



**ANNUAL REPORT  
AND ACCOUNTS**

**for the year ended**

**31 December  
2020**

**TRINITY CHURCH, NORTH FINCHLEY (BAPTIST/UNITED REFORMED CHURCH)**

**Registered Address**

15 Nether Street  
London  
N12 7NN

**Charity Registration Number 1164151**

**Trustees**

The Revd Paul Martin

Miss Lynn Harvey (Secretary)

Mr Ian Anderson (Treasurer)

Mrs Sandra Anakwa

Mr Ibrahim Rahimi

Mrs Ann Doyle

Mrs Pamela Sharpe

Mr David James

Mr John Stewart

Ms Ezzatt Khoobiari

Mrs Susan Stewart

Mr Ratna Pradhan

**Property Trustees**

URC Thames North Synod Trust  
St Paul's United Reformed Church  
Newton Road  
Bayswater  
London W2 5LS

London Baptist Property Board  
Unit C2, 15 Dock Street,  
London E1 8JN

**Bankers**

National Westminster Bank plc  
North Finchley (B) Branch  
786 High Road N12 9QT

**Independent Examiner**

Behnaz Rayati ACCA  
Expert Accounting & Finance Ltd  
71-75 Uxbridge Road  
Aurora House  
London W5 5SL

## **Annual Report for 2020**

The trustees present their Annual Report and financial statements for 2020.

### **Charitable Object**

The Charity is governed by an Approved Governing Document which states that the principal purpose of the charity is the advancement of the Christian faith according to the principles of the Baptist and United Reformed Church denominations to include the celebration of public worship, the teaching of the Christian faith, mission, evangelism, pastoral work, the provision of facilities with a Christian ethos for the local community and the support of other charities in the UK and overseas.

The Church is a Single Congregation Local Ecumenical Partnership. It occupies premises which are held by the URC Thames North Synod Trust, and are the subject of a Church Sharing Agreement, enabling the premises to be used by the Local Ecumenical Partnership.

### **Organisational Structure and Decision making processes**

Members of the Church are accepted in accordance with the Constitution. The members Meeting normally takes place six times each year and has responsibility for agreeing the overall policy of the church.

In accordance with the Constitution, the members appoint up to ten Trustees, who are known as elders. In addition to this the minister (who is also appointed by the church members) also serves as a trustee. The trustees are responsible for the day to day running of the church's work and witness, and the financial and legal aspects of the charity. All members are encouraged to take an appropriate part in the spiritual and practical tasks involved in the furtherance of the charitable objective.

The constitution gives the trustees the power to co-opt up to four additional trustees, but they have not enacted this power during the period of this report.

Relevant matters may be submitted to the Church meeting by the Trustees for guidance, or may be raised by members in Church meeting for further consideration by the Trustees. Though the Constitution permits decisions to be made at Church meetings by appropriate majorities, the Church seeks to work by consensus wherever possible.

### **Objectives and Activities**

In order to achieve the principal objective which is set out above, the Church provides a variety of activities both to its membership and to the community generally.

Central to the work and witness of the Church is the provision of regular public services of Christian worship. These services take place each Sunday at 11 am. There is a programme of activities for children during the Sunday services. The church seeks to be a friendly and welcoming community and anybody is free to attend any of these services.

The Church operates systems to ensure that all people working with children and vulnerable adults are appropriately vetted with DBS checks and are trained in safeguarding procedures.

The church sees a major part of its mission as providing facilities for local community groups in its premises through the week. The church has been successful in attracting a wide range of groups into the church premises, offering a wide provision of services and activities to the wider community.

The church has read the Charity Commission guidance on public benefit, and is satisfied that the activities outlined above clearly demonstrates that the charity is providing a benefit to the public.

### **Review of the year**

Plans for 2020 went ahead as usual in January and February but the rest of the year was a time of change and uncertainty. The Covid coronavirus pandemic affected the whole world with government restrictions and lockdowns intending to lessen its effects.

