

Trustees' Report for the year 01/01/2020 to 31/12/2020
WANSTEAD UNITED REFORMED CHURCH
Registered Charity number 1158272

Custodian Trustee: URC Thames North Trust

Structure, governance and management

Wanstead United Reformed Church (the Church) is governed by trusts declared on 31st October 2013 embodied in a Constitution of the same date as amended in 2015.

The serving Elders are the Charity Trustees.

They are appointed by the Church meeting for a term of 3 years and retire by rotation. After two terms, they are required to stand down for a year before being eligible for nomination.

During 2020, we were served by our Elders:

Joan Mason (retired 1st Sept 2020)
Glenys Cockerell (retired 1st Sept 2020)
Caroline Folaranmi (retired 1st Sept 2020)
Grace Smith
Helen Barham (from 25th Oct 2020)
Alexina Mason (from 25th Oct 2020)
Maggie Brown (from 25th Oct 2020)
Gil Morgan (from 25th Oct 2020)

All Trustees are aware of the Charity Commission's Guidance on Public Benefit and follow it in the management of the church and its activities.

Joan and Glenys retired on completion of two continuous terms of service although they had both served for a number of years in the past. We are grateful to them for their dedication.

Activities

2020 has certainly been a year like no other in our 155 year history. The year started well with all kinds of plans in place to explore our future mission and we were looking forward to a full calendar of events which had to be cancelled due to Covid 19.

On 17th March, our Ministers, Elders and Treasurer held our first Awayday for several years, facilitated by the Rev. Ivan King. By the weekend, the church was in lockdown.

In the following weeks and months, kept in touch with members and began circulating weekly prayers and Bible readings that we could all take part in at home. Thanks to everyone on the prayer rota for providing such thoughtful prayers throughout the rest of the year and on into 2021.

One highlight during this time was our 'Say a Prayer at Pentecost' initiative. We invited people of all faiths within our local community to tie a ribbon on our railings as an act of prayer or write their prayers on a tag. This was a good opportunity to demonstrate that the church not just a building and over the weeks following, almost 100 people took part.

Despite our best efforts, we missed deeply the opportunity to meet together and we were overjoyed to open the church for worship, with Covid-19 precautions in place, on 12th July, the first churches in the Thames North Synod to do so. We were able to celebrate our Harvest Festival and friends and members responded, donating much needed supplies of food to Redbridge Food Bank. We were closed again throughout November as the situation became worse in the South East, returning in December in time to decorate the church magnificently for the Christmas services. Sadly a further lockdown meant that we had to celebrate Christmas at home and we ended the year wondering when we would return.

On a positive note, we welcomed two new members during the year, Serena and John and a further application was accepted but in abeyance until we can welcome them formally after lockdown.

During the lockdown period, we took the opportunity to carry out some major repairs and maintenance, including refurbishing the wooden floors throughout the building, thus reducing the level of disruption to activities. Special thanks to Chris who has inspected our premises regularly while they are closed and has overseen the maintenance work, including emptying each room and moving around all our 'stuff' during the flooring work – no mean feat!

The Church is grateful to the dedicated volunteers who have given their time to serve as Elders, preachers and worship leaders, and those who help in all kinds of ways, often in difficult circumstances including, administration, care of the premises, collecting shopping and prescriptions for folk who have been shielding. We are grateful to our ministers Rev. Shahbaz Javed and Rev. Martin Wheadon for their pastoral care during this difficult year, one which saw major changes in our leadership team with the departure of three serving Elders. We were delighted to welcome four new Elders in October; Alexina Mason, Gil Morgan and Maggie Brown for the first time, and Helen Barham, returning after a two year break. Thanks too, to our Treasurer Bruce Davis, who has managed our finances with care and attention during this difficult period.

No account would be complete without mention of our dear members and friends who are no longer with us, Margaret Forster, Eileen Forster, Freda Bailey and Mary Sharpe. Rest in Peace and 'Thank You' for your service to our church and community over many years.

