

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.

UNION CHURCH AND COMMUNITY CENTRE, CROUCH END

Page 1

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)

CA. 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.

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(Print Name)

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