Our priorities were to follow government regulations and guidelines from our Baptist and United Reformed Church denominations to ensure the safety of those using our premises when restrictions allowed, and to maintain contact with our members and congregation.

### ***Worship and Spiritual***

Services were held throughout the year. From lockdown on 17<sup>th</sup> March services were delivered on Zoom, an internet platform, and when we returned to church the services continued to be livestreamed on Zoom for those unable to attend in the building.

This was a challenge as we embraced the technology and how to reach those not on the internet. Our minister changed the monthly CrossTalk magazine to a weekly letter, and a full transcript of the service and sermon were circulated to those not on the internet.

The format of services changed – shorter in length; hymns but no singing; more emphasis on prayer and reflection. Our friends from St Margaret's URC shared with us until the autumn when they returned to their newly renovated church building. Zoom allowed us to reconnect with ex members and others from local churches unable to connect with their own church during lockdowns.

The two Bible study groups – for Farsi or English Speakers – were amalgamated in March on Zoom. Regular prayer meetings were held and a special weekly reflection during Advent.

Our planned service for the 40<sup>th</sup> Anniversary of the forming of Trinity Church was postponed as were believers' baptisms.

### ***Pastoral and Social***

In February we held a social event open to anyone. Three couples opened their homes and hosted Afternoon Tea for any wishing to attend and was successful. A quiz evening was held on Zoom in May where each round was contributed by different people and this worked well.

Elders' monthly meetings changed to weekly ones in March to monitor the covid situation and to create a risk assessment for when we returned to the building to ensure the safety of those on the premises.

To keep in contact with the congregation Elders each had a list of people to contact by phone, email or letter on a regular basis. Those attending church via Zoom were able to see each other at the end of the service. This has been appreciated most by those having to self - isolate. The Zoom facility allowing people to chat in smaller groups was utilised.

The congregation were challenged to 'be creative' and contribute to the services over Christmas. There were contributions from all ages including suggestions of prayers, poems, reflections, craft and art which were all used over the Christmas period.

### ***Junior Church and Crèche***

The children have not met since March. The children, their parents and leaders had a 'virtual picnic' in the autumn on Zoom with games and a 'bring your own' picnic. Advent calendars were distributed to all the children at Christmas.

### ***Ecumenical***

Churches Together in Finchley (CTiF) organised and wrote five studies for Lent on the theme 'Putting God first in daily living' and was hosted by our church. This was well supported during the three studies we were able to hold.

CTiF held prayer meetings on Zoom .

The minister and Church secretary represented the church at meetings of Thames North Province URC Synod and London Baptists (formerly London Baptist Association).

### ***Mission and Evangelism***

The use of the church centre was restricted, but when open we sought to provide a safe environment for staff and users, following our own covid precautions and ensuring groups had their own risk assessments.

We supported Water Aid through their 'Jars of Change' Lent appeal.

Our usual practice of giving the gifts at Harvest to Homeless Action in Barnet and Christmas gifts for the children of refugee families through Barnet Refugee Service were impractical. We gave a financial contribution in lieu of gifts.

We supported Pathway, a local Christian group taking assemblies and running clubs.

We promoted the sale of fair trade goods to premises users with a stall selling Traidcraft goods during Fair Trade Fortnight. At Christmas members were encouraged to buy goods through our church representative.

We wish to put on record our thanks to our minister, Rev Paul Martin, for his leadership through this difficult and challenging period. He has worked tirelessly to provide encouragement and support through the worship, prayer meetings and Bible studies. He has enhanced these by the creative use of Zoom technology.

We also wish to put on record our thanks to our Church Secretary, Lynn Harvey, whose workload has also increased substantially during this past year. Lynn, among other things, has had many more meetings to minute; has co-ordinated the elders in keeping in touch with the members; and has helped to plan and prepare for our safe return to the buildings.

