

UNION CHURCH AND COMMUNITY CENTRE, CROUCH END

England & Wales · Charity number 1150944

Details

Other names UNION CHURCH

Status Registered

Legal form Other

Registered 2013-02-25

Register [View on the Charity Commission register](#)

Contact

Address Union Church
Weston Park
London
N8 9PX

Phone 02083413918

Email admin@unionccc.org.uk

Website <https://unionccc.org.uk/>

Activities

Objects: THE PURPOSE OF THE CHARITY 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 PUBLIC 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.

Activities: To promote the Christian religion by service to the community in the Crouch End area of North London.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- Haringey

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£144,197	£145,815	-	-
2023-12-31	£153,062	£109,034	-	-
2022-12-31	£113,083	£106,050	-	-
2021-12-31	£69,763	£113,950	-	-
2020-12-31	£66,506	£136,726	-	-

Trustees

Name	Role	Appointed
Catherine Anne Salinger		2013-02-17
Peter Gilbert		2019-05-05

UNION CHURCH AND COMMUNITY CENTRE, CROUCH END

England & Wales - Charity number 1150944

Accounts

UNION CHURCH & COMMUNITY CENTRE, CROUCH END (Baptist /United Reformed)



ANNUAL REPORT AND ACCOUNTS For the year ended 31st December 2024

Presented to the Annual Meeting of the Church
on Sunday 13th July 2025

Union Church is a group of Christians who worship and work together to reflect the love of God by serving the community and supporting the Church worldwide.

Union Church and Community Centre is a Local Ecumenical Partnership.

Union Church and Community Centre, Crouch End
Weston Park, Crouch End, London N8 9PX

Registered Charity 1150944

ANNUAL REPORT OF THE TRUSTEES

The Deacons as Charity Trustees present their report together with the financial statements for the year ended 31st December 2024. The report and accounts are presented to the Annual Meeting of the Church on 13th July 2025.

INTRODUCTION

On 2nd May 1974, the members of Park Chapel United Reformed Church and members of Ferme Park Baptist Church, believing that it was God's will that they should do so, resolved that the work and witness of the two churches should be, and should continue to be, integrated so that the members of the two churches should live, work and worship as one community: Union Church.

In 2003, the name was changed to 'Union Church and Community Centre, Crouch End' (Baptist/United Reformed) to better reflect the community involvement of the church.

AIM AND PURPOSES

The purpose of the Church and Community Centre, Crouch End is to advance the Christian faith in Hornsey, and the wider community, in accordance with the principles and practices of the Baptist and United Reformed Church denominations.

As Trustees, we have the responsibility of working with the Minister and congregation in promoting the work of the Church and Centre; the Mission of the Church, pastoral, evangelistic, social and ecumenical; and for the safe operation and maintenance of our properties.

ACTIVITIES

We are committed to encouraging as many people as possible to worship in the church and to enable wide use of the community centre for social groups and lettings. We maintain an overview of worship and church group activities and aim to see that services are welcoming and include contributions from the diversity of congregation attendants.

When planning its activities for the year, the Deacons would consider the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion. We try to enable ordinary people to live out their faith as part of the community through:

- i. Worship and prayer; learning about the Gospel, developing our knowledge and trust in Jesus, and serving the community.
- ii. Provision of pastoral care for members, friends, centre users and people living in the immediate vicinity of the church.
- iii. Missionary and outreach work.

To facilitate this work, it is important that we maintain the fabric of the Church and Community Centre.

LETTINGS

The Church and Community Centre hired out their buildings on a regular basis to the following groups:

- 1) Parent/Carer and Toddler Activities: The 3-2-1 Club run by Union Church.
- 2) Early Years Education: Little Tree Montessori Nursery School (Leaseholder).
- 3) Family Support Groups
 - LB Haringey Children's Centre, West Locality Area
 - Haven (SEN children and their parents/carers)

- 4) Children's Parties: There was an increase in the number of parties held here this year. The Lower Hall within the community centre hosted 34 children's parties, a 13% increase on the 30 children's parties held here in 2023.
- 5) Support for Adults:
- AA (Sunday Group)
 - Al-Anon Family Group
 - Family Constellations Workshops
 - Rethink Mental Illness
- 6) Wellbeing Classes (for adults):
- Gestalt Yoga
 - Holistic Yoga
 - National Childbirth Trust (Barnet/Enfield/Haringey/Tottenham)
 - Women's Circle
- 7) Wrap-Around and After-School Care:
- North London Drama Kids (formerly Helen O'Grady Drama Academy)
 - Joy Mandarin Academy
 - Kumon (Hornsey) Study Centre
 - Perform
 - Private music tuition
 - Stagecoach
- 8) The Arts:
- North London Conservatoire / North London Colourstrings
 - North London Symphony Orchestra
- 9) Interests and Community Groups:
- Ballroom dance practice
 - Crouch End Festival Chorus
 - LB Haringey Public Consultation Meetings
 - Hornsey Historical Society
 - Meetings of residents of local Housing Associations
 - Maya Waldman's Singing Workshops

- Sewing Group (for adults)
- Songworks Community Singing Group
- Vintage & Collectables Fair

10) Churches meeting here:

- Church of God World Fellowship (Hornsey)
- London Life Vineyard (Crouch End)
- Cornerstone Church

11) U3A Crouch End & District groups: Geology; Equality, Diversity and Inclusion; Ethnic Minority Focus.

12) Fundraising Events:

- TearFund
- Weston Park Primary School's PTA

OBLIGATIONS OF MINISTRY and ACHIEVEMENTS

2024 was a relatively quiet year for Union Church. There were no big setbacks or major progressions.

The year began with 14 members, 4 regular non-member attendees and a few visitors. It ended with the same numbers. Attendances were regularly made by five members of Stroud Green Baptist Church (SGBC).

Union Church and SGBC are still exploring the idea of uniting as one church but did not progress very far with this during the year. Various meetings were held, with both diaconates and with members, plus the opinions of all members of both churches being sought. This has been going on for too long and a decision must be reached soon.

It appeared that the main sticking point is still forms of worship. It is recognised that the churches worship differently on Sunday mornings. Some deacons and members felt that as Christians worshipping the same God, it really ought to be possible and manageable to

work out a reasonable compromise that would enable both churches to become a stronger congregation witnessing to Christ in North London.

The deacons met regularly during the year and dealt successfully with the increasing number of in-house repairs, decoration and renovations required in the three buildings we own. These are the Church and Community Centre, 143 Ferme Park Road (which houses Little Tree Montessori Nursery and a tenanted flat), plus the Manse at 53 Rokesly Avenue which is also tenanted.

The power of prayer has amazed and encouraged Christians throughout the centuries. Pentecost or Whitsuntide has recently been celebrated and if the first Whitsun or the Church's first birthday had not happened, this report would not have been written, Union Church and SGBC would not exist and the people of the UK might still be heathens.

However, Union Church IS still here and hopefully, will still be here in 10, 20, 30, 40.....years' time. The big Church and Community Centre at the corner of Ferme Park Road and Weston Park must make its presence felt if it is to survive.

What did Union Church do for the community of Crouch End in 2024? The church doors were opened every second Sunday for a service. This mitigates against people turning up randomly on a Sunday when the worship is at SGBC.

The 3-2-1 Carer and Toddler Club opened on 3, then 4 mornings each week during term time. Run very ably by Paulette Wolfe, this is the nearest to outside ministry done by Union Church. The children's Christmas parties, occasionally visited by Santa Claus, are always well attended and all the families are invited to everything happening here over the festive period. The church has held an afternoon Carol Service in mid-December for many years now, targeting families who live locally. These services used to be very well attended. In 2024, the few attendees were all church members. This was very

disappointing. Much thought needs to be given as to how we can share the love of God at Christmas time.

