



**Trinity Church** Mill Hill  
(United Reformed and Methodist)

Minister: Revd. David Newton

Charity No: 1140176



# **TRUSTEES' ANNUAL REPORT**

## **AND**

# **STATEMENT OF FINANCIAL ACTIVITY**

Year to 31 DECEMBER 2018

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# TRUSTEES' REPORT

## 1. Introduction

The trustees present their report and the financial statements for the year ended 31<sup>st</sup> December 2018.

Trinity Church Mill Hill is a Local Ecumenical Partnership in the Thames North Synod of the United Reformed Church (URC) and in the Barnet and Queensbury Methodist Circuit within the Methodist London District. The Church is a member of Churches Together in Mill Hill ['CTMH'], formerly the Mill Hill Churches Local Ecumenical Partnership.

Trinity Church Mill Hill operates on two sites, 'The Broadway' (formerly known as 'Union Church') where the principal act of Sunday Worship takes place and 'The Eversfield Centre' (formerly known as 'Watling Church') where most of the community activities take place.

## 2. Structure, Governance and Management.

The constitution of Trinity Church Mill Hill (United Reformed and Methodist) was signed on 6 January 2008, having been approved by Thames North Synod of the URC, by Barnet and Queensbury Methodist Circuit and by both national denominations. The required Sharing Agreement under the Sharing of Church Buildings Act 1969 was also completed.

In 2010, in accordance with the requirement that churches must register as charities, Trinity Church Mill Hill, registered its new constitution as a Local Ecumenical Partnership (LEP). The standard governing document for single congregation LEPs, approved by the Charity Commission was used. The Governing Documents (Constitution and Schedule) for the Single Congregation Local Ecumenical Partnership Trinity Church, Mill Hill were approved at the Church meeting held on 18 July 2010, and were also approved by the Sponsoring Body, Churches Together North Thames, and the Participating Churches, the Methodist London District and the United Reformed Thames North Synod. Trinity Church Mill Hill (United Reformed and Methodist) has been registered with the Charity Commission as a charity, (no. 1140176) since 2 February 2011 and a new constitution was then adopted.

Under the constitution decision making is by means of Trustees' (Elders') Meetings and Congregational (Church) Meetings. Matters of finance related to capital projects fall within the remit of the Joint Church Council. The Trustees' meeting combines the functions of URC Elders and Methodist Stewards Meeting/Church Council. It consists of the Minister, Elders elected by the Church meeting and a Church Secretary and Church Treasurer elected by the Trustees from amongst their number. Those serving in 2018 were:

Nina Manieson Church Secretary

Malcolm Gill, Church Treasurer.

In addition, some activities are managed by committees or officers that report to Elders' and Church Meetings.

A Finance Committee has had oversight of all the financial responsibilities of the Church since 2008. The Property and Safety Committee continues to oversee the church's responsibilities regarding property and health and safety. In January 2017, the Church appointed a paid administrator to oversee lettings, and bookkeeping activities. In September 2017, a lettings team was set up to report to the Trustees on the use of both the The Broadway and Eversfield sites.

A Correspondent for Home and Overseas Mission continues in this role. The activities of the Church are communicated through the weekly notice sheet, and the Church Magazine 'Trinity Lamp' which is currently produced annually.

### 3. Trustees

The Trustees are the Elders of the Elders Meeting the treasurer and the Minister of the LEP. Elders are elected and appointed by Church Meeting, in accordance with the constitution, following agreed Church procedures.

Trustees serving during 2018 were:

Dr. Richard Bingle	
Zoe Djin	Francis Johnson
Malcolm Gill (Co-opted from May 2018)	Janet Taylor (From May 2018)
Nina Manieson	Genny Tettey
Alexandra Bediako	Ishbel Lewis
Michael Petersen	Yabome Saracouli (From May 2018)
Pauline Seaton	

An Elders election was held at the Annual Church Meeting in May.

Four elders stood down: Alex Priddy, Ishbel Lewis, Nina Manieson and Mike Petersen. There were six vacancies. All the elders who were standing down were willing for their nominations to go forward, and, together with two further nominees, Janet Taylor and Yabome Saracouli they were elected to the Elders' Meeting. Malcolm Gill was co-opted by the elders meeting and has continued as church treasurer.

