

BARNET CHRISTADELPHIANS

England & Wales · Charity number 1203328

Details

Other names BARNET CHRISTADELPHIAN ECCLESIA

Status Registered

Legal form CIO

Registered 2023-05-31

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

Contact

Address 51 Station Road
New Barnet
Barnet
Hertfordshire
EN5 1PR

Phone 07887954090

Email life@the-church-in-a-house.org

Website [HTTPS://WWW.THE-CHURCH-IN-A-HOUSE.ORG/](https://www.the-church-in-a-house.org/)

Activities

Objects: 1. THE CHARITY'S OBJECTS ('OBJECTS') ARE (A) TO ADVANCE BIBLE BASED CHRISTIAN FAITH TO THE GLORY OF GOD AND THE HONOUR OF JESUS CHRIST IN ACCORDANCE WITH THE CHRISTADELPHIAN BIRMINGHAM AMENDED STATEMENT OF FAITH FOR THE BENEFIT OF THE CHRISTADELPHIAN COMMUNITY AND OTHER MEMBERS OF THE PUBLIC, PARTICULARLY IN AND AROUND LONDON THROUGH: HOLDING MEETINGS OPEN TO THE PUBLIC, FOR WORSHIP, PRAYER, BREAKING OF BREAD BY CHRISTADELPHIANS AND BIBLE TEACHING; PREACHING TO THE PUBLIC THROUGH PERSONAL ENGAGEMENT, BY INVITATION TO SPECIAL MEETINGS, SEMINARS AND SEASONAL EVENTS AND OTHER MEANS; ENGAGING WITH THE LOCAL PUBLIC THROUGH THE PROVISION OF SUNDAY SCHOOL/AND OR YOUTH CLUB(S) AND/OR OTHER OCCASIONAL ACTIVITIES; ENGAGING WITH THE WIDER CHRISTADELPHIAN COMMUNITY AND THE WIDER PUBLIC THROUGH PERIODIC COLLECTIONS FOR CHARITABLE NEEDS, INCLUDING COLLECTIONS FOR DISASTER RELIEF; AND SERVING, TO THE EXTENT FEASIBLE, THE PASTORAL AND OTHER WELFARE NEEDS OF ECCLESIA MEMBERS AND OTHERS. (B) THE RELIEF OF FINANCIAL HARDSHIP AMONG PEOPLE LIVING OR WORKING IN LONDON BY PROVIDING SUCH PERSONS WITH HOUSING AND/OR GRANTS WHICH THEY COULD NOT OTHERWISE AFFORD THROUGH LACK OF MEANS.

Activities: The charity objects are to advance Bible based Christian faith in accordance with Christadelphian beliefs, through holding services and meetings open to the public for worship and Bible teaching and by serving, to the extent feasible, the pastoral and other welfare needs of Church members and others.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Other Charitable Activities
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- Barnet

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£89,685	£20,199	-	-
2024-06-30	£0	£0	-	-

Trustees

Name	Role	Appointed
JONATHAN WARWICK	Chair	2023-05-31
JANET ELIZABETH SMITH		2023-05-31
Maurice Gerrard Green		2023-05-31
Susan Elizabeth Short		2023-05-31

BARNET CHRISTADELPHIANS

England & Wales - Charity number 1203328

Accounts

Barnet Christadelphians

Trustees Annual Report

For the 12 month period of operation: 01.07.2024 to 30.06.2025

Reference and administration details

Charity name

Barnet Christadelphians (also known as 'the-church-in-a-house')

Registered charity number

1203328

Charity's principle address

51 Station Rd New Barnet Hertfordshire EN5 1PR

Organisational and governance structure

The Church is part of a worldwide Christadelphian fellowship, which accepts as its basis of fellowship a statement of first principles.

It is a lay church, with no full-time appointed or paid minister or leadership positions.

The governance and administration of the Church is conducted via an Arranging Committee who serve, on annual election, as Trustees for the purposes of registration with the Charity Commission. All members of the Church are eligible for nomination and election to this Committee. Additionally we have Trustees appointed with responsibility for the property owned by the Church.

