

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



## ANNUAL REPORT AND ACCOUNTS For the year ended 31<sup>st</sup> December 2024

Presented to the Annual Meeting of the Church  
on Sunday 13<sup>th</sup> 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 31<sup>st</sup> December 2024. The report and accounts are presented to the Annual Meeting of the Church on 13<sup>th</sup> July 2025.

### **INTRODUCTION**

On 2<sup>nd</sup> 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, 16<sup>th</sup> 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 15<sup>th</sup>. 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 12<sup>th</sup>, 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 25<sup>th</sup> 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 25<sup>th</sup> 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<sup>th</sup> April 2010

Peter Gilbert	Elected 5th May 2019
Paulette Wolfe	Co-opted as a Deacon on 11 <sup>th</sup> June 2023
Dewight Wedderburn	Co-opted as a Deacon on 26 <sup>th</sup> 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 £
<b>RECEIPTS</b>							
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
<b>Total Receipts:</b>		<b>144,197</b>	<b>-</b>	<b>-</b>	<b>144,197</b>	<b>153,062</b>	<b>118,271</b>
<b>PAYMENTS</b>							
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
<b>Total Payments:</b>		<b>145,815</b>	<b>-</b>	<b>-</b>	<b>145,815</b>	<b>109,035</b>	<b>110,101</b>
<b>NET RECEIPTS / (PAYMENTS)</b>		<b>(1,618)</b>	<b>-</b>	<b>-</b>	<b>(1,618)</b>	<b>44,027</b>	<b>8,170</b>
<b>TRANSFERS between funds</b>							
<b>Change in investment values</b>		235			235	11,800	(18,200)
<b>CASH FUNDS b/fwd 1 January</b>		<b>207,720</b>			<b>207,720</b>	<b>151,893</b>	<b>161,923</b>
<b>CASH FUNDS c/fwd 31 December</b>		<b>206,337</b>	<b>-</b>	<b>-</b>	<b>206,337</b>	<b>207,720</b>	<b>151,893</b>

## 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

31<sup>st</sup> 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:

Date: 27/06/2025

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