Responsibilities of the Elders as trustees are carried out through regular meetings and reports from other Church committees.

### Statutory Declaration

The Elders/Trustees of Trinity Church Mill Hill confirm that they have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.

### 4. Objectives.

The objectives of the Church, as outlined in the URC Basis of Union are:

- To offer regular worship.
- To provide a ministry of caring.
- To bear witness to Jesus Christ in the variety of the Church's organised life.

The purpose of the charity, defined in the constitution is:

- To advance the Christian faith in the Area of benefit in accordance with the principles and practices of the Participating Churches.

In achieving its purpose, the charity will engage in a range of activities, either on its own or with others, including (but not restricted to):

- a) The celebration of worship;
- b) The teaching of the Christian faith;
- c) Mission and evangelism;
- d) Pastoral work, including visiting the sick and the bereaved;

- e) The provision of facilities with a Christian ethos for the local community, including (but not restricted to) the elderly, the young and other groups with special needs; and
- f) The support of other charities in the UK and overseas.

The Trinity Mission Statement, approved by Church Meeting on 14 September 2008 remains:

We, the people of Trinity Church Mill Hill (United Reformed and Methodist), believe that we are called, in the power of the Holy Spirit, to learn together:

- To worship and to share the hope, the forgiveness and the love of God that we find in the life, death and resurrection of Jesus Christ;
- To offer God's love and care in words and action to our neighbours near and far;
- To seek justice and peace in our community and the world;
- To sustain and renew the life of the earth, as faithful stewards of God's creation.

## 5. Activities.

### Worship and Prayer

Throughout the year, worship services have been held on Sunday mornings at Trinity Church, The Broadway, to which all are welcome. This includes activities for younger people (Junior Church and Bible Class) and a crèche as required. Additional or special services are held in accordance with Christian festivals, sometimes jointly with other churches through CTMH, e.g. the Good Friday walk of witness. We encourage involvement in the leading of worship through our Choir and Worship Teams, the latter leading worship once a month. Our children and young people are also encouraged to be involved through leading worship twice a year, and through periodic all age worship. Both The Broadway and Eversfield sites continue to have a monthly mid-week communion service.

Through especially The Eversfield Centre, but also through The Broadway, we aim to see our premises used for the benefit of the community. This is often through lettings that provide education, care, exercise or entertainment with the focus on providing this for those toward the margins of society. Of note are:

- **Open House** has continued to develop and expand. This provides regular meetings with speakers, entertainment and social occasions, aimed at older people from all backgrounds.
- **Holiday at Home**, providing a week-long programme of varied talks and activities, particularly for those from the church, other Mill Hill Churches and the local community who cannot get away for a holiday, was held for a ninth time in August 2018 and again proved popular and successful and has added to the number of those to whom the church reaches out.
- **BritSom**, a family learning programme for British Somali's held once a week at The Eversfield Centre. Church volunteers continue to assist, as do senior pupils from the Hasmaneian School. This activity not only benefits the families but draws together people from across three faith traditions.

Church members also participate in CTMH and other charitable activities for the benefit of the community locally and further afield. Of particular note are:

- **Night Shelter**: A Barnet wide multi-faith initiative to provide accommodation for the homeless during the winter. Church members volunteer when the shelter is hosted by a sister church within CTMH, Trinity Church also provides financial support.

- Christmas Lunch: A CTMH initiative to provide lunch for those who would otherwise be on their own on Christmas Day, especially the elderly.
- Christian Aid: This year members participated in various other forms of fundraising mainly the sponsored walk and Cream Teas at the Eversfield site. A quiz night was also hosted by Trinity Church at the Broadway site.
- The Good Neighbour Scheme for Mill Hill and Burnt Oak: the church is represented on the board and assists in a variety of ways; monthly film shows continue to run

Trinity Church continues to be a Fairtrade Church with a stall on most Sunday mornings.

The pastoral care of members and adherents is provided by the Elders and Ministers; visits, prayer, home Communion, and other ad-hoc support being provided.

### **Discipleship**

The Church encourages the continuing journey of faith of its members and adherents. As well as the young people's work, the worship leading provides the chance to engage with Christian teaching. We also encourage participation in Lent Study groups available through CTMH, and there are numerous study days and other activities provided by the sponsoring churches that are advertised to all.