Our impact in the wider community

is demonstrated by our being able to send donations to 12 local, national and international charities from designated Communion offerings.

In addition, as part of our mission to serve the community, we host many different groups and classes during the week. These include ballet classes, activities for parents and young children, all kinds of exercise and fitness opportunities, support for people with Autism and Asperger's and by providing a meeting space for local charities.

Weekly in term time some 350-400 people benefit from the church by attending regular activities on the premises. A further 450 use the premises once a month, with around 1500 people coming less often.

We have welcomed many visitors during the year. People come into our church for many reasons. Some come to see our building, some to attend events and activities, some seeking help and comfort.


We look forward to continuing to serve God and our neighbours in 2021.

Reserves Policy

The Trustees hold at least 6 months running costs in unrestricted reserves to meet unexpected costs or shortfalls in income. The Trustees are aware of their duty to assess potential risks to the organisation and are not aware of any risk to the viability of the charity as a going concern.

The Trustees declare that they have approved the Trustee's report above.

Signed on behalf of the Charity Trustees:

A handwritten signature in black ink, appearing to read 'Grace Smith', with a stylized, cursive script.

Grace Smith
Trustee/Church Secretary

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

RECEIPTS AND PAYMENTS ACCOUNT

| RECEIPTS AND PAYMENTS ACCOUNT | | | | | | |
|--|------|----------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| | Note | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
| RECEIPTS | | | | | | |
| Offerings | | 17,485 | | | 17,485 | 19,753 |
| Fund raising and donations | | 14,092 | 0 | 0 | 14,092 | 9,446 |
| Monies raised for outside causes | 3 | | | 1,153 | 1,153 | 2,210 |
| Gift Aid tax repayments | | 8,680 | | | 8,680 | 0 |
| Legacies | | 0 | | | 0 | 0 |
| Other Income | | 5,865 | | | 5,865 | 288 |
| Property - church/hall users + Manse Letting | 4 | 35,531 | | | 35,531 | 49,652 |
| Bank interest & investment income | 12 | 240 | | | 240 | 518 |
| Total receipts | | 81,892 | 0 | 1,153 | 83,045 | 81,867 |
| PAYMENTS | | | | | | |
| Ministry & Mission Fund | | 32,741 | | | 32,741 | 31,145 |
| Church running costs | 5 | 26,698 | | | 26,698 | 30,454 |
| Ministers Expenses | 6 | 0 | | | 0 | 90 |
| Support of outside causes | 7 | 0 | | 258 | 258 | 2,354 |
| Maintenance of church buildings and grounds | 8 | 17,936 | 0 | | 17,936 | 9,720 |
| Maintenance of manse | 9 | 639 | | | 639 | 2,800 |
| Manse and Church Move | | | 0 | | 0 | 0 |
| Development Fund | | | 0 | | 0 | 0 |
| Church activities (inc Publicity) | | 0 | 188 | 0 | 188 | 782 |
| Other | | 839 | 0 | | 839 | 854 |
| Total payments | | 78,853 | 188 | 258 | 79,299 | 78,200 |
| NET RECEIPTS / (PAYMENTS) | | 3,039 | -188 | 895 | 3,746 | 3667 |
| TRANSFERS between funds | | | | | | |
| CASH FUNDS b/fwd 1 January | | 116,203 | 3,713 | 3,106 | 123,022 | 119,354 |
| CASH FUNDS c/fwd 31 December | | 119,241 | 3,525 | 4,001 | 126,767 | 123,022 |
| STATEMENT OF ASSETS AND LIABILITIES | | | | | | |
| Monetary assets | | | | | | |
| Bank current account | | 27,532 | 3,525 | 4,001 | 35,058 | 31,552 |
| Deposit accounts | | 91,709 | | | 91,709 | 91,470 |
| Total monetary assets | 10 | 119,241 | 3,525 | 4,001 | 126,767 | 123,022 |
| Other assets | | | | | | |
| Gift Aid recoverable | | | | | 0 | |
| Other monies due to church | | | | | | |
| Investments at market value | 12 | | | | 175,475 | 165,039 |
| Assets used for church purposes | | | | | | |
| Buildings under statutory trusts | 11 | Church buildings and manse | | | | |
| Church contents | 11 | Furnishings and equipment | | | | |
| Liabilities | | | | | | |
| Loans outstanding | | | | | | |
| Significant creditors | | | | | | |