### ***Building Redevelopment***

Plans were being put in place to undertake phase one of the building redevelopment programme during the summer of 2020. The uncertainty caused by the coronavirus pandemic meant that this work had to be postponed until 2021.

### **Financial Review**

The Church continues to raise the funds which it needs to carry on its activities from within its own membership and congregation and from income from hiring the church premises. No wider public appeal was made for funds during the year.

The year proved to be extremely challenging financially for the church. With the closure of the church for significant periods of the year, income from offerings was reduced (£12,189 – 2020; £17,088 – 2019). More significantly, income from hiring our rooms fell from £113,319 in 2019 to £59,110 in 2020, a reduction of £54,209.

The church benefitted greatly from the government's furlough scheme, receiving £14,045 for staff placed on furlough during the year. In order to balance our books, the church had to draw £50,000 from the funds held in trust for the church by the URC Thames North Synod Trust.

The financial results for the year, together with a summary of the accounting policies adopted are set out in the accompanying financial statements.

The accounts show that there was a deficit for the year of £6,955.

The Trustees are satisfied that they have sufficient reserves at the end of the financial year, together with ongoing income anticipated, to enable the church to function effectively in the coming year.

The Trustees have made an assessment of the major risks facing the church, and are satisfied that there are policies in place to minimise these risks.

Lynn Harvey (Secretary)

Ian Anderson (Treasurer)

Paul Martin (Minister)



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
Trinity Church North Finchley

On accounts for the year  
ended

31 <sup>st</sup> December 2020	Charity no (if any)	1164151
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Set out on pages

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Responsibilities and  
basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2020 DD / MM / YYYY.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [ ] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

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

Signed: Behnaz R Date: 11/08/2021

Name: Behnaz Reyati

Relevant professional  
qualification(s) or body

ACCA

(if any):

Address: 

Expert Accounting & Finance Ltd
71 – 75 Uxbridge Road, Aurora House,
London W5 5SL

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



TRINITY CHURCH NORTH FINCHLEY

STATEMENT OF FINANCIAL ACTIVITIES - YEAR ENDED 31ST DECEMBER 2020

	Note	Unrestricted	Designated	Restricted	Endowment	Total 2020	Total 2019
<b>INCOMING RESOURCES</b>						£	£
Envelope Gift Aid Offerings	1	1,454.80				1,454.80	2,302.00
Gift Aid Offerings	1	10,735.73				10,735.73	14,786.98
Gift Aid Tax Repayments		-				-	4,886.54
Funds Raised for Specific Causes	2	480.70				480.70	500.08
Church Premises & Lettings Income		59,110.46				59,110.46	113,319.35
Property Renting Income	3	3,181.92				3,181.92	1,825.53
Investment Income	10	58.11	74.60		1,304.53	1,437.24	1,516.67
Special Items	13	-				-	600.95
		75,021.72	74.60	-	1,304.53	76,400.85	139,738.10
<b>OTHER RECEIPTS</b>							
Drawdown of Funds	14	50,000.00				50,000.00	15,000.00
HMRC -JRS Grants	13	14,045.37				14,045.37	-
<b>Total Incoming Resources</b>		<b>139,067.09</b>	<b>74.60</b>	<b>-</b>	<b>1,304.53</b>	<b>140,446.22</b>	<b>154,738.10</b>
<b>RESOURCES EXPENDED</b>							
Church Personnel Costs	4	34,553.74				34,553.74	36,909.88
Ministry Works	5	5,093.72				5,093.72	7,241.53
Support of Specific Causes	2	12,060.37				12,060.37	11,346.14
Maintenance of Church Buildings	7	8,385.75				8,385.75	7,550.47
Church Utilities Expenditure	6	18,234.17				18,234.17	19,327.33
Administrative Costs	8	50,616.61				50,616.61	50,141.26
Addington Manse Maintenance	9	4,101.64				4,101.64	4,483.22
Property Renting Expenditure	3	(673.42)				(673.42)	387.88
Major Church Items	7	14,573.69				14,573.69	5,460.53
Other Expenditure	11	455.00				455.00	380.20
<b>Total Resources Expended</b>		<b>147,401.27</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>147,401.27</b>	<b>143,228.44</b>
<b>NET INCOME / (EXPENDITURE)</b>		<b>(8,334.18)</b>	<b>74.60</b>	<b>0.00</b>	<b>1,304.53</b>	<b>(6,955.05)</b>	<b>11,509.66</b>
<b>TRANSFERS Between Funds</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Funds B/Fwd at 1 January 2020		26,034.87	34,375.65	94.83	117,139.94	177,645.29	166,135.63
<b>Funds C/Fwd at 31 December 2020</b>		<b>17,700.69</b>	<b>34,450.25</b>	<b>94.83</b>	<b>118,444.47</b>	<b>170,690.24</b>	<b>177,645.29</b>
<b>REPRESENTED BY:</b>						£	£
Petty Cash		24.72				24.72	24.72
Bank Current Account		17,617.86	6,000.00	94.83		23,712.69	32,104.98
Long Term Maintenance Fund			28,450.25			28,450.25	28,375.65
Baptist Union Corp Endowment Fund					97,936.21	97,936.21	96,631.68
London Baptist Property Board Endowment Fund					20,566.37	20,566.37	20,508.26
<b>TOTAL FUNDS</b>		<b>17,642.58</b>	<b>34,450.25</b>	<b>94.83</b>	<b>118,502.58</b>	<b>170,690.24</b>	<b>177,645.29</b>