During 2024, two other churches asked to use our premises for their worship on a Sunday. First was the local London Life Vineyard Church (LLVC) who moved in downstairs on Sunday, 16th June. The new arrangement has caused few problems for the church as a whole but the church Caretaker has had to deal with a fairly numerous group who do not always leave the hall in his preferred manner. This is an ongoing issue which the deacons are trying to resolve. After a 5 -month trial period, their usage of the building was confirmed.

Soon after the arrival of LLVC, the Cornerstone Church (CC) came knocking on our door. It was a large French-speaking Congolese church which needed to move out from its Kings Cross location as, after over 20 years since its inception by Reverend Patience Mbakadi, the membership had moved out from its original location. Our regional minister, Reverend Josh Kane, seemed to think that by moving here, both Union Church's problems of low numbers and generally elderly members and, Cornerstone's of being a big church in the wrong place could be solved. So CC moved in, upstairs, on September 15th. With permission, they upgraded our AVA equipment, giving us (theoretically) a wonderful new and expensive system. The main problem with it has been that, by the end of 2024, no one had ever been available to teach the few technophile members of Union Church how to use it.

Not many members of Union Church and SGBC have been able to sample the services offered by their new neighbours which is rather sad as a merger with both was being talked about.

Back to more joyous events.....

The Hornsey Group of Churches organised a few events during the year. There was an Act of Witness outside Sainsbury's on Hornsey High Street on Good Friday. Three one-

day Children's Holiday Clubs were held at Campsbourne Church; they were not very well attended and were over-staffed.

Pentecost was celebrated with a gathering beside the old St Mary's Tower leaving one person present to mutter thus. If the apostles had run into a hidden and empty park containing one solitary edifice on the day of Pentecost to share the Good News, then likely as not, the church would not have had a birthday to celebrate!

In November, the third Tearfund Quiz was held here. It was a well attended event with £564 being raised for the Fund. This was an increase of £160 from the previous year's efforts and so that of Year 2025 must look to even greater proceeds.

The Christmas Carols, sung outside Sainsbury's again were well attended and accompanied by a small Brass Band. People hung about to listen and join in. Again, it was cold.

LLVC and the CC have brought some new life to our building. They welcome all age groups, have classes for children and helped out with two special events in December. Firstly, on Saturday 12th, Vineyard hosted an amazing party to which everyone and anyone was invited. There was a jazz band, loads of lights, free mulled wine, refreshments to be paid for, Christmas craft stalls, much jollity and carol singing. Many people came along and thoroughly enjoyed themselves. "This is what church ought to be like", said one merry partygoer.

Soon after the successful Jazz evening, Kate Salinger and Sue Griffin from LLVC created a Christmas Carol Service involving children from the LLVC and Cornerstone churches. This epic, fully-costumed Nativity Story acted by the children took place the week before Christmas. As an organiser of this event, I can state that I was extremely disappointed to see only 5 people from UC and SGBC amongst the gathered masses. UC was positively heaving with members of Vineyard and Cornerstone.

Shortly before Christmas, a group of singers, mainly from UC, went to the Great Northern Railway Tavern to sing carols and encourage the families that had gathered in the garden to sing with us. Apart from it being rather a cold night, the singing went well and we enjoyed a very good time, no doubt helped by the rather large glasses of mulled wine we were each given on arrival.

It had been decided to hold our Christmas Day Lunch and Party and plans went ahead. In addition to invitations sent to prospective guests, an advertisement was placed on the Facebook page of Crouch End Appreciation Society. Christmas Day DID happen in the usual UC manner with thanks going to Margaret Hervie, Paulette Wolfe, Dewight Wedderburn and Luke Griffiths working extremely hard in the run up with many volunteers to ensure that it did.

About one hundred (100) meals were served, a three-course menu ably cooked by our old Secretary, Robert Gregory. He travelled up from Ramsgate to ensure that the meal was cooked to everyone's satisfaction. Huge thanks are due to Kate Salinger, Dewight Wedderburn and Emily Salinger who ensured that all went well on Christmas Day and a great time was had by all.

Funding was provided by Hornsey Parochial Charities to help make the event a reality, with Dunn's Bakery and Waitrose (Crouch End) predominantly helping out with groceries. Donations were also received from three members of the community to help pay for taxis to bring guests to the church and take them home at the end of the afternoon.

This year's event was bigger than the last. The whole event was ably supported by 19 volunteers on Christmas Eve and 23 volunteers on Christmas Day including some from Cornerstone Church. There is now a well-practised number of volunteers on Christmas Eve who make short work of peeling vast numbers of potatoes, parsnips, carrots and sprouts. During the second week of December, 3 volunteers expertly wrapped the gifts

we had acquired for our guests. Each year, our guests receive a present. For some of them it would be the only present they would receive at Christmas time. Union Church is very blessed with having all these volunteers and we truly appreciated each person.

And so the church year ended. No one had joined our church, no one had died. UC ticked on. But things were happening that hadn't been a year ago so maybe progress was being made. 2025 will show if any fruit has been borne by the events of 2024.

ADMINISTRATIVE INFORMATION

Union Church and Community Centre, Crouch End is affiliated to the Baptist Union of Great Britain and Ireland, and the London Baptist Association. The Church is a member of the United Reformed Church of England, Wales and Scotland, within the District of Central and North London of the Thames North Synod.

STRUCTURE, GOVERNANCE AND MANAGEMENT

On 25th April 2010, the Annual General Meeting of the Church and Congregation and Joint Council adopted a new constitution provided for it by Churches Together North Thames, our sponsoring body, in order to meet the requirement of the Charity Commission, that the Church become a separate, registered charity and the application process initiated.

In October 2012, it was found that the registration was not complete and the process was re-started. The charity registration was completed on 25th February 2013.

TRUSTEES

The Trustees elected in April 2010 were appointed to serve for a three-year term with a restriction that, having served continually for a period of 6 (six) years, they should take a sabbatical break. The current Deacons will continue in office.

The Deacons serving as Charity Trustees are

Kate Salinger

Elected 29th April 2010

Peter Gilbert	Elected 5th May 2019
Paulette Wolfe	Co-opted as a Deacon on 11 th June 2023
Dewight Wedderburn	Co-opted as a Deacon on 26 th February 2023

STAFFING

Particular thanks are also due to our staff:

- Paulette Wolfe (Play Worker: 3-2-1 Carer & Toddler Club)
- Margaret Hervie (Office & Lettings Administrator)
- Peter Kenyon (Finance Officer)
- Luke Griffiths (Caretaker)
- Janice Twiselton (Organist)

All our staff work to the benefit of the Church and Community Centre. We are very fortunate in having each one of them. The Church owes all of them a debt of gratitude.

Approved by the Trustees on _____

and signed on their behalf by Catherine. A. Salinger (Secretary)

Date:

Signed by:

Attached: Financial Statement for the year ended 31st December 2024

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2024

RECEIPTS AND PAYMENTS ACCOUNT

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	This Year 2024 Total £	Last Year 2023 Total £	Year 2022 Total £
RECEIPTS							
Church Members' Offerings		2,748			2,748	2,487	2,618
Fund Raising and Donations		1,408			1,408	2,615	382
Monies Raised for Outside Causes		-			-	587	6
Legacies Received		7,540			7,540	26,250	10,013
Property - Church/Hall Users		37,812			37,812	35,643	40,971
Property - Lettings		82,920			82,920	76,248	58,129
Deposit Account Interest		1,126			1,126	520	6
Mothers' & Toddlers' Club		8,539			8,539	285	958
Sundry Income		2,104			2,104	8,427	5,188
Total Receipts:		144,197	-	-	144,197	153,062	118,271
PAYMENTS							
Ministry		1,892			1,892	1,620	6,839
Mothers and Toddlers		7,685			7,685	5,674	4,051
Church Running Costs		77,201			77,201	66,182	65,248
Programme Activity Costs		1,511			1,511	2,256	832
Support of Outside Causes		304			304	557	-
Maintenance of Church Buildings		45,231			45,231	19,161	13,220
Maintenance of Investment Property		10,961			10,961	12,373	19,005
Sundry Expenditure		1,030			1,030	1,212	906
Total Payments:		145,815	-	-	145,815	109,035	110,101
NET RECEIPTS / (PAYMENTS)		(1,618)	-	-	(1,618)	44,027	8,170
TRANSFERS between funds							
Change in investment values		235			235	11,800	(18,200)
CASH FUNDS b/fwd 1 January		207,720			207,720	151,893	161,923
CASH FUNDS c/fwd 31 December		206,337	-	-	206,337	207,720	151,893