APPROVED by the Trustees on

17th March 2021

and signed on their behalf

by GRACE SMITH (name)

(signature)

The notes on pages 2 and 3 form part of this financial statement

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

NOTES

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Charities Act 1993 Section 42(3), using the Receipts and Payments basis available to small charities, and the United Reformed Church guidance.

2 FUND ACCOUNTING

Unrestricted Funds may be used by the church for any of its ordinary purposes.

Designated Funds represent unrestricted funds set aside by the church for specific designated purposes; they can be transferred back into general funds at the church's decision.

| Fund name & purpose: | Balance b/fwd £ | Receipts in year £ | Payments in year £ | Transfers in year £ | Balance c/fwd £ |
|------------------------------------|--------------------|-----------------------|-----------------------|------------------------|--------------------|
| Development Fund | 0 | 0 | 0 | | 0 |
| Manse and Church Move | 197 | 0 | 0 | | 197 |
| Garden Bed Fund | 532 | 0 | 0 | | 532 |
| Roof Fund | 1,747 | 0 | 0 | | 1,747 |
| Flower Fund | 85 | 0 | 0 | | 85 |
| 150 | 30 | 0 | 0 | | 30 |
| Organ Fund | 2,097 | 0 | 0 | | 2,097 |
| Publicity | -975 | 0 | 188 | | -1,163 |
| Totals for designated funds | 3,713 | 0 | 188 | 0 | 3,525 |

Restricted Funds represent income which may be expended only on those restricted objects provided in the terms of a trust or bequest, or donations or grants received or invited for a specific purpose. These funds can only be spent on the specific purpose for which they were given. Any balance remaining unspent must be carried forward as a balance on that fund for future expenditure on that specific purpose, or returned; it cannot be absorbed into general funds.

| Fund name & purpose: | Balance b/fwd £ | Receipts in year £ | Payments in year £ | Transfers in year £ | Balance c/fwd £ |
|-------------------------------------|--------------------|-----------------------|-----------------------|------------------------|--------------------|
| Communion Funds | 1,831 | 544 | 258 | | 2,117 |
| Christian Aid | 30 | 309 | 0 | | 339 |
| Commitment for Life (incl Gift Aid) | 1,055 | 300 | 0 | | 1,355 |
| Other Charitable Giving | 190 | 0 | 0 | 0 | 190 |
| Totals for restricted funds | 3,106 | 1,153 | 258 | 0 | 4,001 |

3 MONIES RAISED FOR OUTSIDE CAUSES

| | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
|---|-------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| Communion offerings | | | 544 | 544 | 1,611 |
| Commitment for Life | | | 300 | 300 | 300 |
| Christian Aid | | | 309 | 309 | 109 |
| Other Charitable Giving | | | 0 | 0 | 190 |
| Benevolent Fund | | | 0 | 0 | |
| Totals raised for outside causes | 0 | 0 | 1,153 | 1,153 | 2,210 |

4 PROPERTY INCOME

| | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
|------------------------------|-------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| Hall Lettings | 19,266 | | | 19,266 | 34,243 |
| Manse Letting | 16,264 | | | 16,264 | 15,410 |
| Total property income | 35,531 | 0 | 0 | 35,531 | 49,653 |

5 CHURCH RUNNING COSTS

| | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
|-----------------------------------|-------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| Church Utilities and Insurance | 18,589 | | | 18,589 | 17,692 |
| Stationery and photocopying | 575 | | | 575 | 677 |
| Other admin expenses | 0 | | | 0 | |
| Music and Lay Preachers | 1,587 | | | 1,587 | 3,108 |
| Cleaning/caretaking | 5,948 | | | 5,948 | 8,977 |
| Total church running costs | 26,698 | 0 | 0 | 26,698 | 30,454 |

