UNION CHURCH & COMMUNITY CENTRE, CROUCH END
(Baptist /United Reformed)



ANNUAL REPORT AND ACCOUNTS
For the year ended 31st December 2025

Presented to the Annual Meeting of the Church
on Sunday 18th October 2026

Union Church is a group of Christians who worship and work together to reflect the love of God by serving the community and supporting the Church worldwide.

Union Church and Community Centre is a Local Ecumenical Partnership.

Union Church and Community Centre, Crouch End
Weston Park, Crouch End, London N8 9PX

Registered Charity 1150944

ANNUAL REPORT OF THE TRUSTEES

The Deacons as Charity Trustees present their report together with the financial statements for the year ended 31st December 2025. The report and accounts are presented to the Annual Meeting of the Church on 18th October 2026.

INTRODUCTION

On 2nd May 1974, the members of Park Chapel United Reformed Church and members of Ferme Park Baptist Church, believing that it was God's will that they should do so, resolved that the work and witness of the two churches should be, and should continue to be, integrated so that the members of the two churches should live, work and worship as one community: Union Church.

In 2003, the name was changed to 'Union Church and Community Centre, Crouch End' (Baptist/United Reformed) to better reflect the community involvement of the church.

AIM AND PURPOSES

The purpose of the Church and Community Centre, Crouch End is to advance the Christian faith in Hornsey, and the wider community, in accordance with the principles and practices of the Baptist and United Reformed Church denominations.

As Trustees, we have the responsibility of working with the Minister and congregation in promoting the work of the Church and Centre; the Mission of the Church, pastoral, evangelistic, social and ecumenical; and for the safe operation and maintenance of our properties.

ACTIVITIES

We are committed to encouraging as many people as possible to worship in the church and to enable wide use of the community centre for social groups and lettings. We maintain an overview of worship and church group activities and aim to see that services are welcoming and include contributions from the diversity of congregation attendants.

When planning its activities for the year, the Deacons would consider the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion. We try to enable ordinary people to live out their faith as part of the community through:

i. Worship and prayer; learning about the Gospel, developing our knowledge and trust in Jesus, and serving the community.
ii. Provision of pastoral care for members, friends, centre users and people living in the immediate vicinity of the church.
iii. Missionary and outreach work.

To facilitate this work, it is important that we maintain the fabric of the Church and Community Centre.

LETTINGS

The Church and Community Centre hired out their buildings on a regular basis to individuals, groups and families. Year 2025 saw an impressive increase in the number of new hirers since Year 2020.

Regular Lettings:

1) Parent/Carer and Toddler activities: The 3-2-1 Club run by Union Church (Term-Time only).
2) Early Years Education: Little Tree Montessori Nursery School (Leaseholder).
3) Family Support Groups included

- LB Haringey Children's Centre, West Locality Area
- Haven (SEN children and their parents/carers)
- Kith & Kids

4) Children's parties: There was a slight decrease in the number of parties held here this year. The Lower Hall within the community centre hosted 31 children's parties, a 9% decrease on the 34 children's parties held here in 2024.

5) Support for Adults:
    - AA (Sunday Group)
    - Al-Anon Family Group
    - Family Constellations Workshops
    - Mediation Service (*New hirer*)

6) Wellbeing classes (for adults):
    - Holistic Yoga by Julia Moore
    - Chair Yoga by Karen Mitchell (*New hirer*)
    - National Childbirth Trust Courses (Barnet/Enfield/Haringey/Tottenham)
    - Women's Circle Group
    - Wingtsun Martial Arts Group (*New hirer)*

7) Wrap-Around/ After-School Care/ Tutoring:
    - North London Drama Kids
    - Kumon (Hornsey) Study Centre
    - Perform
    - Harriet Rock's Photography Camp (*New Hirer)*
    - Private music tuition
    - Private French language tuition
    - Stagecoach
    - Syed Rizvi: 'A' Levels tutoring (*New hirer)*

8) The Arts:

- North London Conservatoire / North London Colourstrings
- North London Symphony Orchestra

9) Interests and Community Groups:

- Ballroom dance practice (private couple)
- Crouch End Festival Chorus
- Crouch End Neighbourhood Forum
- LB Haringey Projects & Public Consultation Meetings
- Hornsey Historical Society
- R Voices Choir (*New hirer)*
- Maya Waldman's Singing Workshops
- Sewing Group (for adults)
- Songworks Community Singing Group
- Vintage & Collectables Fairs
- Creative Workshop

10) Churches meeting here:

- Church of God World Fellowship (Hornsey)
- London Life Vineyard Church (Crouch End)
- The Corner Stone Church

11) U3A Crouch End & District groups: Geology and History

12) Fundraising Events: TearFund

13) The Community Centre also provided the space and facilities for a wedding reception and a post-burial reception for a member of the community.

OBLIGATIONS OF MINISTRY and ACHIEVEMENTS

2025 was a rather roller coaster year for Union Church. Our building filled up on Sundays!!!

Reverend Patience Mbakadi was attending most of our morning services and at least 3 Union members visited his afternoon services, held in French and English (for those of Congolese heritage) at the Cornerstone Church. These services were packed with adults and children and rather noisy. In the mornings. The London Life Vineyard Church met downstairs and attracted about 40 people including children, to their services. We also had the Church of God World Fellowship meeting downstairs in the early afternoons on Sundays, as they had been for the last 40 years by Reverend Ivel Brown. Sadly, their numbers were greatly diminished by the end of the Spring.

We were still having alternate Sunday services with Stroud Green Baptist Church but, only 6 of our members occasionally joined their services and 5 of theirs vice versa. It was not looking like the happy outcome everyone had hoped for.

The Church of God World Fellowship were the first group to have problems. They ceased to pay us their rent, and the debt became large enough for Dewight Wedderburn to investigate. It transpired that their branch leader, Minister, Reverend Brown, had become overwhelmed with running the group ande coping with the finances etcetera. Their active membership group had dwindled down to about 3 persons. Dewight dealt with the whole affair very sensitively. He involved the General Overseer of the Church of God World Fellowship. The discussions were very productive, resulting in the group's Letting contract here being officially terminated and the overdue money paid. We were sad to say goodbye to such a stalwart servant of Christ who had been part of our community for so long.

Then the Cornerstone Church begun to be difficult. Firstly, a rather natty new sound system was developed. When Union Church asked for a key to the sound desk, there wasn't one for us!!!! The baptistry had to be covered as it was dangerous for running children. Should they be running? We knew that was a reasonable request and so Union Church paid for that. They had decided that our chairs were uncomfortable and

outdated, offering to buy us now ones. Never ones to look a gift horse in the mouth, we accepted the offer. We did not expect 40-50 rather large pink, padded chairs to suddenly arrive at Union Church. Perhaps we should have done. Apart from the fact that they were not our choice, they were too big and definitely too pink in colour. Members were beginning to mutter that we were being taken over by Cornerstone and there were many actions that appeared to justify that thought.

The final straw came on a long, hot weekend when the Cornerstone Church booked out the building for what purported to be a youth event. It may well have been, but it was advertised on social media, involved many people, all our windows widely opened and such a cacophony of noise was made that that many of our neighbours complained, citing Environmental Health and the Police.

The deacons met very quickly and decided that enough was enough. Union Church had spent years living in harmony (mostly) with our neighbours and one weekend, about which we had been told nothing, had threatened to destroy this. Added to all the other niggling concerns, we have to give the Cornerstone Church a month's notice to cease using our premises.

Eventually they left, having difficulty finding a new site as they had so many chairs! They ended up at Stroud Green Baptist Church!

Then Reverend Josh Kane, our regional minister, asked to meet with the deacons. He had been extremely supportive with regards to our ending with Cornerstone Church. He told us of two potential ministers for us, both ladies, who he would like to introduce to us.

We met with [ ]. She was amazing but not ready to seek active ministry as she was bringing up 3-year old twins alone. Then we met with Reverend Carrie Grant and her husband David. We liked them and invited her to preach. She did and we still liked her so we asked her to come and preach with a view. This didn't happen until 2026 so you will have to wait until then to discover the outcome.