Governing document

We have a governing rules document which sets out our purpose, objectives, main activities and guiding principles for how we undertake these in practice.

Trustee selection method

Trustees are elected by the church members annually for annual (re)appointment beginning 01 July each year.

Names of trustees

Trustee name	Office (if any)	Dates acted if not for whole year
Jonathan Warwick	Secretary	
Susan Short	Treasurer	

Maurice Green	Assistant Secretary	
Janet Smith		

Trustees consideration of major risks and the system and procedures to manage them

We take our role seriously in considering the main risks of providing premises and activities related to our core purpose and objectives.

We maintain written policies for each of the following:

- Health and safety - towards church members and members of the public who visit and/or use the premises.
- Safeguarding – we abide by the up-to-date guidelines and requirements for Safeguarding, including a nominated representative and deputy.
- Data Protection.
- Hire of Premises.
- Information Technology/GDPR.

Trustees meet regularly to review a formal; agenda. Minutes are taken and shared in full (personal private and confidential pastoral matters aside) with all baptised members of the church.

Objectives and activities

The Church engages in a range of activities designed to encourage and teach the Christian gospel to members and non-members alike.

These include regular communion and worship, Bible study, Sunday School and occasional public events aimed at developing links and promoting the gospel with the local community.

In addition to supporting a range of other Christadelphian charities, we actively support local charities such as Homeless Action in Barnet and others through collection appeals and donations.

Our website sets out the mission, beliefs and activities of the church - www.the-church-in-a-house.org.

Summary of the main activities and achievements undertaken during the year in relation to these objects, and any significant plans for next year.

The church continued with the regular pattern of activities during the year, as described above. We expect no significant new or different plans for next year.

We welcomed many visitors to both our regular church services both in person and also those who join via Zoom. As in the previous year, our congregation has enlarged substantially over the last year as a result of a growing number of Iranian asylum seekers who have attended and

many of whom have become baptised members. This has become a core part of our efforts to witness to the gospel of the kingdom of God.

One of our core values is the welfare of those in need, both amongst our own church membership and others.

As owners of the Church property, members donate their time towards the maintenance and upkeep of the building and gardens.

A brief summary of activity in key areas includes:

Preaching and witness

We are active in our efforts to engage with people in the neighbourhood and elsewhere, in accordance with our stated objectives to proclaim the gospel. Our primary focus continues to be on preaching the Christian gospel and helping to develop Christian-based living principles to Iranian refugees/asylum seekers that have come into contact with our church. In addition to our regular Sunday service and mid-week Bible Class, we hold twice-weekly online Bible classes translated in Farsi aimed at teaching bible knowledge and understanding. A number of baptisms have occurred as a result, which have followed attendance at these classes as well as one-on-one discussions and interviews prior to baptism.

Sunday School consists of lessons and play activities for children of our members and visitors. In the last year the children attending have almost entirely those of Iranian parents/guardians.

Property

The objective continues to be to provide and maintain a property that is a welcoming environment, which is clean, safe and tidy. This offers homely accommodation for worship, study, teaching and public events.

The church continued to manage three private dwellings (bedsit, flat and maisonette), which are let to members of the church congregation at below-market rents to support individual cases of need. Rent reviews are undertaken annually and modest rent increases are implemented in line with inflation. Plans are under active consideration to sell the maisonette property.

Maintenance work to all properties has continued on an 'as needed' basis.

Financial review

Separate Accounts and Examiner's reports are submitted online.

Income

Barnet Christadelphians as a Charitable Incorporated Organisation (CIO, reference 1203328) has superseded the previously registered Barnet Christadelphians Ecclesia (reference number 1167057). All funds from the old charity to the new charity as part of this transition.

Our income comes from different sources including from gift aided and other donations primarily from members of our church and rental income from 3 properties.

We occasionally receive grants for specific welfare needs from Christadelphian charitable organisations, such as the Christadelphian Benevolent Fund(CBF) and Christadelphian Aid to Refugee and Asylum Seekers (CARA)

Expenses

The majority of outgoing expenses relate to welfare and/or pastoral needs. These are assessed very carefully on a case by case basis and we are fully aware of the responsibility to use the money we have been given in accordance with our own church practices and biblical principles.

