039
Youth Fund	549	0 0	0	4	0	4	553
Broadway Computer	1,408	0 0	-623	5	0	-618	790
For Outside Causes							
Appeals	0	1,985	-1,960	0	0	25	25
Benevolence	214	0	0	1	0	1	215
HAB	0	337	-337	0	0	0	0
Total Restricted Funds	36,827	2,322	-3,155 0	245 0	0 0	-588	36,239

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: As stated in the Accounts this Fund was set up to provide for the furnishing and fittings of the redeveloped church. It consisted of part of the proceeds of a legacy made originally to the Methodist Church of Mill Hill known as the Palmer Bequest. When Trinity was redeveloped the trustees for the Methodist Church agreed to provide £70,000 towards the refurbishment. Most of the expenditure occurred initially, and some envisaged on a new piano or organ has not been necessary. It is our understanding that a change in the purpose of the Fund would need the agreement of the Methodist Church.

Financial Statements, Year Ended December 2022

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. An appeal for the URC Retired Ministers Housing Association was outstanding at the end of 2022.

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
Traidcraft
Mill Hill GNS Use of Facilities

4a Total receipts from general activities

Unrestricted Funds £	This Year Designtd Funds £	Restricted Funds £	2022 Total £	Last Year 2021 Total £
0	1,015	0	1,015	741
1,184	0	0	1,184	651
90	0	0	90	39
50	0	0	50	
1,324	1,015	0	2,339	1,431

5 COSTS OF MINISTRY

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

21,960	0	0	21,960	24,872
22,777	0	0	22,777	22,263
44,737	0	0	44,737	47,135

(£25,000 of the Church's contribution to the URC Ministry and Mission Fund was deferred until 2024).

P2-Book Allowance
P2-Consumables
P2-Entertaining
P2-Travel-Car
P2-Travel-Public
P2-Telephone

5b Sub-total: Ministry-Local

42	0	0	42	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
2	0	0	2	37
140	0	0	140	120
184	0	0	184	157

Financial Statements, Year Ended December 2022
NOTES - continued
6 COSTS OF ACTIVITIES

Worship: Materials
 Worship: Music
 Worship: Children & Young People
 Worship: Pulpit Supply
 Worship: Information

6a *Sub-total: Activities-Worship*

Charitable Giving - General Fund
 Charitable Giving - Designated Fund
 Charitable Giving - Legacies Fund
 Appeals
 HAB
 Benevolence

6b *Sub-total: Charitable Giving*

General: Training
 General: Events & Catering
 General: Traidcraft
 General: Promotional Materials
 General: Sundries
 Heathfield
 Music

6c *Sub-total: Activities-General*

Outreach: Holiday at Home - Design'td
 Outreach: General
 Outreach: Open House

6d *Sub-total: Activities-Outreach*

Unrestricted Funds £	Design'td Funds £	This Year		Last Year 2,021 Total £
		Restricted Funds £	2,022 Total £	
175	0	0	175	59
2,345	0	0	2,345	1,935
0	0	0	0	0
375	0	0	375	250
0	0	0	0	0
2,895	0	0	2,895	2,244
0	0	0	0	0
0	0	0	0	3,000
0	0	0	0	0
0	0	2,170	2,170	1,710
0	0	337	337	483
0	0	0	0	0
0	0	2,507	2,507	5,193
0	0	0	0	0
0	0	0	0	0
73	0	0	73	0
0	0	0	0	0
129	0	623	752	171
0	0	0	0	0
0	0	235	235	190
202	0	858	1,060	361
0	873	0	873	599
602	0	0	602	0
480	0	0	480	805
1,082	873	0	1,955	1,404

Financial Statements, Year Ended December 2022

NOTES - continued

	Unrestricted Funds £	This Year Designtd Funds £	Restricted Funds £	2022 Total £	Last Year 2021 Total £
7 COSTS OF ADMINISTRATION					
Governance: Trustees Meetings	0	0	0	0	0
Governance: Trustees Development	0	0	0	0	0
Governance: Professional Fees	4,404	0	0	4,404	950
7a Sub-total: Administration-Governance	<u>4,404</u>	<u>0</u>	<u>0</u>	<u>4,404</u>	<u>950</u>
General: Office	2,794	0	0	2,794	3,039
General: Subscriptions	41	0	0	41	114
Administrator	16,167	0	0	16,167	15,250
7b Sub-total: Administration-General	<u>19,002</u>	<u>0</u>	<u>0</u>	<u>19,002</u>	<u>18,403</u>
Generating Funds: Use of Premises	0	0	0	0	0
Generating Funds: Other	0	0	0	0	0
7c Sub-total: Administration-Funds	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
8 USE OF CHURCH PREMISES					
Eversfield Centre				28,133	
Broadway				<u>28,078</u>	
				56,211	
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 2022					
9 COSTS OF CHURCH PROPERTIES					
Eversfield Site: Maintenance	12,801	25,630	0	38,431	2,638
Eversfield Site: Services	5,689	0	0	5,689	5,969
Eversfield Site: Security	3,088	0	0	3,088	2,182
Eversfield Site: Insurance	2,484	0	0	2,484	2,302
Eversfield Site: Flat Maintenance	210	0	0	210	0
9a Sub-total: Eversfield Site	<u>24,271</u>	<u>25,630</u>	<u>0</u>	<u>49,901</u>	<u>13,091</u>
Manse: Maintenance	2,565	0	0	2,565	7,096
Manse: Services (incl. Council Tax)	0	0	0	0	0
Manse: Insurance	1,403	0	0	1,403	1,271
Manse: Miscellaneous	0	0	0	0	0
9b Sub-total: Manse	<u>3,968</u>	<u>0</u>	<u>0</u>	<u>3,968</u>	<u>8,367</u>
Broadway Site: Maintenance	6,371	0	0	6,371	10,433
Broadway Site: Services	10,060	0	0	10,060	5,050
Broadway Site: Security	3,984	0	0	3,984	4,479
Broadway Site: Insurance	4,539	0	0	4,539	4,286
9c Sub-total: Broadway Site	<u>24,954</u>	<u>0</u>	<u>0</u>	<u>24,954</u>	<u>24,248</u>
Management Costs	0	0	0	0	0
Caretaking	27,146	0	0	27,146	25,438
Insurance	194	0	0	194	-1,443
Pension Costs	1,693	0	0	1,693	1,733
9d Sub-total: Other Payments	<u>29,033</u>	<u>0</u>	<u>0</u>	<u>29,033</u>	<u>25,728</u>

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)	5,669,084	165,759
Eversfield Site (11 Eversfield Gdns, London NW7)	2,738,831	62,874
Manse (36 The Reddings, London NW7)	491,136	---
TOTAL	8,899,051	228,633

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.
£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 2022, with the exception of the Manse Rent Deposit Fund, HAB (Homeless Action Barnet), and any outstanding Appeals total.

13 PRIOR YEAR ADJUSTMENT

A cheque to the value of £210 sent to the URC Retired Ministers Housing Association in December 2021 was not paid in and presumed lost. A replacement payment was made in 2022.

14 MANSE RENT

The shorthold tenancy agreement and a new agreement to enable a childminding business was negotiated and agreed, commencing 1st January 2018 and renewed in October 2022. The Deposit is insured with My Deposits, a trading name of Tenancy Deposit Solutions Ltd.

15 INSURANCE REFUND

Insurance refund for loss of income from use of Church properties during 2020/21 as a result of the Covid pandemic. This was in addition to the payment received in 2021.

TREASURER'S STATEMENT

I have prepared the financial statements on pages 8 to 14 for the year ended 31 December 2022 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 2022, 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