### **Grant Making**

As well as raising money on behalf of other charities the Church makes grants from its own funds with the aim of supporting a broad range of charities, focusing in part on local needs, and in part on areas of particular need world-wide; in 2018 providing grants for poverty and disaster relief in Bangladesh for the Rohingya Refugees, DEC Indonesia Appeal, India and China

## **6 Financial Review**

The Accounts for 2018 have been compiled on a Receipts and Payments basis, as in previous years. The overall result was a surplus of £8,183 (2017: +£581) but this included a legacy of £22,254, most of which was transferred to the Legacies Designated Fund

### **General Fund**

The General Fund was in deficit by £5,935 (2017: +£7,752). Income was little changed. Lettings were lower but Manse rent was higher. Offerings were slightly lower.

Expenditure rose by £14,795. The main reasons for this were: contributions to the United Reformed Church Ministry and Mission fund rose by £4,752, reflecting higher income in 2016; and expenditure on properties increased by £4,131. Property expenditure included £5,480 from the Buildings Designated Fund for non-routine expenditure on the Manse.

### **Designated Funds**

Apart from the Buildings Fund payment mentioned above, the Legacies Fund received £21,254 from the legacy and Charitable Giving accounted for payments of £7,656. The result was a net surplus for Designated Funds of £13,911.

### **Restricted Funds**

There was little movement in Restricted Funds.

### **Reserves Policy.**

The Church's policy is to have unrestricted funds equal to six months' normal expenditure. At the end of 2018 reserves amounted to eleven months' expenditure.

## **7 Risk Assessment**

The principal internal risk to the church is the loss of personnel. Our Minister is due to serve until 2021. We are also at risk of the loss of volunteers due to the age profile of the congregation. This has been mitigated by the employment of an administrator to take on some of the burden previously handled by volunteers.

The Accounts for 2018 would have shown a deficit without the legacy and a deficit is budgeted for 2019. Three-quarters of the Church's income comes from property in one form or another and much of the expenditure is on properties. The buildings are in good condition but unexpected expenditure is always possible. However the church has substantial reserves to meet any adverse developments.

The Church has produced policies to address various forms of risk. These policies cover Safeguarding, Health and Safety, Human Resources and Finance. Such policies help to mitigate risk by helping to ensure that high standards are followed in these areas. These policies will be reviewed yearly and updated as required by legislation.

## **8 Future Plans**

The two church properties are well designed and equipped for worship and for outreach activities in the local community. They are increasingly used during the week and at weekends and it is anticipated that they will continue to be well used by Church and community groups.

The church's work is taking place in an era of increasing change, reflected in the changing population in the area the church serves. In its search to serve the congregation and local community, Trinity Church continues to adjust to changing circumstances, reassess situations and explore options. The weekday communion services continue at both sites, and the church is working on extending its use of electronic media. We continually seek to see best use of buildings so that they are an asset to the spiritual wellbeing of the members of the local community whatever their faith background.

We are aware of further changes that the Church will face and therefore are involved in ongoing discussions about how best to fulfil our mission. As part of the Methodist circuit review the members of Trinity as well as other churches in the circuit were consulted on how best to respond to the challenges facing the church and to make recommendations for the way forward. These suggestions made at the church meeting which will be incorporated into our future plans.

- Strengthen pastoral groups within the church – e.g. via tea gatherings
- Be more family friendly – 'play/creche' facilities on hand

- Find avenues for existing members to be more involved in outreach
  - More 'out of church' young people activities
  - Whole church social events that are well advertised – some examples - soup Saturday, friendly February, Brexit brunch!
  - Junior church to be more involved in choosing topics for sermons, in hosting church meetings etc.
  - Better information to outside world about who we are and what we do. (leaflets/web/poster/sandwich board)
  - Instagram- launch a page to promote our church; children could set it up
  - Host events on topical issues, or social needs e.g. how to manage finances
  - CTMH: ongoing involvement in extending ecumenical worship and mission.
  -
- 
- APPROVED at the Elders Meeting held on
  - 
  - Nina Manieson, Church Secretary



**Trinity Church** Mill Hill  
(United Reformed and Methodist)

Rev'd. David Newton

Charity No: 1140176



# Statement of Financial Activity

**Year to end-December 2018**



**Trinity Church Mill Hill (United Reformed and Methodist)**

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**Financial Statements, Year Ended December 2018**
**RECEIPTS AND PAYMENTS ACCOUNT**