TRINITY CHURCH NORTH FINCHLEY

NOTES TO THE ACCOUNTS YEAR ENDED 31 DECEMBER 2020

<b>1 Gift Aid Offerings</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
					£	£	
Standing Order	8,870.00				8,870.00	8,440.00	
Envelope Scheme	1,454.80				1,454.80	2,302.00	
Other Gift Aided	1,865.73				1,865.73	6,346.98	
<b>Total Gift Aid Offerings</b>	<b>12,190.53</b>				<b>12,190.53</b>	<b>17,088.98</b>	
<b>2 Funds Raised For Specific Causes</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
<u>Sources of Funds</u>							
(1)Lent Lunches -CTIF	-				-	106.00	
(2)Commitment for Life	-				-	-	
(3)Together in Barnet	50.00				50.00	-	
(4)Farsi Bible					-	30.00	
(5)Christian Aid	220.00				220.00	130.00	
(6) Water Aid	210.70				210.70	234.08	
<b>Total Sources of Funds</b>	<b>480.70</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>480.70</b>	<b>500.08</b>	
<u>Charities Supported</u>							
(1)Christian Aid	120.00				120.00	120.00	
(2)Together in Barnet	200.00				200.00	-	
(3)Pathway	4,458.32				4,458.32	4,458.32	
(4)Baptist Home Mission Fund	3,180.00				3,180.00	3,024.00	
(5)Water Aid	210.70				210.70	234.08	
(6)London Baptist Association	156.25				156.25	148.75	
(7)URC Thames North	3,180.00				3,180.00	3,135.39	
(8) BU Subscription	155.10				155.10	119.60	
(9) Barnet Refugee Service	200.00				200.00	-	
(10) HAB	200.00				200.00	-	
(9) Lent Lunches -CTIF					-	106.00	
<b>Total Charities Supported</b>	<b>12,060.37</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,060.37</b>	<b>11,346.14</b>	
<b>3 Property Renting Income &amp; Expenditure</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
<u>From Puget Court</u>							
Net Rents Received From Agent	3,181.92				3,181.92	1,825.53	
<b>Net Property Income</b>	<b>3,181.92</b>				<b>3,181.92</b>	<b>1,825.53</b>	
<u>Property Renting Expenditure</u>							
Thames North Trust -New Lease	-				-	600.00	
Pathway	-				-	260.46	
SWALEC - Pathway	-				-	-	
Electricity costs -Contribution							
-Pathway	(673.42)				(673.42)	(472.58)	
	<b>(673.42)</b>				<b>(673.42)</b>	<b>387.88</b>	