STATEMENT OF ASSETS AND LIABILITIES

Monetary Assets							
Cash		43			43	72	126
Bank Current Account		5,262			5,262	3,735	15,450
Deposit Accounts		61,711			61,711	64,827	9,032
Synod/Baptist Trust Deposits		139,321	-	-	139,321	139,086	127,285
Total monetary assets		206,337	-	-	206,337	207,720	151,893
Other assets							
Gift Aid Recoverable							
Other Monies due to Church							
Insurance prepaid							
Assets used for church purposes							
Buildings under statutory trusts		Church buildings and manse					
Church Contents		Furnishings and equipment					
Liabilities							
Independent Examination							
Opus Energy							
Scottish & Southern Electricity							

APPROVED by the Trustees on

and signed on their behalf by

(Print Name)

(Signature)



Section A Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Union Church and Community Centre, Crouch End

On accounts for the year
ended

31st December 2024

Charity no
(if any)

1150944

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2023**.

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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

D Watts

Date:

27/06/2025

Name:

David Watts FCA

Relevant professional
qualification(s) or body (if
any):

ICAEW

Address:

47 Topsfield Parade

London

N8 8PT

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

N/A

UNION CHURCH AND COMMUNITY CENTRE, CROUCH END

England & Wales - Charity number 1150944

Accounts

UNION CHURCH & COMMUNITY CENTRE, CROUCH END (Baptist /United Reformed)



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- ii. Provision of pastoral care for members, friends, centre users and people living in the immediate vicinity of the church.
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To facilitate this work, it is important that we maintain the fabric of the Church and Community Centre.

LETTINGS

The Church and Community Centre hired out their buildings on a regular basis to the following groups:

- 1) Lifelong Learning (Adults): Crouch End & District U3A
- 2) Parent/Carer and Toddler activity groups:
 - 3-2-1 Parent/Carer and Toddler Group (run by Union Church)
 - Lingotot (Crouch End)
- 3) Parent/Carer and Toddler Support Groups: LB Haringey Children's Centre, West Locality Area
- 4) Support Groups for Adults:

- AA - Sunday Group
 - Al-Anon Family Group
 - Carers First
 - Counselling Initiatives
 - Family Constellations Workshops
- 5) Wellbeing groups (for adults):
- Bump and Baby Club
 - Gestalt Yoga
 - Holistic Yoga
 - NCT Courses (Barnet/Enfield/Haringey/Tottenham)
- 6) Little Tree Montessori Nursery School (Leaseholder)
- 7) Wrap-Around and After-School Care:
- Helen O'Grady Drama Academy
 - Joy Mandarin Academy
 - Kumon (Hornsey) Study Centre
 - Perform
- 8) The Arts: North London Symphony Orchestra
- 9) Other:
- Church of God World Fellowship
 - Crafts, Gifts and Baby bazaars/markets
 - Crouch End Festival
 - Crouch End Neighbourhood Forum
 - Couple's ballroom dance practice
 - LB Haringey consultation workshops
 - Haven (support group for parents/carers of SEN children)
 - Kith and Kids
 - Local community groups focused on social and community issues
 - London Metropolitan Brass Band
 - Mum-Dance
 - Sewing Group (for adults)
 - Singing Workshops run by Maya Waldman
 - Songworks Community Singing Group
 - The Association of UK Course Measurers
 - Vocal Tai Chi
- Children's parties. The Lower Hall was host to 30 children's parties in 2023. This was almost on par with pre-March 2020 figures.

OBLIGATIONS OF MINISTRY and ACHIEVEMENTS

2023 was a relatively quiet year for Union Church. There were no big setbacks or major progressions.

The year began with 14 members, 4 regular non-member attendees and a few visitors. It ended with the same numbers. Attendances were roughly always 12-16 people with some of that number being members of Stroud Green Baptist Church(SGBC).

Union Church (UC) and SGBC are still exploring the idea of uniting as one church but did not progress very far with this during the year. Various meetings were held, with both diaconates and with members, plus the opinions of all members of both churches being sought.

It appeared that the main sticking point was forms of worship. It is recognised that the churches worship differently on Sunday mornings. Some deacons and members felt that as Christians worshipping the same God, it really ought to be possible and manageable to work out a reasonable compromise that would enable both churches to become a stronger congregation witnessing to Christ in North London.

The deacons met regularly during the year and dealt successfully with the increasing number of in-house repairs, decoration and renovations required in the 3 buildings we own. These are the Church and Community Centre, 143 Ferme Park Road (Little Tree Montessori Nursery and tenanted flat) plus the Manse at 53 Rokesly Avenue which is also tenanted.

The church required a new boiler; there was a gas leak in 143 Ferme Park Road and a new double-glazed window was required at The Manse. A storm in December wrecked a room in the Flat at 143 Ferme Park Road when roof tiles fell off and the walls became so damp that the plaster began to fall off! The list went on...

Everything required to make our properties hospitable and liveable was done. Thanks are due to our caretaker, Luke Griffiths, for expediting these repairs and Peter Kenyon, our Finance Officer, for dealing with our insurers when appropriate. Members need reminding

that they were asked last year to make suggestions regarding a new and more suitable notice board for the 2020's. Regrettably, none have been forthcoming. There is still time.

The biggest drama of 2023 was when a car catapulted through the railings one night, destroying said railings, knocking over the notice board and ending up on our lower hall wall (Weston Park side). Fortunately, the dreadful driver escaped unhurt and ran away from the stolen car but the Weston Park side of our church looked like a film set for quite some time.

It is sad but true that much of the deacons' time was taken up with buildings and management issues. UC prides itself on having clean and modern spaces for groups to meet in. Witnessing and sharing God's love in the community didn't seem to make it to the top of the agenda very often. It is also sad but true that UC has an ageing membership and congregation which does make active witnessing difficult. Difficult, but not impossible.

The power of prayer has amazed and encouraged Christians throughout the centuries. Pentecost or Whitsuntide has just been celebrated and if the first Whitsun or the Church's First Birthday had not happened, this report would not be written, UC and SGBC would not exist and the people of the UK might all be heathens.

However, UC IS still here and hopefully, will still be here in 10, 20, 30, 40.....years' time. The big Church and Community Centre at the corner of Ferme Park Road and Weston Park must make its presence felt if it is to survive.

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attended and all the families are invited to everything happening at UC over the festive period. The church has held an afternoon Carol Service in mid-December for many years now, targeting families who live locally. These services used to be very well attended. In 2023, the few attendees were all church members. This was very disappointing. Much thought needs to be given as to how UC can share the love of God at Christmas time.

The recently formed Hornsey group of Churches (Middle Lane Methodist, the Moravian, Campsbourne Baptist, St Mary with St George, Holy Innocent's plus Union Church) made an Act of Witness outside Sainsbury's on Good Friday. There must have been about 50 people worshipping there.

A very few of our number joined a goodly number of others from these Hornsey churches singing outside Sainsbury's in December. This was a great experience as the singers were accompanied by a small brass band and thus a joyful noise was made.

Paulette Wolfe and Kate Salinger helped out at a children's morning held at Campsbourne Baptist Church in the October half-term. Not many children attended but the seeds were sown. The two ladies considered that UC would be a better venue as we had all the necessary equipment but not the personnel. Thought is required on that one.

Money for Christian Aid was collected in May. Money for the BMS Harvest Appeal was given at SGBC. A Quiz in aid of TearFund was held in the late Autumn and £404 was raised for their work. This was an increase on last year's effort and so that of Year 2024 must look to even greater proceeds.