RECEIPTS AND PAYMENTS ACCOUNT		This Year			Last Year
	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	2017 Total £
RECEIPTS					
Voluntary Giving					
Offerings: Loose Collection		3,379	0	0	3,379
Offerings: Planned Giving		31,645	0	0	31,645
Donations: Church Activities		450	0	0	450
Donations: Outside Causes		0	0	799	799
Legacies		22,254	0	0	22,254
Gift Aid	13	9,146	0	0	9,146
		66,874	0	799	67,673
Revenue Generation					
Use of Church Premises	8	47,068	0	0	47,068
Manse Rent		27,600	0	0	27,600
Electricity Generation		926	0	0	926
Fund Raising		0	0	0	0
Investment Interest - Banked	12	829	745	215	1,789
Investment Interest - Reinvested	12	228			228
Income from Church Properties	11	52,000	0	0	52,001
		128,651	745	215	129,611
Charitable Funds					
Church Activities	4a	342	48	0	390
		342	48	0	390
Total receipts for year		195,867	793	1,014	197,674
PAYMENTS					
Costs of Ministry					
Central (URC & Methodist)	5a	78,562	0	0	78,562
Local	5b	271	0	0	271
Sub-total: Costs of Ministry		78,833	0	0	78,833
Costs of Charitable Activities					
Worship	6a	3,186	0	0	3,186
Charitable Giving	6b	0	7,656	807	8,463
Outreach	6d	678	0	0	678
Other Activities	6c	1,174	0	0	1,174
Sub-total: Costs of Activities		5,038	7,656	807	13,501
Costs of Administration					
Governance	7a	2,251	0	0	2,251
General	7b	17,788	0	0	17,788
Generating Funds	7c	0	0	0	0
Sub-total: Costs of Administration		20,039	0	0	20,039
Costs of Church Properties					
The Broadway Site	9c	25,425	0	0	25,425
The Eversfield Site	9a	14,698	0	0	14,698
The Manse	9b	5,534	5,480	0	11,014
Properties Administration	9d	25,981	0	0	25,981
Redevelopment Costs		0	0	0	0
		71,638	5,480	0	77,118
Total payments for year		175,548	13,136	807	189,491
Receipts-Payments		20,319	-12,343	207	8,183
TRANSFERS between funds					
Long-term maintenance	2b	0	0	0	0
Charitable Giving	2b	-5,000	5,000	0	0
Legacy		-21,254	21,254		
Net Receipts-Payments		-5,935	13,911	207	8,183

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## Financial Statements, Year Ended December 2018

## DISPOSITION OF FUNDS

	Note	This Year			2018 Total £	Last Year 2017 Total £
		Unrestricted Funds £	Designated Funds £	Restricted Funds £		
CASH FUNDS b/fwd (FY-17)		177,210	110,072	35,050	322,332	321,753
Prior Year Adjustment		0	0	0		
Net Receipts-Payments-Transfers		-5,935	13,911	207	8,183	581
CASH FUNDS c/fwd 31 December		171,275	123,983	35,257	330,515	322,334

## STATEMENT OF ASSETS AND LIABILITIES

## Monetary assets

Bank Current Account		40,936	13,983	5,257	60,176	82,223
CCLA Investment A/C		50,339	0	0	50,339	50,111
NS&I Savings Bond		80,000	110,000	30,000	220,000	190,000
Total monetary assets	3	171,275	123,983	35,257	330,215	322,334

## Non-Monetary assets

92-94 The Broadway (Restaurant)	10				600,106	556,138
Other Tangible Fixed Assets	10				184,454	175,670
Total non-monetary assets					784,560	731,808

## Monies Due to the Church

Gift Aid Recoverable (Estd)					6,250	6,500
Lettings income					3,853	4,001
Manse Rent	14					
Estimated Monies Due					10,103	10,501

## Assets used for church purposes

Buildings under statutory trusts	10	Church buildings and manse		6,784,209	6,407,807
Church contents	10	Furnishings and equipment		184,454	175,670
Assets: Church Purposes				6,968,663	6,583,477

## Liabilities

Creditors		0	0	0	0	0
Estimated Liabilities		0	0	0	0	0

APPROVED by the Trustees and signed on their behalf

Date

by Malcolm Gill (Church Treasurer)

The notes on Pages 11-15 form part of this financial statement

## Financial Statements, Year Ended December 2018

## NOTES

## 1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Charities Act 2011 Section 133, using the Receipts and Payments basis available to small charities, and the United Reformed Church guidance.

