



**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 2024

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# TRUSTEES' REPORT

## 1. Introduction

The trustees present their report and the financial statements for the year ended 31<sup>st</sup> December 2024..

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' where the principal act of Sunday Worship takes place and 'The Eversfield Centre' where many 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 2024 were:

Nina Manieson Church Secretary

Malcolm Gill, and Zoe Djin joint Church Treasurers.

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 our website [trinitymillhill.org.uk](http://trinitymillhill.org.uk), the weekly notice sheet, and the Church Magazine 'Trinity Lamp' which is currently produced annually.



### 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 2024 were:

Zoe Djin	Anna Twum-Barima
Malcolm Gill (Co-opted from May 2023)	Janet Taylor
Nina Manieson	Genny Tettey
Alexandra Priddy	Ishbel Lewis
Michael Petersen	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 2024 all of our worship services were in person, but with the option to join Sunday morning worship via Zoom. We also hold a midweek Holy Communion service 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 (Churches Together in Mill Hill) e.g. the Good Friday walk of witness. We encourage involvement in the leading of worship through Worship Teams who lead 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 2024 these were held in person the option to attend via the Zoom having been discontinued.
- **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 2024.
- **BritSom**, a family learning programme for British Somali's held once a week at The Eversfield Centre.

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.
- **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 2024.
- **Christian Aid**: Annually members participated in various forms of fundraising mainly by adapting the Christian Aid 70km challenge and holding a Cream Tea at the Eversfield site. Church members collectively **walked 1.7 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.

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.

## **6. Financial Review**

The Accounts for 2024 have been compiled on a Receipts and Payments basis , as in previous years.

### **Outturn**

The overall result was a surplus of £51,865 whereas in 2023 there had been a deficit of £21,861. This large surplus was primarily the result of a payment by Pizza Express of a backlog of rent. This backlog resulted from a rent review which was completed in late 2024, providing for an increase in rent from September 2023. The backlog of £82,000 was paid at the end of 2024 resulting in the large surplus for the year.

£25,000 from this amount was treated as a loan to repay a deferred payment of £25,000 to the Ministry and Mission Fund. The MMF payment had been deferred since Covid and remained outstanding until the Pizza situation was resolved . This amount has now been paid and will appear in the 2025 Accounts.

### **Unrestricted Fund**

Apart from the Pizza receipt, income benefitted from significantly higher letting of Church premises by outside groups Offerings remained steady.

Expenditure was £14,937 higher than in 2023. This was mainly the cost of property maintenance but many items of expenditure were higher from price increases.

### **Designated Funds**

Movements were small. The main items were Charitable payments and interest receipts on Designated funds.

### **Restricted Funds**

There was little change. Receipts and corresponding payments from Appeals for outside causes were the main items.

### **Reserves**

The Church's policy is to have unrestricted reserves equal to six months' expenditure. At the end of 2024 reserves amounted to nine months' expenditure.

### **Future Prospects**

In recent years the Church's finances have been adversely affected by the reduction in rent from Pizza Express. This has now been resolved and the new market rent will help to keep the Church's finances on a firmer footing.

## **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. There continues to be strong demand by 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 2024 we hosted our third summer musical concert, the second to support the local charity 'Youth Realities'. We seek to build links to this and other local charities to support those in need in our local area and express our Christian faith and concern.

In autumn 2024 we conducted a survey of members and others to better understand the needs and desires of our worshipping community. The trustees continue to assess the feedback and develop plans to better meet the requirements expressed.

In September 2025 there will be a change in minister with the Revd Danny Wheadon taking pastoral charge.

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 2024**



**Trinity Church Mill Hill (United Reformed and Methodist)**

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**Financial Statements, Year Ended December 2024**
**RECEIPTS AND PAYMENTS ACCOUNT**