TRINITY CHURCH NORTH FINCHLEY

NOTES TO THE ACCOUNTS YEAR ENDED 31 DECEMBER 2020

<b>4 Church Personnel Costs</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
<b>Church Minister</b>							
Stipend	19,287.87				19,287.87	18,770.26	
Income Tax & NIC	4,800.40				4,800.40	6,067.26	
Ministers expenses	-				-	245.00	
Baptist Pension Contribution	8,966.27				8,966.27	10,197.56	
	<b>33,054.54</b>				<b>33,054.54</b>	<b>35,280.08</b>	
<b>Weekly Sheet Assistant</b>							
Salary and Gift Token	1,459.20				1,459.20	1,409.80	
Income Tax & NIC	40.00				40.00	228.00	
<b>Sub Total</b>	<b>1,499.20</b>				<b>1,499.20</b>	<b>1,629.80</b>	
<b>Total Church Personnel Costs</b>	<b>34,553.74</b>				<b>34,553.74</b>	<b>36,909.88</b>	
<b>5 Ministry Works</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
Ministry Expenses	3,787.13				3,787.13	5,649.70	
Redemptorist(Weekly Sheet)	113.95				113.95	137.80	
Other Expenditure	1,192.64				1,192.64	1,454.03	
<b>Total Ministry Activities Expenses</b>	<b>5,093.72</b>				<b>5,093.72</b>	<b>7,241.53</b>	
<b>6 Church Utilities &amp; Insurance Expenditure</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
<b>Utilities</b>							
Electricity	5,493.39				5,493.39	5,110.55	
Gas	6,207.93				6,207.93	7,819.92	
Telephone	698.54				698.54	652.86	
Water	1,410.10				1,410.10	1,489.85	
Other	278.12				278.12	296.28	
<b>Total Utilities</b>	<b>14,088.08</b>				<b>14,088.08</b>	<b>15,351.46</b>	
<b>Insurance Expenditure</b>							
Building Insurance	4,146.09				4,146.09	3,975.87	
<b>Total Insurance Expenditure</b>	<b>4,146.09</b>				<b>4,146.09</b>	<b>3,975.87</b>	
<b>Total Church Utilities &amp; Insurance Expenditure</b>	<b>18,234.17</b>				<b>18,234.17</b>	<b>19,327.33</b>	

TRINITY CHURCH NORTH FINCHLEY

NOTES TO THE ACCOUNTS YEAR ENDED 31 DECEMBER 2020

7 Maintenance of Church Buildings & Major Items							
	Unrestricted	Designated	Restricted	Endowment	2020	2019	
<b>Ordinary Maintenance</b>							
Ordinary Cleaning Works	6,207.82				6,207.82	5,760.83	
Reps.& Maintenance	1,910.70				1,910.70	1,098.36	
Others	267.23				267.23	691.28	
<b>Sub Total</b>	<b>8,385.75</b>				<b>8,385.75</b>	<b>7,550.47</b>	
<b>Major Items</b>							
Scaffold Tower	-				-	2,702.93	
Church Notice Board	-				-	1,095.60	
Architects fees	2,400.00				2,400.00	840.00	
Kitchen for Warden's flat	7,277.69				7,277.69	-	
Quantity Surveyor fee	2,016.00				2,016.00	-	
Drains survey	2,880.00				2,880.00	822.00	
	<b>22,959.44</b>				<b>22,959.44</b>	<b>13,011.00</b>	
<b>8 Administrative Costs</b>							
	Unrestricted	Designated	Restricted	Endowment	2020	2019	
<b>Church Administrator and assistant warden</b>							
Salary and Gift Token	17,628.60				17,628.60	18,453.78	
Income Tax & NIC	1,980.22				1,980.22	2,332.33	
Baptist Pension Contribution	4,977.96				4,977.96	1,907.28	
<b>Sub Total</b>	<b>24,586.78</b>				<b>24,586.78</b>	<b>22,693.39</b>	
<b>Church Building Warden</b>							
Salary and Gift Token	10,367.31				10,367.31	9,500.22	
Income Tax & NIC					-	2,786.28	
Flat Council Tax	1,236.99				1,236.99	1,189.99	
Flat Heat & Light	2,269.22				2,269.22	2,319.31	
Baptist Pension Contribution					-	2,962.44	
Flat - Repairs & Maintenance	5,585.28				5,585.28	1,585.41	
Others	2,905.03				2,905.03	3,474.22	
<b>Sub Total</b>	<b>22,363.83</b>				<b>22,363.83</b>	<b>23,817.87</b>	
<b>Professional Fees</b>							
Accountancy & Payroll fees	3,666.00				3,666.00	3,630.00	
	<b>3,666.00</b>				<b>3,666.00</b>	<b>3,630.00</b>	
<b>Total Administrative Costs</b>	<b>50,616.61</b>				<b>50,616.61</b>	<b>50,141.26</b>	