There was one really dire effort made at fundraising. It was decided to hold a Table Top Sale in the church on a Saturday. On the day, 4 sellers turned up and hardly anyone walked in to look or buy. How Crouch End has changed!!!! 10 years ago, there would have been queues up the path to the pavement by opening time. Maybe the burghers of Crouch End have no need of second-hand books or exquisite, ancient ornaments anymore. UC will have to learn what is required in 2024 to make contact with our neighbours.

It had been decided to hold our Christmas Day Lunch and Party and plans went ahead. £800 was given to us by Hornsey Parochial Charities to help fund the event with Dunn's Bakery and Waitrose (Crouch End) predominantly helping out with goods. It was soon noticed that the numbers of guests were down. They had been since Covid. Before the virus struck, there were usually 100 guests and helpers eating their Christmas Lunch in the church. In 2023 there were only 72 guests and helpers. It may be that some people have moved further away or are now being offered hospitality by family or neighbours or that some elderly people are still germ-averse in crowds.

Huge thanks are due to Paulette Wolfe and Dewight Wedderburn who had to take the lead on the 25th December due to the untimely death of Kate Salinger's husband, Brian, who sadly died on 21st December. Along with Margaret Hervie, our supreme Administrator, they ensured that all went well on Christmas Day and that a great time was had by all.

We must all thank God for our chef, Luke Underhill. An acknowledged heathen, he freely gives up his time on Christmas Eve and Christmas Day to help prepare and cook the excellent 3-course meal which is offered to the guests and helpers. There is now a well-practised number of volunteers on Christmas Eve who make short work of peeling vast numbers of potatoes, parsnips, carrots and sprouts whilst Luke makes soup from whatever is at hand.

UC is very blessed with having these volunteers. The sad thing is that none of them wish to go into the service on Christmas morning although they can often be heard humming the tunes of the carols.

So 2023 ended very much as it had begun. Let us hope and pray that by the end of 2024, progress can be reported in spreading the word of God in Crouch End.

ADMINISTRATIVE INFORMATION

Union Church and Community Centre, Crouch End is affiliated to the Baptist Union of Great Britain and Ireland, and the London Baptist Association. The Church is a member

of the United Reformed Church of England, Wales and Scotland, within the District of Central and North London of the Thames North Synod.

STRUCTURE, GOVERNANCE AND MANAGEMENT

On 25th April 2010, the Annual General Meeting of the Church and Congregation and Joint Council adopted a new constitution provided for it by Churches Together North Thames, our sponsoring body, in order to meet the requirement of the Charity Commission, that the Church become a separate, registered charity and the application process initiated. In October 2012, it was found that the registration was not complete and the process was re-started. The charity registration was completed on 25th February 2013.

TRUSTEES

The Trustees elected in April 2010 were appointed to serve for a three-year term with a restriction that, having served continually for a period of 6 (six) years, they should take a sabbatical break. The current Deacons will continue in office.

The Deacons serving as Charity Trustees are

Kate Salinger	Elected 29 th April 2010
Peter Gilbert	Elected 5 th May 2019
Paulette Wolfe	Co-opted as a Deacon on 11 th June 2023
Dewight Wedderburn	Co-opted as a Deacon on 26 th February 2023

STAFFING

Particular thanks are also due to our staff:

- Paulette Wolfe (Play Worker: 3-2-1 Carer & Toddler Club)
- Margaret Hervie (Office Administrator)
- Peter Kenyon (Finance Officer)
- Luke Griffiths (Caretaker)
- Janice Twiselton (Organist)

All our staff work to the benefit of the Church and Centre. We are very fortunate in having each one of them. The Church owes all of them a debt of gratitude.

Approved by the Trustees on _____

and signed on their behalf by Kate Salinger (Secretary)

Date:

Signed by:

Attached: Financial Statement for the year ended 31st December 2023

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2023


RECEIPTS AND PAYMENTS ACCOUNT

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	This Year 2023 Total £	Last Year 2022 Total £	Year 2021 Total £
RECEIPTS							
Offerings		2,487			2,487	2,618	982
Fund Raising and Donations		2,615			2,615	382	2,143
Monies Raised for Outside Causes		587			587	6	0
Legacies Received		26,250			26,250	10,013	1,000
Property - Lettings		76,248			76,248	58,129	42,045
Property - Church/Hall Users		35,643			35,643	40,971	20,777
Bank Interest		520			520	6	1
Sundry Income		285			285	958	525
Mothers' & Toddlers' Club		8,427			8,427	5,188	2,290
Total Receipts		153,062	0	0	153,062	118,271	69,763
PAYMENTS							
Ministry		1,620			1,620	6,839	16,903
Mothers and Toddlers		5,674			5,674	4,051	3,030
Church Running Costs		66,182			66,182	65,248	68,697
Programme Activity Costs		2,256			2,256	832	1,031
Support of Outside Causes		557			557	0	72
Maintenance of Church Buildings		19,161			19,161	13,220	14,205
Maintenance of Investment Property		12,373			12,373	19,005	9,712
Sundry Expenditure		1,211			1,211	906	300
Total Payments		109,034	0	0	109,034	110,101	113,950
NET RECEIPTS / (PAYMENTS)		44,027	0	0	44,027	8,170	-44,187
TRANSFERS between funds	2	120,207		-120,207	0	0	0
Change in investment values		11,800			11,800	-18,200	23,502
CASH FUNDS b/fwd 1 January		31,686		120,207	151,893	161,923	182,607
CASH FUNDS c/fwd 31 December		207,720	0	0	207,720	151,893	161,923

STATEMENT OF ASSETS AND LIABILITIES

Monetary Assets							
Cash		72			72	126	82
Bank Current Account		3,735			3,735	15,450	7,591
Deposit Accounts		64,827			64,827	9,032	8,765
Synod/Baptist Trust Deposits		139,086			139,086	127,285	145,485
Total monetary assets	10	207,720	0	0	207,720	151,893	161,923
Other assets							
Gift Aid Recoverable							
Other Monies due to Church							
Insurance prepaid							
Assets used for church purposes							
Buildings under statutory trusts	11	Church buildings and manse					
Church Contents	11	Furnishings and equipment					
Liabilities							
Independent Examination							
Opus Energy							
Scottish & Southern Electricity							

APPROVED by the Trustees on 02.09.2024 and signed on their behalf by

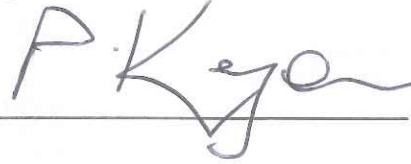
CATHERINE SALINGER (Print Name)  (Signature)

TREASURER'S STATEMENT

I have prepared the financial statements on Page 1 for the year ended 31 December 2023 from the accounting records of the church.

PETER KENYON

(Print Name)



(Signature)

31.10.2024 (Date)**INDEPENDENT EXAMINER'S REPORT**

I report on the financial statements of Union Church and Community Centre, Crouch End for the year ended on 31 December 2023 and set out on Page 1.

Respective responsibilities

The church is responsible for the preparation of the financial statements, and considers that the audit requirement of Section 144 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 145(5)(b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's report

My examination was carried out in accordance with the General Directions of the Charity Commissioners. An examination includes a review of the accounting records kept by the church and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent Examiner's statement

In connection with my examination of the church funds, nothing came to my attention which gave me cause to believe otherwise than that the financial statements accord with the accounting records of the church, and that those records satisfied the requirements of the Act. I am not aware of any matter to which attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

David Watts FCA
Newton & Garner Ltd
47 Topsfield Parade
Crouch End
London
N8 8PT



Section A Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Union Church and Community Centre, Crouch End

**On accounts for the year
ended**

31 st December 2023	Charity no (if any)	1150944
--------------------------------	--------------------------------	---------

Set out on pages

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I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2023**.

