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www.heathstreet.org

Registered charity number: 1178001

Report and Accounts for the year ending 31 December 2024

Minister: **Revd Ewan J King**

Deacons: Annie Fang

Gaynor Humphreys (Treasurer)

Wilf Merttens (Secretary)

**HEATH STREET BAPTIST CHURCH
ANNUAL REPORT AND ACCOUNTS 2024**

Heath Street Baptist Church was established as a congregation in 1861 and its building dates from 1862. Governance arrangements were revised in a Charity Commission Scheme sealed on 25 October 1937 and until April 2018 it was an excepted charity. Since 18 April 2018, the Church has been registered with the Charity Commission as a Charitable Incorporated Organisation. The congregation maintains membership of the Baptist Union of Great Britain and the London Baptist Association.

Administrative details

Bankers

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Examiner

Derek John Baker
51 Meadway
Southgate
London N14 6NJ

Solicitor

Carter Lemon Camerons
20 King Street
London EC2V 8EG

Legal status

Heath Street Baptist Church is a Charitable Incorporated Organisation whose constitution was last amended on 11 July 2021.

Charity Registration Number 1178001

Church Safeguarding Officer

Sarah Harper

REPORT OF THE DEACONS

Governance and management

The church operates as a Charitable Incorporated Organisation under the rules of its CIO constitution.

At the end of the year there were 33 members of the church with no changes in the course of 2024. Quarterly church meetings are open to all interested people but on the relatively few occasions when votes are required only members may vote.

Objectives and activities

The principal purpose of the CIO is: The advancement of the Christian faith according to the principles of the Baptist denomination. The church may also advance education and carry out other charitable purposes in the UK and/or other parts of the world.

Public benefit statement

As a registered charity Heath Street Baptist Church, through its members and its Diaconate, is aware of the Charity Commission's guidance on public benefit, especially in the advancement of religion. Our services of worship are open to all. We see our building as a valuable resource to the local community and it is open for activity on most days of the year. The church premises are used, or hired, by people of all faiths or none and by both secular and Christian organisations and groups. We provide activities and services directly each week to local children, from babies to young teenagers, and to homeless and vulnerable people. We also offer concerts (normally free entry) to the local community and support a community choir. Pastoral care and support are offered to all.

Financial review

The financial statements which follow show receipts and payments for 2024, investments and reserves balances at the year end and known liabilities for 2025.

Financial risks

In 2021 we borrowed £500,000 for a ten-year period on a variable interest rate to secure the purchase of a manse for our Minister and his family. The interest rate changes in line with the UK bank rate. We are satisfied that for 2025 we are on track both to repay capital (planned to reduce to zero after ten years) and interest on the remaining sum.

Several years ago the church made a short term loan of £25,000 to support Mission Housing in the acquisition of a family home for John-Henry Baker and his family within reasonable reach of the church. This loan was terminated during 2024 when an alternative source of support was found and the capital sum was returned to the church in full.

Our reserves at the end of 2024 were £14,024 lower than at the previous year end, largely due to repair and maintenance commitments. Costs rise relentlessly, especially in running the buildings and keeping them in fair condition: nonetheless our accounts show that we are reasonably confident of financial viability for the coming year. Our reserves policy is outlined within the accounts which follow.

**HEATH STREET BAPTIST CHURCH
ANNUAL REPORT AND ACCOUNTS 2024**

Secretary's summary of main activities and achievements in 2024

Heath Street Baptist Church is a welcoming and inclusive community in the heart of Hampstead. 2024 was a year marked by deepening discipleship and shared mission with other churches, along with more interfaith collaboration with other religious communities.

Our spirited Sunday morning services remained the focal point of our collective worship, gathering our diverse community together in fellowship and praise. We also returned to Zoom over the Advent period, following a new Advent Compline each evening compiled, produced and printed by John-Henry Baker, and our Children's Worker, Wilf Merttens.

Under the leadership of our Minister, Ewan King, worship services were enriched by the talents of young people, visiting musicians, the Heath Street Choir, a great many guest readers, and visiting preachers such as Charles Hampton, Christopher Southgate, Andrew Glennie from St Andrew's Frognal, and Rev Claire Wilson.

Ewan King's preaching, which is such a draw and highlight of church life at Heath Street, was particularly rich this year, with a standout being something of a finale before Advent, a study of various biblical texts, illuminated by the seven Chronicles of Narnia by CS Lewis. Ewan led us in biblical reflection with the help of those stories, so replete with theological concepts and scriptural allusions.