RECEIPTS AND PAYMENTS ACCOUNT		This Year				Last Year
		Unrestricted	Designated	Restricted	2024	2023
RECEIPTS	Note	Funds £	Funds £	Funds £	Total £	Total £
Voluntary Giving						
Offerings: Loose Collection		2,341	0	0	2,341	2,141
Offerings: Planned Giving		26,644	0	0	26,644	28,807
Donations: Church Activities		220	0	0	220	33
Donations: Outside Causes		0	0	890	890	1,343
Legacies		0	0	0	0	0
Gift Aid		7,890	0	0	7,890	8,103
		37,095	0	890	37,985	40,427
Revenue Generation						
Use of Church Premises	8	82,580	0	0	82,580	63,590
Manse Rent		35,000	0	0	35,000	25,000
Electricity Generation		0	0	0	0	628
Fund Raising		1,165	0	0	1,165	0
Bank & Investments Interest	12	3,544	1,958	783	6,285	6,177
Income from Church Properties	11	77,163	0	0	77,163	17,926
		199,452	1,958	783	202,193	113,321
Charitable Funds						
Church Activities	4a	2,288	1,118	0	3,406	3,134
Total receipts for year		238,834	3,076	1,673	243,583	156,882
PAYMENTS						
Costs of Ministry						
Central (URC & Methodist)	5a	55,221	0	0	55,221	54,583
Local	5b	159	0	0	159	144
Sub-total: Costs of Ministry		55,380	0	0	55,380	54,727
Costs of Charitable Activities						
Worship	6a	3,851	0	0	3,851	3,512
Charitable Giving	6b	0	2,100	290	2,390	3,868
Outreach	6d	1,357	841	0	2,198	2,666
Other Activities	6c	394	0	160	554	145
Sub-total: Costs of Activities		5,601	2,941	450	8,992	10,191
Costs of Administration						
Governance	7a	2,870	0	0	2,870	2,962
General	7b	22,483	0	0	22,483	21,446
Generating Funds	7c	0	0	0	0	0
Sub-total: Costs of Administration		25,353	0	0	25,353	24,408
Costs of Church Properties						
The Broadway Site	9c	36,084	0	0	36,084	29,706
The Eversfield Site	9a	25,308	0	0	25,308	23,354
The Manse	9b	2,669	0	0	2,669	4,093
Properties Administration	9d	37,932	0	0	37,932	32,265
Redevelopment Costs		0	0	0	0	0
		101,992	0	0	101,992	89,418
Total payments for year		188,327	2,941	450	191,718	178,744
Receipts-Payments		50,508	135	1,223	51,865	-21,861
TRANSFERS between funds						
Short Term Loan		25,000			25,000	
Long-term maintenance		0	0	0	0	0
Charitable Giving	2b	-3,000	3,000	0	0	0
Net Receipts-Payments		72,508	3,135	1,223	76,864	-21,861

## Financial Statements, Year Ended December 2024

## DISPOSITION OF FUNDS

	Note	This Year				Last Year
		Unrestricted Funds £	Designated Funds £	Restricted Funds £	2024 Total £	2023 Total £
<b>CASH FUNDS b/fwd (FY-23)</b>		90,901	93,781	37,233	221,915	243,746
Prior Year Adjustment		0	0	0	0	32
Net Receipts-Payments-Transfers		72,508	3,135	1,223	76,864	-21,863
<b>CASH FUNDS c/fwd 31 December</b>		<b>163,409</b>	<b>96,916</b>	<b>38,456</b>	<b>298,779</b>	<b>221,915</b>

## STATEMENT OF ASSETS AND LIABILITIES

<b>Monetary assets</b>						
Bank Current Account	14	130,967	6,916	3,456	141,337	45,323
CCLA Investment A/C		17,441			17,441	16,591
NS&I Savings Bond		15,000	90,000	35,000	140,000	160,000
<b>Total monetary assets</b>	3	<b>163,409</b>	<b>96,916</b>	<b>38,456</b>	<b>298,779</b>	<b>221,915</b>
<b>Non-Monetary assets</b>						
92-94 The Broadway (Restaurant)					900,000	900,000
Other Tangible Fixed Assets	10				279,264	256,070
<b>Total non-monetary assets</b>					<b>1,179,264</b>	<b>1,156,070</b>
<b>Monies Due to the Church</b>						
Gift Aid Recoverable (Estd)					6,000	6,000
Lettings income					3,930	3,254
Manse Rent	13				0	0
<b>Estimated Monies Due</b>					<b>9,930</b>	<b>9,254</b>
<b>Assets used for church purposes</b>						
Buildings under statutory trusts	10		Church buildings and manse		10,597,961	9,966,939
Church contents	10		Furnishings and equipment		279,264	256,070
<b>Assets: Church Purposes</b>					<b>10,877,225</b>	<b>10,223,009</b>
<b>Liabilities</b>						
Creditors		0	0	0	0	0
<b>Estimated Liabilities</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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 2024