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

NOTES - continued

| | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
|--|-------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| 6 MINISTERS EXPENSES | | | | | |
| Ministers Expenses | 0 | | | 0 | 0 |
| Total programme activity costs | 0 | 0 | 0 | 0 | 0 |
| 7 SUPPORT OF OUTSIDE CAUSES | | | | | |
| Commitment for Life | | | 0 | 0 | |
| Christian Aid | | | 0 | 0 | |
| Communion Funds | | | 258 | 258 | |
| Benevolent Fund | | | 0 | 0 | |
| Other Charitable Giving | | | 0 | 0 | |
| Total support of outside causes | 0 | 0 | 258 | 258 | 0 |
| 8 MAINTENANCE OF CHURCH BUILDINGS | | | | | |
| Church Repairs and Maintenance | 17,936 | | | 17,936 | |
| Total maintenance of church buildings | 17,936 | 0 | 0 | 17,936 | 0 |
| 9 MAINTENANCE OF MANSE | | | | | |
| Manse renovations, repairs and letting costs | 0 | | | 0 | |
| Manse Utilities and Insurance | 639 | | | 639 | |
| Total maintenance of manse | 639 | 0 | 0 | 639 | 0 |

10 MONETARY ASSETS

The church monies are not held in segregated accounts, but for the sake of this financial statement the total of each account is allocated appropriately over the various funds.

11 ASSETS USED FOR CHURCH PURPOSES

The church building and the manse at 2 Dangan Road, Wanstead, London are vested in URC Thames North Synod Trust as trustees and are not church assets. They are held for the benefit of Wanstead United Reformed Church in accordance with the statutory trusts applicable to URC properties under the URC Acts. For insurance purposes the church buildings are insured by the church for £5,952,874 and the manse for £406,580. The church contents are insured by the church for £150,000 and the Manse contents for £5000.

12 INVESTMENTS HELD FOR CHURCH PURPOSES

The URC Thames North Synod Trust company as trustee holds on behalf of Wanstead United Reformed Church investments from the disposal of property under the URC property trusts. Use of the capital and income is subject to the approval of Thames North Trust Synod of the United Reformed Church. Moneys paid to the church are shown in these accounts. The Synod Trust company holds on behalf of the church investments representing money received as legacies or other gifts. The release of this to the church is decided by the church alone. Amounts received during the year are included in these accounts. The value of the investments and deposits and the treatment of the income is as follows:

| | Market value | | Application of income |
|---------------------|--------------|--------------|------------------------------------|
| | 31.12.2020 | 31.12.2019 | |
| May Harrison Legacy | £175,474.54 | £ 165,039.64 | Retained by URC Thames North Synod |

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

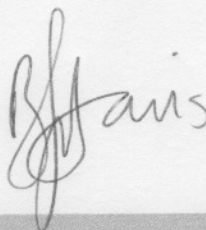
TREASURER'S STATEMENT

I have prepared the financial statements on pages 1 to 3 for the year ended 31 December 2020 from the accounting records of the church.

1. Gift Aid recovery for both 2018 and 2019 was completed in 2020
2. The May Harrison Fund benefitted from some growth despite the pandemic, but the COIF Deposit Account earns negligible interest, in line with other banks.
3. We were able to fund the complete repair/maintenance of the wooden flooring throughout the church and Cromwell Hall this year at a cost of £10,090.
4. There were no exceptional items of expenditure relating to the general running costs of the Church and Manse.
5. WURC, like all other churches, has experienced a difficult year as a result of the Covid pandemic restrictions. Despite this we have maintained our premises, and our financial commitments to the URC via our Ministry and Mission contributions.

Bruce Davis

(name)



(signature)

(date)

17/3/21

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF WANSTEAD UNITED REFORMED CHURCH

I report on the accounts of the church for the year ended 31 December 2020, which are set out on pages 1-3.