**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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:		Date:	23/05/2024
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Name: David Watts FCA

Relevant professional qualification(s) or body (if any): ICAEW

Address: 47 Topsfield Parade
London
N8 8PT

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

N/A

UNION CHURCH AND COMMUNITY CENTRE, CROUCH END

England & Wales - Charity number 1150944

Accounts

UNION CHURCH & COMMUNITY CENTRE, CROUCH END (Baptist /United Reformed)



ANNUAL REPORT AND ACCOUNTS for the year ended 31st December 2022

Presented to the Annual Meeting of the Church
on Sunday 11th June 2023

Union Church is a group of Christians who worship and work together to reflect the love of God by serving the community and supporting the Church worldwide.

Union Church and Community Centre is a Local Ecumenical Partnership.

Union Church and Community Centre, Crouch End
Weston Park, Crouch End, London N8 9PX

Registered Charity 1150944

ANNUAL REPORT OF THE TRUSTEES

The Deacons as Charity Trustees present their report together with the financial statements for the year ended 31st December 2022. The report and accounts are presented to the Annual Meeting of the Church on 11th June 2023.

INTRODUCTION

On 2nd May 1974, the members of Park Chapel United Reformed Church and members of Ferme Park Baptist Church, believing that it was God's will that they should do so, resolved that the work and witness of the two churches should be, and should continue to be, integrated so that the members of the two churches should live, work and worship as one community: Union Church.

In 2003, the name was changed to 'Union Church and Community Centre, Crouch End (Baptist/United Reformed)' to better reflect the community involvement of the church.

AIM AND PURPOSES

The purpose of the Church and Community Centre, Crouch End is to advance the Christian faith in Hornsey, and the wider community, in accordance with the principles and practices of the Baptist and United Reformed Church denominations.

As Trustees, we have the responsibility of working with the Minister and congregation in promoting the work of the Church and Centre; the Mission of the Church, pastoral, evangelistic, social and ecumenical; and for the safe operation and maintenance of our properties.

ACTIVITIES

We are committed to encouraging as many people as possible to worship in the church and to enable wide use of the Centre for social groups and lettings. We maintain an overview of worship and church group activities and aim to see that services are welcoming and include contributions from the diversity of congregation attendants.

When planning its activities for the year, the Deacons would consider the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion. We try to enable ordinary people to live out their faith as part of the community through:

- i. Worship and prayer; learning about the Gospel, developing our knowledge and trust in Jesus, and serving the community.
- ii. Provision of pastoral care for members, friends, centre users and people living in the immediate vicinity of the church.
- iii. Missionary and outreach work.

To facilitate this work, it is important that we maintain the fabric of the Church and Community Centre.

LETTINGS:

The Church and Community Centre hired out their buildings on a regular basis to the following groups:

- 1) Lifelong Learning (Adults):
 - Crouch End & District U3A's main and several of its sub-groups
- 2) Parent/Carer and Toddler activity groups:
 - 3-2-1 Parent/Carer and Toddler Group (run by Union Church)
 - Baby College
 - Hartbeeps
 - Zip Zap

- 3) Parent/Carer and Toddler Support Groups:
 - LB Haringey Children's Centre, West Locality Area

- 4) Support Groups for Adults:
 - AA - Friday Group
 - AA - Sunday Group
 - Al-Anon Family Group
 - Carers First
 - Family Constellations Workshops

- 5) Wellbeing groups (Adults):
 - Gestalt Yoga
 - Holistic Yoga
 - Mum-Dance
 - NCT Courses (Barnet/Enfield/Haringey/Tottenham)

- 6) Wrap-Around and After-School Care:
 - Helen O'Grady Drama Academy
 - Joy Mandarin Academy
 - Kumon (Hornsey) Study Centre
 - Perform Workshops

- 7) The Arts:
 - North London Symphony Orchestra

- 8) Other charities:
 - Church of God World Fellowship
 - Kith and Kids Charity

- 9) Other activities/meetings/workshops:
 - Children's parties
 - Crafts and Gifts markets run by community members
 - Crouch End Neighbourhood Forum
 - Haringey Council (Major projects)

- Haven group for SEN children and their families
- Sewing Group (for adults)
- Songworks Community Singing Group
- Psychotherapists and Counsellors group
- Violin and Piano recitals

OBLIGATIONS OF MINISTRY and ACHIEVEMENTS

Union Church is not large on numbers but it is large in heart and finding people who may say they are not Christians but behave in a very Christian way.

Anniversary: Due to the on-going effects of the Covid19 pandemic lockdowns, we were unable to celebrate our forty-eighth anniversary in May.

Christmas Day 2022: We were extremely happy that we were able to host our annual community-focused Christmas Day Lunch and Party in person! Sadly, a number of our regular guests passed away in the last four years as a result of old age or illness.

We hosted and catered for 51 guests; each guest received a lovely gift. We could not have achieved this memorable post-Covid event without the very generous help and support of 27 dedicated volunteers. We were truly grateful to the organisations, businesses and individuals whose collective willingness went a long way to help solitary and isolated people in our community to enjoy what would otherwise have been a very lonely day.

Union Church is extremely grateful to the following donors who made this great occasion possible:

- Anne Green & family: china and crystal ware gifts for our guests
- Callis Locksmiths (Crouch End): Panettone cake and real leather goods that were gifts for some of our guests
- Co-op (Crouch End): Luxury mince pies

- Dunn's Baker & Confectioner (Crouch End): Mince pies, bread and Christmas puddings
- Freeman Butchers, Crouch End: a large Roll of Turkey Breast
- Gift (the gift shop), Crouch End: a gift for a guest
- KA News (Hornsey): Cookies
- The staff of Little Tree Montessori Nursery (Crouch End): several gifts for our guests
- Four individuals made personal donations totalling £75.00
- Waitrose (Crouch End): a large amount of groceries from their Community Partnerships Scheme
- Weston Park Café (Hornsey): gifts for our guests

Guests, volunteers and church members could not hide their joy on this Christmas Day! Our 51 guests enjoyed a delicious and sumptuous 3-course lunch cooked by Luke Underhill (our Chef of the Day). Our dedicated team of 27 volunteers worked hard on both Christmas Eve and Christmas Day. We are very grateful to the 6 volunteer drivers on Christmas Day, who collected guests from their homes for the morning service and, or, the lunch and took them back home when the event ended. Many of our volunteers had been before. Some of them would have been home alone but chose to join us to make the day a memorable one for others. As we celebrated the coming of Jesus into our sorry world, we were grateful to be, once more, His hands and feet in our community.

RESERVES POLICY

In February 2011, the Deacons resolved to retain their Restricted Funds solely for the purposes that they were created and to maintain Reserves equivalent to six months' income with a portion of Reserves to be held in cash and the majority invested in the COIF Charities Investment Fund.

The Deacons recognise the importance of holding adequate unrestricted funds to ensure the smooth operation of the Church and the Centre, and to enable them to meet emergency situations that may arise from time to time. On 31st December 2022, the Church held reserves of £120,207.00. The new total is equivalent to approximately 4 months' income.

ADMINISTRATIVE INFORMATION

Union Church and Community Centre, Crouch End is affiliated to the Baptist Union of Great Britain and Ireland, and the London Baptist Association. The Church is a member of the United Reformed Church of England, Wales and Scotland, within the District of Central and North London of the Thames North Synod.

STRUCTURE, GOVERNANCE AND MANAGEMENT

On 25th April 2010, the Annual General Meeting of the Church and Congregation and Joint Council adopted a new constitution provided for it by Churches Together North Thames, our sponsoring body, in order to meet the requirement of the Charity Commission, that the Church become a separate, registered charity and the application process initiated. In October 2012, it was found that the registration was not complete and the process was re-started. The charity registration was completed on 25th February 2013.

TRUSTEES:

The Trustees elected in April 2010 were appointed to serve for a three-year term with a restriction that, having served continually for a period of 6 (six) years, they should take a sabbatical break. The current Deacons will continue in office.