## 2 FUND ACCOUNTING

2a Unrestricted Funds may be used by the church for any of its ordinary purposes.

2b 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 £	Payments £	Interest £	Transfers £	Net Mvmt £	Balance c/fwd £
Buildings-General	59,638	0	-5,480	333	0	-5,147	54,491
Manse Deposit	2,217	0	0	0	0	0	2,217
Legacies	42,920	0	-2,225	381	21,254	19,410	62,329
Charitable Giving	1,289	0	-5,430	5	5,000	-425	864
Holiday At Home	743	1,789	-1,741	5	0	53	796
Outreach	3,265	0	0	20	0	20	3,285
<b>Totals for designated funds</b>	<b>110,072</b>	<b>1,789</b>	<b>-14,876</b>	<b>744</b>	<b>26,254</b>	<b>13,910</b>	<b>123,983</b>

Manse Deposit - see Note 14.

£5,000 was transferred from the General Fund to the Charitable Giving Fund.

Holiday at Home: To support the Holiday at Home outreach activity; activities for less mobile adults in the summer.

Outreach: The initial gift was given to support the outreach activities of the Church particularly, but not exclusively, those to be undertaken from the outreach facility which the church developed on the Eversfield Gardens site.

2c 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. The funds attract interest. Where appropriate, any Gift Aid recovered on Restricted Funds is included in the figure for the receipts. The Church's Restricted Funds comprise:

Fund name & purpose:	Balance b/fwd £	Receipts £	Payments £	Interest £	Transfers £	Net Mvmt £	Balance c/fwd £
For Church Activities							
Heathfield Fund	177	0	0	1	0	1	178
Music Fund	5,006	0	0	31	0	31	5,037
Refurbishment	29,113	0	0	179	0	179	29,292
Youth Fund	536	0	0	3	0	3	539
For Outside Causes		0					
Appeals	0	799	-799	0	0	0	0
Benevolence	219	0	-10	1	0	-9	210
<b>Total Restricted Funds</b>	<b>35,052</b>	<b>799</b>	<b>-809</b>	<b>215</b>	<b>0</b>	<b>205</b>	<b>35,257</b>

**Heathfield Fund:** To support "Messy Church" and related activities

**Music Fund:** To Facilitate, enhance and promote the musical activities of the Church through the purchase of a piano or other musical instruments

## Financial Statements, Year Ended December 2018

## NOTES - continued

## 2c Restricted Funds (Continued)

**Refurbishment Fund:** The Fund was set up to provide for the furnishing and fittings of the redeveloped Church.

**Youth Fund:** The initial gift, from the St.James's Women's Guild, was given "For work with the children of the Church.....or to encourage local children to attend (the Church)"

**Ad Hoc Appeals:** At various times throughout the year (eg: at Easter, Harvest & Christmas) the Church has appeals for specific causes. These vary from year to year. Since the donations are given for a specific cause they are treated as Restricted Funds within these Accounts. Monies for ad hoc appeals, together with any Gift Aid recovered on them are usually disbursed immediately following receipt though, for operational reason, this is not always possible. In 2018 all funds were distributed.

**Benevolence Fund:** For gifts to people in need and other deserving causes at the sole discretion of the Minister

## 3 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.

All interest is received initially into the General fund and then apportioned pro rata and transferred to the relevant fund at the end of the year. Interest has not been applied to the Manse Rent Deposit.