Respective responsibilities of Trustees and Examiner

The church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state 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 given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

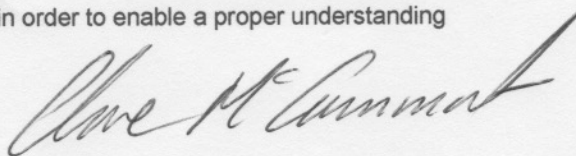
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name
DateCatherine McCann
17/03/2021

Address

89, WALFORD ROAD SOUTH WOODFORD LONDON E18 2LN

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

RECEIPTS AND PAYMENTS ACCOUNT

| RECEIPTS AND PAYMENTS ACCOUNT | | | | | | |
|--|------|----------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| | Note | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
| RECEIPTS | | | | | | |
| Offerings | | 17,485 | | | 17,485 | 19,753 |
| Fund raising and donations | | 14,092 | 0 | 0 | 14,092 | 9,446 |
| Monies raised for outside causes | 3 | | | 1,153 | 1,153 | 2,210 |
| Gift Aid tax repayments | | 8,680 | | | 8,680 | 0 |
| Legacies | | 0 | | | 0 | 0 |
| Other Income | | 5,865 | | | 5,865 | 288 |
| Property - church/hall users + Manse Letting | 4 | 35,531 | | | 35,531 | 49,652 |
| Bank interest & investment income | 12 | 240 | | | 240 | 518 |
| Total receipts | | 81,892 | 0 | 1,153 | 83,045 | 81,867 |
| PAYMENTS | | | | | | |
| Ministry & Mission Fund | | 32,741 | | | 32,741 | 31,145 |
| Church running costs | 5 | 26,698 | | | 26,698 | 30,454 |
| Ministers Expenses | 6 | 0 | | | 0 | 90 |
| Support of outside causes | 7 | 0 | | 258 | 258 | 2,354 |
| Maintenance of church buildings and grounds | 8 | 17,936 | 0 | | 17,936 | 9,720 |
| Maintenance of manse | 9 | 639 | | | 639 | 2,800 |
| Manse and Church Move | | | 0 | | 0 | 0 |
| Development Fund | | | 0 | | 0 | 0 |
| Church activities (inc Publicity) | | 0 | 188 | 0 | 188 | 782 |
| Other | | 839 | 0 | | 839 | 854 |
| Total payments | | 78,853 | 188 | 258 | 79,299 | 78,200 |
| NET RECEIPTS / (PAYMENTS) | | 3,039 | -188 | 895 | 3,746 | 3667 |
| TRANSFERS between funds | | | | | | |
| CASH FUNDS b/fwd 1 January | | 116,203 | 3,713 | 3,106 | 123,022 | 119,354 |
| CASH FUNDS c/fwd 31 December | | 119,241 | 3,525 | 4,001 | 126,767 | 123,022 |
| STATEMENT OF ASSETS AND LIABILITIES | | | | | | |
| Monetary assets | | | | | | |
| Bank current account | | 27,532 | 3,525 | 4,001 | 35,058 | 31,552 |
| Deposit accounts | | 91,709 | | | 91,709 | 91,470 |
| Total monetary assets | 10 | 119,241 | 3,525 | 4,001 | 126,767 | 123,022 |
| Other assets | | | | | | |
| Gift Aid recoverable | | | | | 0 | |
| Other monies due to church | | | | | | |
| Investments at market value | 12 | | | | 175,475 | 165,039 |
| Assets used for church purposes | | | | | | |
| Buildings under statutory trusts | 11 | Church buildings and manse | | | | |
| Church contents | 11 | Furnishings and equipment | | | | |
| Liabilities | | | | | | |
| Loans outstanding | | | | | | |
| Significant creditors | | | | | | |

APPROVED by the Trustees on

17th March 2021

and signed on their behalf

by GRACE SMITH (name)

(signature)

The notes on pages 2 and 3 form part of this financial statement

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

NOTES

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Charities Act 1993 Section 42(3), using the Receipts and Payments basis available to small charities, and the United Reformed Church guidance.