The Deacons serving as Charity Trustees are

Ruby Marsh-Goodey	Elected 29 th April 2010 – deceased
Kate Salinger	Elected 29 th April 2010
Peter Gilbert	Elected 5th May 2019

STAFFING

Particular thanks are also due to our staff:

- Luke Griffiths (Caretaker)
- Margaret Hervie (Office Administrator)
- Peter Kenyon (Finance Officer)
- Janice Twiselton (Organist)
- Paulette Wolfe (Play Worker: 3-2-1 Carer & Toddler Club)

All our staff work to the benefit of the Church and Centre. We are very fortunate in having each one of them. The Church owes all of them a debt of gratitude.

CONCLUSION

The lockdowns ensured that there were no church meetings in our building during most of 2020 and the beginning of 2021. The last one took place from January 2021 until all restrictions ended in June.

Notes for Kate:

Members who passed away:

Ruby Marsh-Goodey

Beryl Gibbs

Reverend Gerry Stanton resigned and left on 31st May 2022

We looked forward to a future in a radically altered world and trusting that God would guide us as we tried again, to spread the Word of Our Lord in Crouch End and do His Will.

Approved by the Trustees on _____

and signed on their behalf by Kate Salinger (Secretary) on _____

Signed by:

Attached: Financial Statement for the year ended 31st December 2021

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2022

RECEIPTS AND PAYMENTS ACCOUNT

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	This Year 2022 Total £	Last Year 2021 Total £	Year 2020 Total £
RECEIPTS							
10 Offerings		2,618			2,618	982	1,769
11 Fund Raising and Donations		382			382	2,143	1,821
12 Monies Raised for Outside Causes		6			6	0	0
Legacies Received		10,013			10,013	1,000	0
14 Property - Lettings		58,130			58,130	42,046	41,360
14 Property - Church/Hall Users		40,971			40,971	20,777	20,404
Investment Income		0			0	0	0
15 Bank Interest		6			6	1	21
Sundry Income		958			958	525	1,131
15 Mothers' & Toddlers' Club			5,188		5,188	2,290	1,928
Total Receipts		113,083	5,188	0	118,271	69,763	68,434
PAYMENTS							
50 Ministry		6,839			6,839	16,903	14,691
Mothers and Toddlers			4,051		4,051	3,030	6,760
51 Church Running Costs		65,248			65,248	68,696	74,107
51 Programme Activity Costs		832			832	1,031	1,707
52 Support of Outside Causes		0			0	72	0
53 Maintenance of Church Buildings		13,220			13,220	14,205	40,240
54 Maintenance of Investment Property		19,005			19,005	9,712	5,441
57 Sundry Expenditure		906			906	300	540
Total Payments		106,050	4,051	0	110,101	113,950	143,486
NET RECEIPTS / (PAYMENTS)		7,033	1,137	0	8,170	-44,187	-75,052
TRANSFERS between funds	2	1,137	-1,137		0	0	0
Change in investment values				-18,200	-18,200	23,502	19,451
CASH FUNDS b/fwd 1 January		23,516		138,407	161,923	182,607	238,208
CASH FUNDS c/fwd 31 December		31,686	0	120,207	151,893	161,923	182,607

STATEMENT OF ASSETS AND LIABILITIES

Monetary Assets

Cash		126			126	82	122
Bank Current Account		15,450			15,450	7,591	4,411
Deposit Accounts		9,032			9,032	8,765	6,763
Synod/Baptist Trust Deposits		7,078		120,207	127,285	145,485	171,311
Total monetary assets	10	31,686	0	120,207	151,893	161,923	182,607

Other assets

Gift Aid Recoverable
Other Monies due to Church

Insurance prepaid

Assets used for church purposes

Buildings under statutory trusts 11 Church buildings and manse
Church Contents 11 Furnishings and equipment

Liabilities

Independent Examination
Opus Energy
Scottish & Southern Electricity

APPROVED by the Trustees on 26.08.24 and signed on their behalf by

CATHERINE SALINGER (Print Name)

C. Salinger (Signature)

TREASURER'S STATEMENT

I have prepared the financial statements on Page 1 for the year ended 31 December 2022 from the accounting records of the church.

PETER KENYON (Print Name)

P. Kenyon (Signature)

26-05-24 (Date)

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Union Church and Community Centre, Crouch End for the year ended on 31 December 2022 and set out on Page 1.

Respective responsibilities

The church is responsible for the preparation of the financial statements, and considers that the audit requirement of Section 144 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 145(5)(b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's report

My examination was carried out in accordance with the General Directions of the Charity Commissioners. An examination includes a review of the accounting records kept by the church and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent Examiner's statement

In connection with my examination of the church funds, nothing came to my attention which gave me cause to believe otherwise than that the financial statements accord with the accounting records of the church, and that those records satisfied the requirements of the Act. I am not aware of any matter to which attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

David Watts FCCA
Newton & Garner Chartered Accountants
47 Topsfield Parade
Crouch End
London
N8 8PT



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Union Church and Community Centre, Crouch End

**On accounts for the year
ended**

31 st December 2022	Charity no (if any)	1150944
--------------------------------	--------------------------------	---------

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2021**.

**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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: D Watts **Date:** 18/05/2023

Name: David Watts FCA

**Relevant professional
qualification(s) or body (if
any):** ICAEW

Address: 47 Topsfield Parade
London
N8 8PT

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

N/A

UNION CHURCH AND COMMUNITY CENTRE, CROUCH END

England & Wales - Charity number 1150944

Accounts

Annual Report to the Trustees 2021

What a dreadful year 2021 was for the whole world, not just Union Church. Covid, in its various forms, had spread its tentacles far and wide. Very few countries were left unaffected by its advance, with many deaths, long recoveries and fear of catching it the predominant features over the world.

Union Church was left relatively unscathed, considering its mainly elderly membership, with the only recorded death from the virus being that of Basil Lewis in April, 2020.

The lockdowns ensured that there were no meetings in our building during most of 2020 and the beginning of 2021. The last one took place from January 2021 until all restrictions ended in June.

The virus took its toll in other ways. Groups could not meet in our building and congregants were very wary of physically attending worship, even when they could. Regular mask wearing and keeping 2m apart from each other, made recognition difficult and welcoming any brave newcomers even harder.

Rev. Gerry Stanton conducted services and meetings on zoom. Unfortunately, quite a few of our membership were unable to access this and phone calls became the main means of communication.

Our usual Christmas Day Lunch and Party became a delivery only event. Fortunately, a peeling and packing day on Christmas Eve, with people suitably masked and distanced WAS allowed and with Luke Underhill as Head Chef, the cooking was managed brilliantly on Christmas Day and delivery to those who had requested it was made by willing masked volunteers. One part of our mission was accomplished.

There were very few Church Meetings during the year as reaching a quorum, even on zoom, would have been extremely difficult. Deacons Meetings DID happen on zoom but many of them were mainly Management Meetings as we ensured that all the maintenance tasks needed around the building were done.

The third lockdown ended on March 28th, 2021, just as our reporting year ended.

We looked forward to a future in a radically altered world and trusting that God would guide as we tried again, to spread the Word of Our Lord in Crouch End and do His Will.