TRINITY CHURCH NORTH FINCHLEY

NOTES TO THE ACCOUNTS YEAR ENDED 31 DECEMBER 2020

<b>9 Addington Manse Maintenance Cost</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
Council Tax	2,298.55				2,298.55	2,211.26	
Utilities							
Telephone	776.79				776.79	796.61	
Water	346.44				346.44	707.85	
<b>Utilities Total</b>	<b>1,123.23</b>				<b>1,123.23</b>	<b>1,504.46</b>	
Repair Works	-				-	120.00	
Building Insurance	679.86				679.86	647.50	
<b>Total</b>	<b>4,101.64</b>				<b>4,101.64</b>	<b>4,483.22</b>	
<b>10 Investment Income</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
(a) Interest from Baptist Union Corporation Endowment Fund				1,304.53	1,304.53	1,192.98	
(b) Interest from London Baptist Property Board Endowment Fund	58.11				58.11	163.09	
(c) Interest from Trinity Church Long-Term Maintenance Fund(COIF)		74.60			74.60	160.60	
<b>Total Investment Income</b>	<b>58.11</b>	<b>74.60</b>		<b>1,304.53</b>	<b>1,437.24</b>	<b>1,516.67</b>	
<b>11 Other Income and Expenditure</b>							
	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
Sundry Expenditure	255.00				255.00	180.20	
Bank Fee	200.00				200.00	200.00	
<b>Total Other Expenditure</b>	<b>455.00</b>				<b>455.00</b>	<b>380.20</b>	
<b>12 Assets held in trust on behalf of Trinity Church</b>							
<b>Held by URC Thames North Trust</b>							
i) The total held by URC North Trust as at 31.12.2020 is £764,091.42.							
ii) <b>Trinity Church, Nether Street, London N12</b>							
The value of the buildings based on the insured amount from insurance company's policy amounts to £7,652,650.00.							
<b>Held by London Baptist Property Board Limited</b>							
iii) 2 Addington Drive, London N12: the value of the building based on the insured amount from insurance company policy amounts to £323,214.00.							
<b>13 Special Items of Receipts</b>							
<u>Description</u>	<u>Unrestricted</u>	<u>Designated</u>	<u>Restricted</u>	<u>Endowment</u>	<u>2020</u>	<u>2019</u>	
Legacy	-				-	600.95	
HMRC -JRS Grant	14,045.37				14,045.37	-	
<b>Total Special Items Receipts</b>	<b>14,045.37</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,045.37</b>	<b>600.95</b>	
<b>14 Transfer from the Trustees</b>							
Release of funds from URC Thames North Trust	50,000.00				50,000.00	15,000.00	
	<b>50,000.00</b>				<b>50,000.00</b>	<b>15,000.00</b>	