2 FUND ACCOUNTING

Unrestricted Funds may be used by the church for any of its ordinary purposes.

Designated Funds represent unrestricted funds set aside by the church for specific designated purposes; they can be transferred back into general funds at the church's decision.

| Fund name & purpose: | Balance b/fwd £ | Receipts in year £ | Payments in year £ | Transfers in year £ | Balance c/fwd £ |
|------------------------------------|--------------------|-----------------------|-----------------------|------------------------|--------------------|
| Development Fund | 0 | 0 | 0 | | 0 |
| Manse and Church Move | 197 | 0 | 0 | | 197 |
| Garden Bed Fund | 532 | 0 | 0 | | 532 |
| Roof Fund | 1,747 | 0 | 0 | | 1,747 |
| Flower Fund | 85 | 0 | 0 | | 85 |
| 150 | 30 | 0 | 0 | | 30 |
| Organ Fund | 2,097 | 0 | 0 | | 2,097 |
| Publicity | -975 | 0 | 188 | | -1,163 |
| Totals for designated funds | 3,713 | 0 | 188 | 0 | 3,525 |

Restricted Funds represent income which may be expended only on those restricted objects provided in the terms of a trust or bequest, or donations or grants received or invited for a specific purpose. These funds can only be spent on the specific purpose for which they were given. Any balance remaining unspent must be carried forward as a balance on that fund for future expenditure on that specific purpose, or returned; it cannot be absorbed into general funds.

| Fund name & purpose: | Balance b/fwd £ | Receipts in year £ | Payments in year £ | Transfers in year £ | Balance c/fwd £ |
|-------------------------------------|--------------------|-----------------------|-----------------------|------------------------|--------------------|
| Communion Funds | 1,831 | 544 | 258 | | 2,117 |
| Christian Aid | 30 | 309 | 0 | | 339 |
| Commitment for Life (incl Gift Aid) | 1,055 | 300 | 0 | | 1,355 |
| Other Charitable Giving | 190 | 0 | 0 | 0 | 190 |
| Totals for restricted funds | 3,106 | 1,153 | 258 | 0 | 4,001 |

3 MONIES RAISED FOR OUTSIDE CAUSES

| | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
|---|-------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| Communion offerings | | | 544 | 544 | 1,611 |
| Commitment for Life | | | 300 | 300 | 300 |
| Christian Aid | | | 309 | 309 | 109 |
| Other Charitable Giving | | | 0 | 0 | 190 |
| Benevolent Fund | | | 0 | 0 | |
| Totals raised for outside causes | 0 | 0 | 1,153 | 1,153 | 2,210 |

4 PROPERTY INCOME

| | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
|------------------------------|-------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| Hall Lettings | 19,266 | | | 19,266 | 34,243 |
| Manse Letting | 16,264 | | | 16,264 | 15,410 |
| Total property income | 35,531 | 0 | 0 | 35,531 | 49,653 |

5 CHURCH RUNNING COSTS

| | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
|-----------------------------------|-------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| Church Utilities and Insurance | 18,589 | | | 18,589 | 17,692 |
| Stationery and photocopying | 575 | | | 575 | 677 |
| Other admin expenses | 0 | | | 0 | |
| Music and Lay Preachers | 1,587 | | | 1,587 | 3,108 |
| Cleaning/caretaking | 5,948 | | | 5,948 | 8,977 |
| Total church running costs | 26,698 | 0 | 0 | 26,698 | 30,454 |