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2021

RECEIPTS AND PAYMENTS ACCOUNT

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	This Year 2021 Total £	Last Year 2020 Total £	Year 2019 Total £
RECEIPTS							
Offerings		982			982	1,769	3,945
Fund Raising and Donations		2,143			2,143	1,821	12,066
Monies Raised for Outside Causes		0			0	0	532
Legacies Received		1,000			1,000	0	0
Property - Lettings		42,046			42,046	41,360	45,715
Property - Church/Hall Users		20,777			20,777	20,404	30,371
Investment Income		0			0	0	0
Bank Interest		1			1	21	577
Sundry Income		525			525	1,131	124
Mothers' & Toddlers' Club			2,290		2,290	1,928	6,729
Total Receipts		67,473	2,290	0	69,763	68,434	100,059
PAYMENTS							
Ministry		16,903			16,903	14,691	25,692
Mothers and Toddlers			3,030		3,030	6,760	7,760
Church Running Costs		68,696			68,696	74,107	72,188
Programme Activity Costs		1,031			1,031	1,707	0
Support of Outside Causes		72			72	0	657
Maintenance of Church Buildings		14,205			14,205	40,240	22,599
Maintenance of Investment Property		9,712			9,712	5,441	4,960
Lottery Expenditure		0			0	0	7,425
Sundry Expenditure		300			300	540	770
Total Payments		110,920	3,030	0	113,950	143,486	142,051
NET RECEIPTS / (PAYMENTS)		-43,447	-739	0	-44,187	-75,052	-41,992
TRANSFERS between funds		49,260	739	-50,000	0	0	0
Change in investment values				23,502	23,502	19,451	36,559
CASH FUNDS b/fwd 1 January		17,702	0	164,905	182,607	238,208	243,641
CASH FUNDS c/fwd 31 December		23,516	0	138,407	161,923	182,607	238,208

STATEMENT OF ASSETS AND LIABILITIES

Monetary Assets							
Cash		82			82	122	201
Bank Current Account		7,591			7,591	4,411	4,405
Deposit Accounts		8,765			8,765	6,763	11,742
Synod/Baptist Trust Deposits		7,078		138,407	145,485	171,311	221,860
Total monetary assets		23,516	0	138,407	161,923	182,607	238,208
Other assets							
Gift Aid Recoverable							
Other Monies due to Church							
Insurance prepaid							
Assets used for church purposes							
Buildings under statutory trusts			Church buildings and manse				
Church Contents			Furnishings and equipment				
Liabilities							
Independent Examination							
Opus Energy							
Scottish & Southern Electricity							

APPROVED by the Trustees on 04.09.2022 and signed on their behalf by

KATE SALINGER

PETER GILBERT

(Print Name)

C.A. Salinger

(Signature)

FINANCE OFFICER'S STATEMENT

I have prepared the financial statements on Page 1 for the year ended 31 December 2021 from the accounting records of the church.

PETER KENYON (Print Name)

P. Kenyon (Signature)

12-10-22 (Date)

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Union Church and Community Centre, Crouch End for the year ended on 31 December 2021 and set out on Page 1.

Respective responsibilities

The church is responsible for the preparation of the financial statements, and considers that the audit requirement of Section 144 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 145(5)(b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's report

My examination was carried out in accordance with the General Directions of the Charity Commissioners. An examination includes a review of the accounting records kept by the church and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent Examiner's statement

In connection with my examination of the church funds, nothing came to my attention which gave me cause to believe otherwise than that the financial statements accord with the accounting records of the church, and that those records satisfied the requirements of the Act. I am not aware of any matter to which attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

My Independent Examiner's Report on the Accounts is enclosed.

David Watts FCA
ICAEW
47 Topsfield Parade
London
N8 8PT



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Union Church and Community Centre, Crouch End

**On accounts for the year
ended**

31st December 2021

**Charity no
(if any)**

1150944

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2021**.

**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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

D. Watts

Date:

12/08/2022

Name:

David Watts FCA

**Relevant professional
qualification(s) or body (if
any):**

ICAEW

Address:

47 Topsfield Parade

London

N8 8PT

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

N/A

ANNUAL GENERAL MEETING 2022

Finance Officer's Report

As in the previous three years, the end of year accounts for 2021 showed a decrease in the value of the Church's assets. Expenditure exceeded Income by £44,187 during the year. The following table of comparisons between 2020 and 2021 shows the major areas of income and expenditure.

<u>Income Activity</u>	<u>2021 (£)</u>	<u>2020 (£)</u>
Offering	982	1,769
Fund Raising & Donations	2,143	1,821
Property Lettings	42,046	41,380
Hall Hire	20,777	20,404

Expenditure Activity

Ministry & Mission Fund	16,903	14,691
Church Running Costs	68,696	74,107
Maintenance of Church Buildings	14,205	40,240
Maintenance of Property	9,712	5,441

The £42,046 against 'Property Lettings' in 2021 represents a full take-up of residency in the flat above The Church and a full year's rental from The Montessori Nursery. No fees were taken by the letting agents in 2020 which explains why income from the flat was lower in 2021 (£21,046 against £24,860) as the agents charged two years' fees in 2021. Hirings for Parties increased from only £442 in 2020 to £1,063 as the country started to recover from shutdowns due to the COVID-19 pandemic. Income from Hall Hiring was slightly down on 2020 figures (£17,727 against £19,962), caused primarily by late payments during the shutdowns. Chasing these payments is at the top of my current agenda and, although slow, money has begun to filter through to us. £4,291 was owed to the Church by late payers at the end of 2021. The Christmas Lunch brought in £611. Without the donation from Hornsey Parochial Charities it would have cost us £189.

On the Expenditure side, there are no major concerns. There was a drop in Church Running Costs during 2021, due to lower expenditure on Office Supplies (£2,696 against £4,153 in 2020), the Insurance claim due to flooding (we received payments totalling £3,173) and slightly less expenditure on Professional Services.

As has been emphasised before, Property Maintenance costs often run in cycles; low costs one year may indicate that necessary tasks are being postponed until the next. The lower costs of 'Maintenance of Church Buildings' in 2021 can be put down to less external contractors being employed during the pandemic and the rise 'Maintenance of Property' (ie to the Flat and Rokesly) to work being undertaken internally.

The value of The Legacy bequeathed to The Church by the late Marjorie Smith dropped during 2021 from £168,987 to £145,485. £50,000 was withdrawn from the fund in 2021 but due to favourable stock market conditions the end of year decrease amounted to only £23,502.

Our Deposit Account at CCLA Investment Management had been depleted to only £1,751 due to constant withdrawals since 2018. It continued to attract poor amounts of interest due to the Bank of England Base Rate being as low as it has been in recent years. This rate is, however, beginning to improve.

Overall, it was a reasonable year financially considering our continuing spending obligations but it would be recommended The Church seek to rent out the Manse, increase Facility Hirings and seek more income-generating events, if possible. Otherwise, any major increases in overall Church cash assets over the next few years look unlikely.

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2021

RECEIPTS AND PAYMENTS ACCOUNT

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	This Year 2021 Total £	Last Year 2020 Total £	Year 2019 Total £
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Liabilities							
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Opus Energy							
Scottish & Southern Electricity							

APPROVED by the Trustees on 04.09.2022 and signed on their behalf by

KATE SALINGER

PETER GILBERT

(Print Name)

C.A. Salinger

(Signature)

FINANCE OFFICER'S STATEMENT

I have prepared the financial statements on Page 1 for the year ended 31 December 2021 from the accounting records of the church.

PETER KENYON (Print Name)

P. Kenyon (Signature)

12-10-22 (Date)

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Union Church and Community Centre, Crouch End for the year ended on 31 December 2021 and set out on Page 1.

Respective responsibilities

The church is responsible for the preparation of the financial statements, and considers that the audit requirement of Section 144 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 145(5)(b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's report

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David Watts FCA
ICAEW
47 Topsfield Parade
London
N8 8PT



Section A

Independent Examiner's Report

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members of**

Union Church and Community Centre, Crouch End

**On accounts for the year
ended**

31st December 2021

**Charity no
(if any)**

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I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

D. Watts

Date:

12/08/2022

Name:

David Watts FCA

**Relevant professional
qualification(s) or body (if
any):**

ICAEW

Address:

47 Topsfield Parade

London

N8 8PT

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ANNUAL GENERAL MEETING 2022

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Overall, it was a reasonable year financially considering our continuing spending obligations but it would be recommended The Church seek to rent out the Manse, increase Facility Hirings and seek more income-generating events, if possible. Otherwise, any major increases in overall Church cash assets over the next few years look unlikely.