Josh Kane also told us that we needed to identify as an inclusive church if we wished to attract a minister. This brought up the London Life Vineyard Church. Josh was certain they were not inclusive and felt we should ask them to find new premises as he felt that their presence in our building would definitely be a hindrance to new ministers. In the end,

Josh and Tim Rawe (who had taken over the leadership of LLVC from Nick Griffin) met over lunch, apparently had a great time and Tim agreed to move. They are now worshipping at the Greig City Academy. I see Tim and his wife Kim at ecumenical meetings and we are still friendly.

Some of us joined in with the Hornsey Group of Churches Vigil outside St Mary's Primary School on Good Friday. A larger group sung carols outside Sainsbury's in the High Street with a very effective brass band playing along. Five of us joined Holy Innocents for a fabulous Harvest lunch and singsong. This group also ran 3 small Holiday Clubs through the year. These are hard to attract children to join in, with more person power than attendees.

We decided that our Annual Christmas Day Lunch and Party could not go ahead as we were unable to find a willing chef. So, it was agreed that this event would be moved to January in the hope that people would understand and it would still be successful. Next year's Annual Report will tell you the answer to that question.

After the Cornerstone Church left, it was tricky to find ministers to lead worship each week. We had stopped the alternate services and attracting leaders for what was often a rather small congregation was difficult.

I was having trouble from August as Church Secretary, having undergone a not very brilliant or successful knee replacement in the summer and then being told I had a metastatic breast cancer in my left lung later in the year. The deacons and the staff reacted brilliantly to all of this. I felt surrounded by a cocoon of love and was told not to do anything. So, I didn't.

The rest of the year passed in a bit of a haze as far as I was concerned but it happened. I have to express gratitude to Peter, Paulette and Dewight as well as Margaret, Luke, Peter and Janice for all their prayers and offers of help. If each prayer were a buzz to make my knee work or to remove the nasty from my lung, I would be well better. Prayers don't work

like that but they HAVE given me the love that I need to carry on and do my best to forget the nastiest and look for a better time coming.

I hope and pray that 2026 will be a GOOD YEAR for Union Church.

ADMINISTRATIVE INFORMATION

Union Church and Community Centre, Crouch End is affiliated to the Baptist Union of Great Britain and Ireland, and the London Baptist Association. The Church is a member of the United Reformed Church of England, Wales and Scotland, within the District of Central and North London of the Thames North Synod.

STRUCTURE, GOVERNANCE AND MANAGEMENT

On 25th April 2010, the Annual General Meeting of the Church and Congregation and Joint Council adopted a new constitution provided for it by Churches Together North Thames, our sponsoring body, in order to meet the requirement of the Charity Commission, that the Church become a separate, registered charity and the application process initiated.
In October 2012, it was found that the registration was not complete and the process was re-started. The charity registration was completed on 25th February 2013.

TRUSTEES

The Trustees elected in April 2010 were appointed to serve for a three-year term with a restriction that, having served continually for a period of 6 (six) years, they should take a sabbatical break. The current Deacons will continue in office.

The Deacons serving as Charity Trustees are

Kate Salinger	Elected 29th April 2010
Peter Gilbert	Elected 5th May 2019
Paulette Wolfe	Co-opted as a Deacon on 11th June 2023
Dewight Wedderburn	Co-opted as a Deacon on 26th February 2023

STAFFING

Particular thanks are also due to our staff:

- Paulette Wolfe (Play Worker: 3-2-1 Carer & Toddler Club)
- Margaret Hervie (Office & Lettings Administrator)
- Peter Kenyon (Finance Officer)
- Luke Griffiths (Caretaker)
- Janice Twiselton (Organist)

All our staff work to the benefit of the Church and Community Centre. We are very fortunate in having each one of them. The Church owes all of them a debt of gratitude.

Approved by the Trustees on: …….

and signed on their behalf by Catherine. A. Salinger (Secretary)

Date: …….