## 4 RECEIPTS FROM ACTIVITIES

Church Events (Holiday at Home)	
Traidcraft	
Magazines, Newsletters, etc	
<b>4a Total receipts from general activities</b>	

Unrestricted Funds £	This Year		2018 Total £	Last Year 2017 Total £
	Design'd Funds £	Restricted Funds £		
0	48	0	48	1,474
342	0	0	342	340
0	0	0	0	0
<b>342</b>	<b>48</b>	<b>0</b>	<b>390</b>	<b>1,814</b>

## 5 COSTS OF MINISTRY

URC Central	
Methodist Central & Circuit	
<b>5a Sub-total: Ministry-Central</b>	

57,960	0	0	57,960	53,208
20,602	0	0	20,602	19,929
<b>78,562</b>	<b>0</b>	<b>0</b>	<b>78,562</b>	<b>73,137</b>

P2-Book Allowance	
P2-Consumables	
P2-Entertaining	
P2-Travel-Car	
P2-Travel-Public	
P2-Telephone	
<b>5b Sub-total: Ministry-Local</b>	

0	0	0	0	0
94	0	0	94	40
0	0	0	0	0
18	0	0	18	18
39	0	0	39	39
120	0	0	120	120
<b>271</b>	<b>0</b>	<b>0</b>	<b>271</b>	<b>217</b>

## Financial Statements, Year Ended December 2018

NOTES - continued

6 COSTS OF ACTIVITIES	This Year			2018 Total £	Last Year 2017 Total £
	Unrestricted Funds £	Design'd Funds £	Restricted Funds £		
Worship: Materials	320	0	0	320	264
Worship: Music	2,421	0	0	2,421	2,820
Worship: Children & Young People	0	0	0	0	0
Worship: Pulpit Supply	445	0	0	445	300
Worship: Information	0	0	0	0	0
<b>6a Sub-total: Activities-Worship</b>	<b>3,186</b>	<b>0</b>	<b>0</b>	<b>3,186</b>	<b>3,384</b>
Charitable Giving - General Fund	0			0	625
Charitable Giving - Designated Fund		5,430	807	6,237	4,310
Charitable Giving - Legacies		2,225		2,225	0
Appeals	0		0	0	985
Benevolence	0		0	0	0
<b>6b Sub-total: Charitable Giving</b>	<b>0</b>	<b>7,656</b>	<b>807</b>	<b>8,462</b>	<b>5,920</b>
General: Training	355	0	0	355	0
General: Events & Catering	0	0	0	0	0
General: Traidcraft	267	0	0	267	0
General: Promotional Materials	392	0	0	392	282
General: Sundries	104	0		104	762
Heathfield	57		0	57	0
Music	0		0	0	0
<b>6c Sub-total: Activities-General</b>	<b>1,174</b>	<b>0</b>	<b>0</b>	<b>1,174</b>	<b>1,044</b>
Outreach: Holiday at Home - Design'd	0	0	0	0	1,669
Outreach: General	0	0	0	0	0
Outreach: Refreshments	678	0	0	678	757
<b>6d Sub-total: Activities-Outreach</b>	<b>678</b>	<b>0</b>	<b>0</b>	<b>678</b>	<b>2,426</b>

## Financial Statements, Year Ended December 2018

NOTES - continued

	Unrestricted Funds £	This Year Design'd Funds £	Restricted Funds £	2018 Total £	Last Year 2017 Total £
<b>7 COSTS OF ADMINISTRATION</b>					
Governance: Trustees Meetings	0	0	0	0	0
Governance: Trustees Development	0	0	0	0	0
Governance: Professional Fees	2,251	0	0	2,251	350
<b>7a Sub-total: Administration-Governance</b>	<b>2,251</b>	<b>0</b>	<b>0</b>	<b>2,251</b>	<b>350</b>
General: Office	3,399	0	0	3,399	3,059
General: Subscriptions	10	0	0	10	25
Administrator	14,379			14,379	12,146
<b>7b Sub-total: Administration-General</b>	<b>17,788</b>	<b>0</b>	<b>0</b>	<b>17,788</b>	<b>15,230</b>
Generating Funds: Use of Premises	0	0	0	0	0
Generating Funds: Other	0	0	0	0	0
<b>7c Sub-total: Administration-Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>8 USE OF CHURCH PREMISES</b>					
Eversfield Centre				28,810	
Broadway				18,258	
From 1 September 2012 the Hua Hsia Chinese School was granted a 5-year lease to use one room at Trinity Broadway as an office. This lease can be terminated on three months' notice by either party. The income is included in the Broadway figure above. The lease was extended for a further 5 years from 1 September 2017					
<b>9 COSTS OF CHURCH PROPERTIES</b>					
Eversfield Site: Maintenance	5,274	0	0	5,274	8,986
Eversfield Site: Services	5,676	0	0	5,676	5,966
Eversfield Site: Security	1,810	0	0	1,810	1,537
Eversfield Site: Insurance	1,938	0	0	1,938	1,830
<b>9a Sub-total: Eversfield Site</b>	<b>14,698</b>	<b>0</b>	<b>0</b>	<b>14,698</b>	<b>18,319</b>
Manse: Maintenance	4,402	5,480		9,882	6,075
Manse: Services (incl. Council Tax)	0	0	0	0	0
Manse: Insurance	1,132	0	0	1,132	1,089
Manse: Miscellaneous	0	0	0	0	0
<b>9b Sub-total: Manse</b>	<b>5,534</b>	<b>5,480</b>	<b>0</b>	<b>11,014</b>	<b>7,164</b>
Broadway Site: Maintenance	11,395		0	11,395	9,238
Broadway Site: Services	6,581	0	0	6,581	5,565
Broadway Site: Security	4,100	0	0	4,100	5,268
Broadway Site: Insurance	3,349	0	0	3,349	3,103
<b>9c Sub-total: Broadway Site</b>	<b>25,425</b>	<b>0</b>	<b>0</b>	<b>25,425</b>	<b>23,174</b>
Management Costs	0	0	0	0	0
Caretaking	25,638	0	0	25,638	24,009
Insurance	164	0	0	164	164
Pension Costs	179	0	0	179	157
<b>9d Sub-total: Other Payments</b>	<b>25,981</b>	<b>0</b>	<b>0</b>	<b>25,981</b>	<b>24,330</b>