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

NOTES - continued

| | Unrestricted Funds £ | Designated Funds £ | Restricted Funds £ | This Year 2020 Total £ | Last Year 2019 Total £ |
|--|-------------------------|-----------------------|-----------------------|------------------------------|------------------------------|
| 6 MINISTERS EXPENSES | | | | | |
| Ministers Expenses | 0 | | | 0 | 0 |
| Total programme activity costs | 0 | 0 | 0 | 0 | 0 |
| 7 SUPPORT OF OUTSIDE CAUSES | | | | | |
| Commitment for Life | | | 0 | 0 | |
| Christian Aid | | | 0 | 0 | |
| Communion Funds | | | 258 | 258 | |
| Benevolent Fund | | | 0 | 0 | |
| Other Charitable Giving | | | 0 | 0 | |
| Total support of outside causes | 0 | 0 | 258 | 258 | 0 |
| 8 MAINTENANCE OF CHURCH BUILDINGS | | | | | |
| Church Repairs and Maintenance | 17,936 | | | 17,936 | |
| Total maintenance of church buildings | 17,936 | 0 | 0 | 17,936 | 0 |
| 9 MAINTENANCE OF MANSE | | | | | |
| Manse renovations, repairs and letting costs | 0 | | | 0 | |
| Manse Utilities and Insurance | 639 | | | 639 | |
| Total maintenance of manse | 639 | 0 | 0 | 639 | 0 |

10 MONETARY ASSETS

The church monies are not held in segregated accounts, but for the sake of this financial statement the total of each account is allocated appropriately over the various funds.

11 ASSETS USED FOR CHURCH PURPOSES

The church building and the manse at 2 Dangan Road, Wanstead, London are vested in URC Thames North Synod Trust as trustees and are not church assets. They are held for the benefit of Wanstead United Reformed Church in accordance with the statutory trusts applicable to URC properties under the URC Acts. For insurance purposes the church buildings are insured by the church for £5,952,874 and the manse for £406,580. The church contents are insured by the church for £150,000 and the Manse contents for £5000.

12 INVESTMENTS HELD FOR CHURCH PURPOSES

The URC Thames North Synod Trust company as trustee holds on behalf of Wanstead United Reformed Church investments from the disposal of property under the URC property trusts. Use of the capital and income is subject to the approval of Thames North Trust Synod of the United Reformed Church. Moneys paid to the church are shown in these accounts. The Synod Trust company holds on behalf of the church investments representing money received as legacies or other gifts. The release of this to the church is decided by the church alone. Amounts received during the year are included in these accounts. The value of the investments and deposits and the treatment of the income is as follows:

| | Market value | | Application of income |
|---------------------|--------------|--------------|------------------------------------|
| | 31.12.2020 | 31.12.2019 | |
| May Harrison Legacy | £175,474.54 | £ 165,039.64 | Retained by URC Thames North Synod |

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

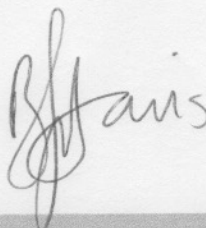
TREASURER'S STATEMENT

I have prepared the financial statements on pages 1 to 3 for the year ended 31 December 2020 from the accounting records of the church.

1. Gift Aid recovery for both 2018 and 2019 was completed in 2020
2. The May Harrison Fund benefitted from some growth despite the pandemic, but the COIF Deposit Account earns negligible interest, in line with other banks.
3. We were able to fund the complete repair/maintenance of the wooden flooring throughout the church and Cromwell Hall this year at a cost of £10,090.
4. There were no exceptional items of expenditure relating to the general running costs of the Church and Manse.
5. WURC, like all other churches, has experienced a difficult year as a result of the Covid pandemic restrictions. Despite this we have maintained our premises, and our financial commitments to the URC via our Ministry and Mission contributions.

Bruce Davis

(name)



(signature)

(date)

17/3/21

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF WANSTEAD UNITED REFORMED CHURCH

I report on the accounts of the church for the year ended 31 December 2020, which are set out on pages 1-3.

Respective responsibilities of Trustees and Examiner

The church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state 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 given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

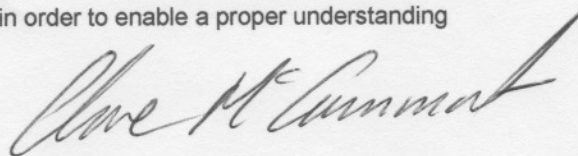
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name
DateCatherine McCann
17/03/2021

Address

89, WALFORD ROAD SOUTH WOODFORD LONDON E18 2LN