## 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 £	Transfers £	Bal before Interest	Interest £	Balance c/fwd £
Buildings-General	21,351	0	0	0	21,351	453	21,804
Manse Deposit	2,217	0	0	0	2,217	0	2,217
Legacies	63,608	0	0	0	63,608	1,348	64,956
Charitable Giving	1,034	3,000	2,100	0	1,934	41	1,975
Holiday At Home	2,119	1,118	# -841	0	2,396	51	2,447
Outreach	3,103			0	3,103	66	3,169
<b>Totals for designated funds</b>	<b>93,432</b>	<b>4,118</b>	<b>1,259</b>	<b>0</b>	<b>94,609</b>	<b>0 1,959</b>	<b>96,568</b>

**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.

**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 £	Transfrs £	Bal Pre Interest £	Interest £	Balance c/fwd £
For Church Activities							
Heathfield Fund	186 #	0 0	0	0	186	4	190
Music Fund	4,411 #	0	-160	0	4,251	90	4,341
Refurbishment	30,884 #	0 0	0	0	30,884	655	31,539
Youth Fund	569 #	0 0	0	0	569	12	581
Broadway Computer	812 #	0 0	0	0	812	17	829
For Outside Causes	#						0
Appeals	0	700	-700	0	0	0	0
Benevolence	221	0	0	0	221	5	226
HAB	150	190	-290	0	50	0	50
<b>Total Restricted Funds</b>	<b>37,233</b>	<b>890</b>	<b>-1,150 0</b>	<b>0 0</b>	<b>36,973 0</b>	<b>783</b>	<b>37,756</b>

**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 so far. 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 2024

## 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,

**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

	Unrestricted Funds £	This Year Designtd Funds £	Restricted Funds £	2024 Total £	Last Year 2023 Total £
Church Events	1,200	1,118	0	2,318	1,979
Open House	1,088	0	0	1,088	1,144
Traidcraft	0	0	0	0	11
Mill Hill GNS Use of Facilities	0	0	0	0	0
<b>4a Total receipts from general activities</b>	<b>2,288</b>	<b>1,118</b>	<b>0</b>	<b>3,406</b>	<b>3,134</b>

## 5 COSTS OF MINISTRY

URC Central	31,284	0	0	31,284	31,284
Methodist Central & Circuit	23,937	0	0	23,937	23,299
<b>5a Sub-total: Ministry-Central</b>	<b>55,221</b>	<b>0</b>	<b>0</b>	<b>55,221</b>	<b>54,583</b>

(£25,000 has been deducted from the URC Ministry and Mission Fund contribution as a short term loan. This was repaid in 2025).

P2-Book Allowance	0	0	0	0	0
P2-Consumables	2	0	0	2	0
P2-Entertaining	0	0	0	0	0
P2-Travel-Car	5	0	0	5	0
P2-Travel-Public	0	0	0	0	2
P2-Telephone	152	0	0	152	144
<b>5b Sub-total: Ministry-Local</b>	<b>159</b>	<b>0</b>	<b>0</b>	<b>159</b>	<b>144</b>

## Financial Statements, Year Ended December 2024

## NOTES - continued

	Unrestricted Funds £	Design'd Funds £	This Year Restricted Funds £	2,024 Total £	Last Year 2,023 Total £
<b>6 COSTS OF ACTIVITIES</b>					
Worship: Materials	465	0	0	465	157
Worship: Music	2,600	0	0	2,600	2,630
Worship: Children & Young People	61	0	0	61	0
Worship: Pulpit Supply	725	0	0	725	725
Worship: Information	0	0	0	0	0
<b>6a Sub-total: Activities-Worship</b>	<b>3,851</b>	<b>0</b>	<b>0</b>	<b>3,851</b>	<b>3,512</b>
Charitable Giving - General Fund	0	0	0	0	0
Charitable Giving - Designated Fund	0	2,100	0	2,100	3,868
Charitable Giving - Legacies Fund	0	0	0	0	0
Appeals	0	0	0	0	0
HAB	0	0	290	290	150
Benevolence	0	0	0	0	0
<b>6b Sub-total: Charitable Giving</b>	<b>0</b>	<b>2,100</b>	<b>290</b>	<b>2,390</b>	<b>4,018</b>
General: Training	0	0	0	0	0
General: Events & Catering	394	0	0	394	0
General: Traidcraft	0	0	0	0	0
General: Promotional Materials	0	0	0	0	0
General: Sundries	0	0	0	0	0
Heathfield	0	0	0	0	0
Music	0	0	160	160	145
<b>6c Sub-total: Activities-General</b>	<b>394</b>	<b>0</b>	<b>160</b>	<b>554</b>	<b>145</b>
Outreach: Holiday at Home - Design'td	0	841	0	841	937
Outreach: General	704	0	0	704	951
Outreach: Open House	653	0	0	653	778
<b>6d Sub-total: Activities-Outreach</b>	<b>1,357</b>	<b>841</b>	<b>0</b>	<b>2,198</b>	<b>2,666</b>