Signed by: ……

Attached: Financial Statement for the year ended 31st December 2025

UNION CHURCH AND COMMUNITY CENTRE, CROUCH END

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2025

RECEIPTS AND PAYMENTS ACCOUNT

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	This Year 2025 Total £	Last Year 2024 Total £	Year 2023 Total £
RECEIPTS							
Church Members' Offerings		2,324.65			2,324.65	2,748	2,487
Fund Raising and Donations		1,070.00			1,070.00	1,408	2,615
Monies Raised for Outside Causes		299.00			299.00	-	587
Legacies Received		-			-	7,540	25,250
Property - Church/Hall Users		44,426.37			44,426.37	37,812	35,643
Property - Lettings		82,223.49			82,223.49	82,920	76,248
Deposit Account Interest		827.67			827.67	1,126	520
Mothers' & Toddlers' Club		7,799.92			7,799.92	8,539	285
Sundry Income		915.35			915.35	2,104	8,427
Total Receipts:		139,886.45	-	-	139,886.45	144,197	153,062
PAYMENTS							
Ministry		1,830.73			1,830.73	1,692	1,620
Mothers and Toddlers		7,347.20			7,347.20	7,685	5,674
Church Running Costs		85,305.72			85,305.72	77,201	66,182
Programme Activity Costs		1,027.27			1,027.27	1,511	2,256
Support of Outside Causes		915.86			915.86	304	557
Maintenance of Church Buildings		32,247.38			32,247.38	45,231	19,161
Maintenance of Investment Property		8,948.15			8,948.15	10,961	12,373
Sundry Expenditure		1,040.92			1,040.92	1,030	1,212
Total Payments:		138,663.23	-	-	138,663.23	145,815	109,035
NET RECEIPTS / (PAYMENTS)		1,223.22	-	-	1,223.22	(1,618)	44,027
TRANSFERS between funds					-	-	-
Change in investment values		(3,900.99)			(3,900.99)	235	11,800
CASH FUNDS b/fwd 1 January		206,337.00			206,337.00	207,720	151,893
CASH FUNDS c/fwd 31 December		203,659.23	-	-	203,659.23	206,337	207,720

STATEMENT OF ASSETS AND LIABILITIES

Monetary Assets							
Cash		44.50			44.50	43	72
Bank Current Account		3,982.98			3,982.98	5,262	3,735
Deposit Accounts		64,212.09			64,212.09	61,711	64,827
Synod/Baptist Trust Deposits		135,419.66			135,419.66	139,321	139,086
Total monetary assets		203,659.23	-	-	203,659.23	206,337	207,720
Other assets							
Gift Aid Recoverable							
Other Monies due to Church		2,529.11					
Insurance prepaid		0.00					
Assets used for church purposes							
Buildings under statutory trusts		Church buildings and manse					
Church Contents		Furnishings and equipment					
Liabilities							
Independent Examination		576.00					
Eon Next Energy		0.00					
British Gas Lite		1.58					

APPROVED by the Trustees on 14.10.26 and signed on their behalf by

CATHERINE SALINGER (Print Name) C A. Salinger (Signature)

TREASURER'S STATEMENT

I have prepared the financial statements on Page 1 for the year ended 31 December 2025 from the accounting records of the church.

PETER KENYON (Print Name) P Kenyon (Signature)

14 OCT 2026 (Date)

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Union Church and Community Centre, Crouch End for the year ended on 31 December 2025 and set out on Page 1.

Respective responsibilities

The church is responsible for the preparation of the financial statements, and considers that the audit requirement of Section 144 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 145(5)(b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's report

My examination was carried out in accordance with the General Directions of the Charity Commissioners. An examination includes a review of the accounting records kept by the church and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent Examiner's statement

In connection with my examination of the church funds, nothing came to my attention which gave me cause to believe otherwise than that the financial statements accord with the accounting records of the church, and that those records satisfied the requirements of the Act. I am not aware of any matter to which attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name Union Church and Community Centre, Crouch End		
On accounts for the year ended	31st December 2025	**Charity no (if any)**	1150944
Set out on pages			

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2025**.

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 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 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.

Signed:	L E Bowman	**Date:**	18/09/2026
Name:	Louise Bowman FCCA		
Relevant professional qualification(s) or body (if any):	ACCA		
Address:	47 Topsfield Parade London N8 8PT		

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.	N/A