Other expenditure is general operating and maintenance of our church and rental properties. This includes buildings, utilities, garden and housekeeping.

We also give back every year to local community charities as well as Christadelphian charities which support public and local community causes as well as the needs of church members.

Details of any funds materially in deficit: None

Investment policy : Not applicable. We use funds to support current needs.

Any significant funding plans: None.

Dated: 27.04.26

Signed

A handwritten signature in black ink, appearing to read 'J Warwick', written in a cursive style.

J Warwick

Secretary

Barnet Christadelphians



Receipts and payments accounts

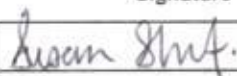
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For the period from	01-Jul-24	To	Period end date 30-Jun-25
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Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	£	£	£	£	£
A1 Receipts					
Donations via Gift Aid	14,645	0	0	14,645	-
Rent receivable	8,315	0	0	8,315	-
Pastoral/Welfare Contributions	0	0	0	0	-
Gift Aid Claim refund	0	0	0	0	-
Charitable grants received	65,839	0	0	65,839	-
Other income	886	0	0	886	-
	0	0	0	0	
Sub total (Gross income for AR)	89,685	0	0	89,685	0
A2 Asset and investment sales, (see table).					
	0	0	0	0	
	0	0	0	0	0
Sub total	0	0	0	0	0
Total receipts	89,685	0	0	89,685	0
A3 Payments					
Welfare/Pastoral	7,158	0	0	7,158	-
Preaching	0	0	0	0	-
Library and Subscriptions	72	0	0	72	-
Other Expenses	0	0	0	0	-
Premises expenses	5,569	0	0	5,569	-
Gifts to good causes	7,400	0	0	7,400	-
	0	0	0	0	-
	0	0	0	0	
Sub total	20,199	0	0	20,199	0
A4 Asset and investment purchases, (see table)					
	0	0	0	0	0
	0	0	0	0	0
Sub total	0	0	0	0	0
Total payments	20,199	0	0	20,199	0
Net receipts/(payments)	69,486	0	0	69,486	0
A5 Transfers between funds	0	0	0	0	0
A6 Cash funds last year end	0	0	0	0	
Cash funds this year end	69,486	0	0	69,486	0

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at Bank	69,246	-	-
	Cash in Hand	240	-	-
		-	-	-
	Total cash funds	69,486	-	-
	(agree balances with receipts and payments account(s))			
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees		Signature	Print Name	Date of approval
			Susan Short	23/04/2026



Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name Barnet Christadelphians		
On accounts for the year ended	30 June 2025	Charity no (if any)	1203328
Set out on pages	2 – 3		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 05/04/2024.

Responsibilities and basis of report As the charity trustees, you are responsible for the preparation of the accounts in accordance with 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 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:	Graeme Tanner-Tremaine	Date:	23 April 2026
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Name:	Graeme Tanner-Tremaine
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Relevant professional qualification(s) or body (if any):	Fellow of the Chartered Institute of Management Accountants
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Address:	1 Leylands Cottages
	Haywards Heath Road, North Chailey, BN8 4DP

BARNET CHRISTADELPHIANS

England & Wales - Charity number 1203328

Accounts



the-church-in-a-house

Barnet Christadelphians
51 Station Road
New Barnet
Hertfordshire
EN5 1PR

www.the-church-in-a-house.org

Registered charity number 1203328

Date

03.04.2025

To Charity Commission,

Re: Annual Report 2023-2024: Charity 1203328 Barnet Christadelphians (CIO)

This is to confirm that the Annual Report required for the year 2023-2024 has been submitted under the unincorporated charity number 1167057 (Barnet Christadelphian Ecclesias), which existed during the year in question prior to the charity becoming incorporated under charity number 1203328.

There is therefore a NIL return for 1203328 for the year 2023-2024. Please refer to Annual Report submitted under 1167057.

Yours faithfully,

J Warwick
Secretary
Barnet Christadelphians