## Financial Statements, Year Ended December 2024

NOTES - continued

	Unrestricted Funds £	This Year Designtd Funds £	Restricted Funds £	2024 Total £	Last Year 2023 Total £
<b>7 COSTS OF ADMINISTRATION</b>					
Governance: Trustees Meetings	0	0	0	0	0
Governance: Trustees Development	0	0	0	0	0
Governance: Professional Fees	2,870	0	0	2,870	2,962
<b>7a Sub-total: Administration-Governance</b>	<b>2,870</b>	<b>0</b>	<b>0</b>	<b>2,870</b>	<b>2,962</b>
General: Office	3,459	0	0	3,459	2,468
General: Subscriptions	0	0	0	0	418
Administrator	19,024	0	0	19,024	18,560
<b>7b Sub-total: Administration-General</b>	<b>22,483</b>	<b>0</b>	<b>0</b>	<b>22,483</b>	<b>21,446</b>
Generating Funds: Use of Premises	0	0	0	0	0
Generating Funds: Other	0	0	0	0	0
<b>7c Sub-total: Administration-Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>8 USE OF CHURCH PREMISES</b>					
Eversfield Centre				43,674	32,423
Broadway				38,906	31,167
				<b>82,580</b>	<b>63,590</b>
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					
<b>9 COSTS OF CHURCH PROPERTIES</b>					
Eversfield Site: Maintenance	8,894	0	0	8,894	4,446
Eversfield Site: Services	11,264	0	0	11,264	14,340
Eversfield Site: Security	2,205	0	0	2,205	1,739
Eversfield Site: Insurance	2,945	0	0	2,945	2,779
Eversfield Site: Flat Maintenance	0	0	0	0	50
<b>9a Sub-total: Eversfield Site</b>	<b>25,308</b>	<b>0</b>	<b>0</b>	<b>25,308</b>	<b>23,354</b>
Manse: Maintenance	907	0	0	907	2,521
Manse: Services (incl. Council Tax)		0	0	0	0
Manse: Insurance	1,762	0	0	1,762	1,572
Manse: Miscellaneous	0	0	0	0	0
<b>9b Sub-total: Manse</b>	<b>2,669</b>	<b>0</b>	<b>0</b>	<b>2,669</b>	<b>4,093</b>
Broadway Site: Maintenance	16,176	0	0	16,176	9,219
Broadway Site: Services	13,214	0	0	13,214	10,204
Broadway Site: Security	1,120	0	0	1,120	5,256
Broadway Site: Insurance	5,574	0	0	5,574	5,027
<b>9c Sub-total: Broadway Site</b>	<b>36,084</b>	<b>0</b>	<b>0</b>	<b>36,084</b>	<b>29,706</b>
Management Costs		0	0	0	0
Caretaking	32,586	0	0	32,586	30,195
Insurance	3,504	0	0	3,504	199
Pension Costs	1,842	0	0	1,842	1,871
<b>9d Sub-total: Other Payments</b>	<b>37,932</b>	<b>0</b>	<b>0</b>	<b>37,932</b>	<b>32,265</b>



**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)	6,730,338	196,791
Eversfield Site (11 Eversfield Gdns, London NW7)	3,251,541	82,473
Manse (36 The Reddings, London NW7)	616,082	
<b>TOTAL</b>	<b>10,597,961</b>	<b># 279,264</b>

**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. A rent review with Pizza Express was completed in December 2024 setting a new rent of £67,500 p.a. from September 2023. £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 2023 with the exception of the Manse Rent Deposit Fund, HAB (Homeless Action Barnet), and any outstanding Appeals total.

**13 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.

**14 BANK CURRENT ACCOUNT**

The printed bank balance at the end of 2024 was £143,453.74, the outstanding creditors being £2,116.61 giving a balance of £141,337 as shown.

**TREASURER'S STATEMENT**

I have prepared the financial statements on pages 8 to 14 for the year ended 31 December 2024 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 2024, 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