UNION CHURCH AND COMMUNITY CENTRE, CROUCH END

England & Wales - Charity number 1150944

Accounts

STRUCTURE, GOVERNANCE AND MANAGEMENT

Ferme Park Baptist Church was built on this site in 1889. Following the merger with Park Chapel, the new Union Church was formed. Charity registration as a local ecumenical partnership was completed on 25th February 2013 under number 1150944.

The minister and trustees are assisted in managing and maintaining the church by Peter Kenyon (Finance Officer), Luke Griffiths (Caretaker) and Margaret Hervie (Administrator). Two other staff (Paulette Wolfe and Anne Chambers) run the 321 stay and play group.

FINANCIAL

The accounts for the year are set out on pages 4 to 5. The trustees have taken the opportunity to prepare these financial statements in accordance with the Charities Act 2011 Section 144, using the Receipts and Payments basis available to small charities.

The unrestricted fund indicates that expenditure exceeded receipts by £70,220. The income from church hall hire reduced from £30,371 to £20,404 which is less of a reduction than might have been expected given the lockdowns due to the pandemic. There was also significant expenditure on the buildings to catch up on maintenance that has been overlooked for some years. Our unrestricted cash funds were depleted and at end of year were £17,702.

The trustees took the decision not to furlough any staff as we had funds to support this and retain our Baptist position of being independent from the state.

The Deacons recognise the importance of holding adequate unrestricted funds to ensure the smooth operation of the Church and the Centre, and to enable them to meet emergency situations that may arise from time to time. At 31st December 2020, the Church held reserves of £17,702 (£22,754 in 2019). The new total is equivalent to 3.19 months of income.

Following the decision at AGM on 5th May 2019 we distribute a sum equivalent to 5% of the annual unrestricted income to the wider Baptist and URC families. We have not given to Baptists Together Home Mission for some years and intend to do so this year. The amount to be given is £3325. This will be paid to Baptists Together Home Mission in October 2021.

INVESTMENT POLICY

A long-standing legacy fund is held and managed by URC Thames North synod. This increased from approx. £185000 to £222000 during the previous year. The trustees checked restrictions on this fund and found the original will stated the legacy was to be used to meet major expenditure items which could not be met from general funds and also for balancing any deficit on the general account, in effect allowing the Reserve Fund to be used for any general expenditure of the church, but implied that the capital could not be expended. However, the will does not specify that the capital should be regarded as permanent endowment and therefore I think could be expended and used for refurbishing the building or indeed for any other project that the church meeting may fit within the terms of the original will and the Reserve Fund. Based on this advice from URC Thames North we drew down money from the legacy to fund building projects and to cover wages during lockdown.

At the end of 2020 the legacy fund stood at £164,905.

RISK MANAGEMENT DURING THE YEAR

The trustees have identified what they believe to be the major risks which the church faces and are satisfied that these have been adequately mitigated where necessary.

PUBLIC BENEFIT

When planning our activities for the year, the deacons have considered the Commission's guidance on public benefit including the specific guidance on charities for the advancement of religion. Everyone is welcome to attend our regular services and other activities.

ACHIEVEMENTS AND PERFORMANCE

As for the rest of the world, the coronavirus pandemic caused major disruption to our church worship activities and to our centre lettings. We had no worship in the building from 15th March until September. This meant Easter and Pentecost were on Zoom. 321 stay and play group stopped in March and did not restart in 2020.

Our long running, free Christmas meal for those who might otherwise be alone was very different, we delivered 85 hot meals around the area. Thanks again to volunteer chef Luke Underhill for cooking a magnificent turkey with all the trimmings dinner and for maintaining extra safety during the pandemic.

We used the lockdowns as opportunities to improve some aspects of the building to make it more attractive for the church and renters. Renewed lighting upstairs and down, we received a generous donation of 20 folding chairs from a local business. The upstairs kitchen was remodelled, and new boilers and central heating control system installed.

At time of writing (September 2021), the pandemic has receded and we are working with long term and new renters to serve the neighbourhood.

The church congregation is small and elderly which has many benefits. Our services are intimate and interactive. However, it is not sustainable so we will consider different ways of meeting and being church in the hope of attracting new people.

There is so much potential to develop a vibrant centre for the local community. Let's hope and pray for that in 2021 and beyond.

Approved by the Trustees on October 2021 and signed on their behalf by Kate Salinger (Secretary) on October 2021

Signed by: CA Salinger
13.10.2021

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

RECEIPTS AND PAYMENTS ACCOUNT

Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	This Year 2020 Total £	Last Year 2019 Total £	Year 2018 Total £
RECEIPTS						
Offerings and Gift Aid	1,769			1,769	3,945	3,369
Fund Raising and Donations	1,821			1,821	12,066	1,534
Monies Raised for Outside Causes				0	532	111
Legacies Received				0	0	1,000
Property - Lettings	41,360			41,360	45,715	57,835
Property - Church/Hall Users	20,404			20,404	30,371	43,442
Investment Income	0			0	0	0
Bank Interest	21			21	577	351
Sundry Income	1,131			1,131	124	402
Mothers' & Toddlers' Club		1,928		1,928	6,729	5,856
Total Receipts	66,506	1,928	0	68,434	100,059	113,900

PAYMENTS						
Ministry	14,691			14,691	25,692	13,126
Mothers and Toddlers		6,760		6,760	7,760	7,011
Church Running Costs	74,107			74,107	72,188	142,935
Programme Activity Costs	1,707			1,707	0	1,222
Support of Outside Causes				0	657	197
Maintenance of Church Buildings	40,240			40,240	22,599	6,351
Maintenance of Investment Property	5,441			5,441	4,960	7,510
Lottery Expenditure	0			0	7,425	0
Sundry Expenditure	540			540	770	607
Total Payments	136,726	6,760	0	143,486	142,051	178,959

NET RECEIPTS / (PAYMENTS)	-70,220	-4,832	0	-75,052	-41,992	-65,059
TRANSFERS between funds						
Change in investment values	65,168	4,832	-70,000	0	0	0
			19,451	19,451	36,559	748
CASH FUNDS b/fwd 1 January	22,754	0	215,454	238,208	243,641	307,952
CASH FUNDS c/fwd 31 December	17,702	0	164,905	182,607	238,208	243,641

STATEMENT OF ASSETS AND LIABILITIES

Monetary Assets						
Cash	122			122	201	110
Bank Current Account	4,411			4,411	4,405	6,664
Deposit Accounts	4,288		2,475	6,763	11,742	51,566
Synod/Baptist Trust Deposits	8,881		162,430	171,311	221,860	185,301
Total monetary assets	17,702	0	164,905	182,607	238,208	243,641

Other assets
 Gift Aid Recoverable
 Other Monies due to Church

Insurance prepaid

Assets used for church purposes

Buildings under statutory trusts Church buildings and manse
 Church Contents Furnishings and equipment

Liabilities

Independent Examination
 Opus Energy
 Scottish & Southern Electricity

APPROVED by the Trustees on 11/10/2021 and signed on their behalf by

G STANTON

(Print Name)

G Stanton

(Signature)

TREASURER'S STATEMENT

I have prepared the financial statements on Page 1 for the year ended 31 December 2020 from the accounting records of the church.

PETER KENYON (Print Name)

P. Kenyon (Signature)

15-10-21 (Date)

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Union Church and Community Centre, Crouch End for the year ended on 31 December 2020 and set out on Page 1.

Respective responsibilities

The church is responsible for the preparation of the financial statements, and considers that the audit requirement of Section 144 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 145(5)(b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's report

My examination was carried out in accordance with the General Directions of the Charity Commissioners. An examination includes a review of the accounting records kept by the church and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent Examiner's statement

In connection with my examination of the church funds, nothing came to my attention which gave me cause to believe otherwise than that the financial statements accord with the accounting records of the church, and that those records satisfied the requirements of the Act. I am not aware of any matter to which attention should be drawn in order to enable a proper understanding of the financial statements to be reached.