**10 ASSETS USED FOR CHURCH PURPOSES**

The following Church premises are vested in the URC Thames North Synod Trust as trustees and are not Church assets. They are held for the benefit of Trinity Church Mill Hill in accordance with the statutory trusts applicable to URC properties under the URC Acts. The valuations for insurance purposes are as shown.

**Broadway Site.** Part of the site is leased to Christian Action (Enfield) Housing Association under a 125-year lease. The former Union Church building on the site is not included in the lease. This building has been redeveloped and was handed back to the Church on 16 January 2012. It is now in regular use as a church and outreach centre. Tangible fixed assets are included in the Contents figure below.

**Eversfield Site.** This building is now used mainly for outreach activities. Tangible fixed assets are included in the Contents figure below

**The Manse:** Church has no moveable assets at the Manse. All fixtures are included in the insured value of the building. The Manse is now let to a tenant. The lease can be terminated on 3 months notice by either party.

<i>Premises (insured values)</i>	<i>Building</i>	<i>Contents</i>
	<i>£</i>	<i>£</i>
Broadway Site (The Broadway, London NW7)	4,249,884	127,846
Eversfield Site (11 Eversfield Gdns, London NW7)	2,129,234	56,608
Manse (36 The Reddings, London NW7)	405,091	---
<b>TOTAL</b>	<b>6,784,209</b>	<b>184,454</b>

**11 INCOME FROM CHURCH PROPERTIES**

£50,000 was received from the lease of 92-94 The Broadway to Pizza Express Restaurants.

£2,000 Ground rent was received from the Lease of part of the Church Broadway site to Christian Action (Enfield) Housing

**12 INTEREST**

Interest from the Ns&i Bond is banked. That from the CCLA Investment account remains re-invested. The total interest is distributed to the General, Restricted and Designated Funds in proportion to their balances at December 2018, with the exception of the Manse Rent Deposit Fund, and deducted from the banked total.

**13 GIFT AID**

There were no Gift Aid refunds on Restricted Funds during the year

**14 MANSE RENT**

The shorthold tenancy agreement and a new agreement to enable a childminding business was negotiated and agreed, commencing 1st January 2018.

**TREASURER'S STATEMENT**

I have prepared the financial statements on pages 9 to 15 for the year ended 31 December 2018 from the accounting records of the Church.

Malcolm Gill, Church Treasurer

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

I report on the financial statements of Trinity Church Mill Hill (United Reformed and Methodist) for the year ended 31 December 2018, which are set out on pages 9 to 15.

### **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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)9b) 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 giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the charity as required by section 130 of the Act;  
or
- (2) the accounts do not accord with those records

Signed

.....Brian Hosier, FCA.....

109 Derwent Road  
Palmers Green  
London N13 4QA

April 2019