An exciting new ministry developed from a new connection with our Anglican brothers and sisters at Emmanuel Church, West Hampstead. We started working with Revd Dr Catriona Laing, the (relatively new) Vicar to put on Sunday evening Taizé services once a month, alternating the hosting duties between our two church buildings. Revd Laing leads the worship, and our own Ewan King the music. These services have a focus of young people, and young people (from both congregations) have played the instruments that accompany those gathered as they sing the Taizé chants.

Taizé is an ecumenical community run by an unusual holy order comprising both Catholics and Protestants. The brotherhood has a ministry to the young, and thousands of young people aged 15-30 travel to France every year to stay with the community for a week of prayer, reflection, worship and Bible study. In October half term we joined these pilgrims, with church members Wilf Merttens and Frida King, along with Highgate URC Sunday School teacher Jessica Zhu, making their way to Taizé for a week's retreat.

Ewan King participated in various activities surrounding the unveiling of a plaque in Vienna commemorating Arnold Köster, a German-born Baptist pastor and one of the most prominent Christian voices of resistance to National Socialism in the German-speaking world in the 1930s and 40s. Ewan lectured on Köster at Mollardgasse, one of Austria's oldest Baptist churches. An article about the commemorative events is on the Baptist Union's website at:

https://www.baptist.org.uk/Articles/699157/Baptist_pastor_who.aspx

Our interfaith work continued in various ways, for instance with our participation in the Mitzvah Day collection with South Hampstead Synagogue. Our Minister Ewan King has been busy helping to revive the Hampstead and Westminster branch of the Council of Christians and Jews, and was elected Co-Chair with Rabbi Rose Prevezer. It is early stages, but they hope to encourage different kinds of dialogue between congregations. This was in addition to our continued participation in the Churches Together in Hampstead organisation.

Exciting news came when we found out that two church members who had to move away are returning: Zahra Safaryazdi and Emad Eisapour are both going to be working with us, with Emad helping with our worship music offering and Zahra assisting with Sunday Club and other children's activities.

**HEATH STREET BAPTIST CHURCH
ANNUAL REPORT AND ACCOUNTS 2024**

This year also saw Lydia Baker as an Assistant Leader of Sunday Club. Lydia's years of experience teaching dance to children and young people have enriched and expanded the learning and worship of the children. Furthermore, her skills as a seamstress have seen her create some bespoke resources for the children's activities. Together, Wilf and Lydia have started exploring the 'Godly Play' pedagogy as a direction of travel for Sunday Club.

We had various items of happy news from members this year, including the birth of Ali and Leila Ghasempour's second child, the healthy and bright little Elisa Rose who came to us in the spring. Ewan has submitted a Ph.D. thesis in the theology department at King's College, London.

The Heath Street Choir was led this year by Laurence Morgan, known to the church as a singer for some years already. Their concert on 22 November for St Cecilia's Day was a highlight, with the Choir singing Purcell's 'Welcome to all the pleasures' and a setting of Paul Simon's 'Sound of silence' by the Choir's accompanist, Gus Tredwell.

Special thanks to those who regularly volunteer time and effort at Heath Street. Of course, to those who help out at Contact Club and keep it running every Sunday. To Robin Thorne, who continued to maintain and improve the website, adding some very significant improvements to functionality and design and keeping it current. To Eleanor Patterson, who continued to edit our newsletter from the USA. To Theresa Thom, who sets up the Eucharist with care and diligence at communion services. And finally our Sunday morning stewards, especially Annie Fang and her regular helpers Heini King and Penny Carnegie.

Signed on behalf of the Church's Trustees

Ewan King, Minister

Gaynor Humphreys, Treasurer

Date

7/4/25

Date

7 April 2025



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

HEATH STREET BAPTIST CHURCH

On accounts for the year
ended

31 DECEMBER 2024

Charity no
(if any)

1178001

Set out on pages

6 - 8

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above
charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and
basis of report

As the charity trustees of the Trust, 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 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 (other than that disclosed below *) in connection with
the examination which gives me cause to believe that in, any material
respect:

- accounting records were not kept in accordance with section 130 of
the Act or
- the accounts do not accord with the accounting records

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

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

21/2/25

Name:

DEREK JOHN BAKER

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

ICA retired

Address:

51, LEADWAY

SOUTHGATE

N14 6NJ

**HEATH STREET BAPTIST CHURCH
RECEIPTS AND PAYMENTS 2024**

| GENERAL CHURCH FUND | 2024 | 2023 |
|---|----------------|----------------|
| RECEIPTS | £ | £ |
| Weekly offerings, standing orders, Gift Aid refunds | 18,088 | 14,374 |
| Space hire: community groups & musicians | 13,845 | 9,947 |
| School rent for "rear rooms" (Note 1) | 27,092 | 51,578 |
| School's hall hire | 51,356 | 47,406 |
| Scammell Fund income (Note 2) | 268 | 255 |
| J Harvey Memorial Fund | 13 | 13 |
| COIF Charity Deposit Fund interest | 5,747 | 5,640 |
| Bank interest | 42 | 43 |
| Insurance claims | 0 | 19,495 |
| Church events | 2,902 | 0 |
| Total ordinary receipts | 119,352 | 148,752 |
| Payments | | |
| Minister's stipend and on-costs | 33,216 | 30,359 |
| Manse running costs | 6,127 | 5,556 |
| Relief ministers' expenses | 748 | 683 |
| Music ministry | 17,643 | 15,995 |
| Children's ministry | 9,424 | 7,410 |
| Caretaking | 9,374 | 7,970 |
| Sunday music | 6,402 | 5,885 |
| Church running costs (heat, light, cleaning, etc) | 15,653 | 12,725 |
| Church communications (tel., IT, publicity, etc) | 5,624 | 5,351 |
| Church subscriptions & donations | 389 | 382 |
| Church events | 5,591 | 5,618 |
| Miscellaneous items | 419 | 337 |
| Insurance refunds paid out | 0 | 19,495 |
| Governance | 418 | 290 |
| Bank charges | 60 | 60 |
| Total ordinary general payments | 111,087 | 118,115 |
| Net at 31 December 2024 | 8,266 | 30,637 |

Note 1 An adjustment was made during 2023 to reallocate General Church income shown in 2022 as part of the Property Fund. Income from letting rooms at the rear of the Church basement is now identified as contributing to the Church's General Fund, while income from letting the adjacent building, 84A Heath Street, is allocated to the Property Fund. 2023 figures include both a correct allocation for 2023 and an adjustment for 2022. The 2024 figure for "rear rooms" is an accurate allocation of money received for this purpose in the year.

Note 2 Scammell Ministerial Endowment is held in trust by London Baptist Property Board. At 31 December 2024 its value was £4,388 (31 Dec 2023, £4,276). Income is given to Heath Street for Minister's expenses

**HEATH STREET BAPTIST CHURCH
RECEIPTS AND PAYMENTS 2024**

| PROPERTY FUND | 2024 | 2023 |
|--|----------------|----------------|
| | £ | £ |
| Receipts | | |
| Rent income (Note 1) | 135,818 | 119,164 |
| Stonework project: donations incl Gift Aid | 75 | 1,569 |
| Stonework project: grants received | 0 | 4,396 |
| COIF Charity Deposit Fund interest | 8,591 | 7,235 |
| London Baptist Property Board interest | 1,751 | 1,585 |
| Refund of School insurance premium | 2,779 | 2,684 |
| Insurance claim | 0 | 1,990 |
| Total receipts | 149,013 | 138,624 |
| Payments | | |
| Repairs to Church | 20,355 | 16,332 |
| Stonework project incl professional fees | 0 | 6,019 |
| Repairs to school building | 1,047 | 18,006 |
| School Walkway refurbishment | 30,117 | 0 |
| Manse repairs | 11,150 | 1,847 |
| Manse loan repayments (note 2) | 99,042 | 102,990 |
| Insurance (Church, manse and school) | 11,183 | 10,931 |
| Insurance refund paid out | 0 | 1,990 |
| Other legal and professional fees | 0 | 0 |
| Total payments | 172,894 | 158,114 |
| Net at 31 December | -23,881 | -19,490 |

Note 1 See Note 1 on previous page.

Note 2 In both years, the total for loan repayments represents four quarters of capital and loan repayments plus an additional payment of £25,000 from the capital sum owed
The loan of £500,000 from the London Baptist Property Board was arranged in 2022 to be repaid in full over ten years

SPECIAL FUNDS & COLLECTIONS 2024

| | b/f | Income £ | Expenditure £ | Balance £ |
|---|--------------|---------------------|--------------------------|----------------------|
| Heath Street Refugee Support (Note 3) | | | | |
| Raising funds to support local families | 5,279 | 0 | 2,803 | 2,476 |
| Contact Club (Note 4) | | | | |
| Funds held | 967 | 49 | 0 | 1,016 |
| Church concerts (Sunday Sundown) | | | | |
| Donations and Gift Aid received | -740 | 7,747 | 5,252 | 1,755 |
| Baroquestock (Note 5) | | | | |
| Funds raised and used for Baroquestock events | 0 | 1,813 | 1,813 | 0 |
| Church events for external causes | | | | |
| Medical Aid for Palestinians | 0 | 100 | 100 | 0 |
| Martin Renshaw: Pipe up for Pipe Organs | 0 | 183 | 183 | 0 |
| Refugee Action | 0 | 181 | 181 | 0 |
| Hampstead Community Choir | | | | |
| Proceeds of St Cecilia's Day concerts | 0 | 350 | 80 | 270 |
| Grand total | 5,506 | 10,423 | 10,411 | 5,518 |

Note 3 This Fund was established to support refugee families known to the Church. Donations were made by members of the congregation and other friends of the Church.

Note 4 This project offers food and friendship for homeless and vulnerable people every Sunday evening through volunteers from this Church, St Mary's RC Church and others.

Note 5 These figures represent contributions towards Baroquestock events from grantmakers or donors who prefer to donate through the Church.

**HEATH STREET BAPTIST CHURCH
RECEIPTS AND PAYMENTS 2024**

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2024

| | 2024 | 2023 |
|---|----------------|----------------|
| | £ | £ |
| ASSETS | | |
| Bank balance at year end | 7,351 | 24,706 |
| Short term deposits | | |
| London Baptist Property Board | 43,798 | 42,047 |
| COIF Charities Deposit Fund income fund | 131,500 | 116,500 |
| COIF Charities Deposit Fund property fund | 110,500 | 100,500 |
| Investments | | |
| COIF Charities Investment Fund income units (James Harvey Memorial Fund) | 494 | 483 |
| COIF Charities Investment Fund income units (property account) (Note 1) | 71,027 | 69,458 |
| Loan to Mission Housing (Note 2) | 0 | 25,000 |
| TOTAL | 364,669 | 378,693 |

REPRESENTING BALANCES ON THE FOLLOWING ACCOUNTS

| | | |
|----------------------------|----------------|----------------|
| General account | 76,832 | 68,566 |
| Property account | 281,826 | 304,137 |
| James Harvey Memorial Fund | 494 | 483 |
| Special account | 5,518 | 5,506 |
| | 364,669 | 378,693 |

Note 1 There was an increase in capital value of £1,569 on this Fund in the course of the year, as advised by CCLA and this is reflected above in the Property account.

Note 2 The sum of £25,000 was lent in 2021 to Mission Housing (a Registered Society under the Co-operative and Community Benefit Society's Act 2014) to assist with the purchase of housing for John-Henry Baker and his family. The loan was repaid in full to the Church during 2024.

LIABILITIES

As noted on the previous page in Note 2, Heath Street Baptist Church undertook a ten-year loan in 2021 to assist with the purchase of our new manse. The loan was £500,000 and at the end of 2024 the balance owed was £313,504 (at end of 2023, £390,214). At the year end the interest rate was 6% (from 2.85% at the start of the loan in 2021).

Our buildings are held in trust by the London Baptist Property Board. The Church building is insured for £8,888,320 and the adjacent building for £1,245,540. The manse was purchased in 2021 for £1,646,500.

School walkway project: provision was made made in 2024 for work on the south side of the Church building where a walkway providing access to the school building has been the subject of repair for safety and to avoid further deterioration. This work requires completion in the summer holiday of 2025 and there is provision for this in designated reserves.

**HEATH STREET BAPTIST CHURCH
RECEIPTS AND PAYMENTS 2024**

RESERVES

UNRESTRICTED FUNDS

The Deacons believe that a prudent level of unrestricted reserve should be set at six months of normal running costs, held in the General Church Fund. For 2025 we estimate this at approximately **£60,000**.

RESTRICTED FUNDS

At the end of 2024 the balances held as restricted funds were as follows:

| | £ | Where held |
|------------------------------|---------------|-----------------------------|
| 1 Lift and Access Fund | 10,000 | Property Fund |
| 2 Organ Fund | 920 | General Fund |
| 3 Refugee Welfare Fund | 2,476 | Special Funds & Collections |
| 4 Contact Club | 1,016 | Special Funds & Collections |
| 5 James Harvey Memorial Fund | 494 | General Fund |
| TOTAL | 14,906 | |

DESIGNATED FUNDS

At the end of 2024 the balances held as designated funds were as follows:

| | £ | Where held |
|-----------------------------------|----------------|-----------------------------|
| 1 Worship music mission (Note 1) | 750 | General Church Fund |
| 2 Church concerts | 1,755 | Special Funds & Collections |
| 3 Heath Street Choir | 270 | Special Funds & Collections |
| 3 Cyclical maintenance, Church | 50,000 | Property Fund |
| 4 Cyclical maintenance, School | 10,000 | Property Fund |
| 5 Cyclical maintenance, Manse | 7,500 | Property Fund |
| 6 Extraordinary repair fund (all) | 70,000 | Property Fund |
| 7 Provision for stonework repair | 0 | Property Fund |
| 8 Expected School walkway work | 44,000 | Property Fund |
| 9 Manse loan repayment (2025) | 105,000 | Property Fund |
| TOTAL | 289,275 | |

Note 1: a new fund established in late 2024 to support music at worship services on Sundays