

<u>MEETING</u> COMMUNITY LEADERSHIP SUB-COMMITTEE
<u>DATE AND TIME</u> WEDNESDAY 23RD MAY, 2018 AT 7.00 PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
1.	TO FOLLOW: GROUND FLOOR OF STAG HOUSE AND ADJOINING CAR PARK, 94 BURNT OAK BROADWAY	3 - 22

Abigail Lewis 020 8359 4369 abigail.lewis@barnet.gov.uk

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	<p>Community Leadership Sub-Committee 23 May 2018</p>
<p style="text-align: right;">Title</p>	<p>Community Right to Bid nomination: Ground Floor of Stag House and adjoining car park, 94 Burnt Oak Broadway, HA8 0BE</p>
<p style="text-align: right;">Report of</p>	<p>Katie Mayers, Interim Assistant Director Communications and Strategy</p>
<p style="text-align: right;">Wards</p>	<p>Burnt Oak</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>Yes There is an 8 week statutory timescale to respond to Community Right to Bid nominations, starting from the date the Council receives the nomination. The nomination for Ground Floor of The Stag House and adjoining car park was received on 26th March 2018, making the deadline for a decision 21st May 2018.</p>
<p style="text-align: right;">Key</p>	<p>No</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix One: Supporting documents</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Danusia Brzezicka, Strategy Officer, Community Participation (danusia.brzezicka@barnet.gov.uk, 020 8359 3211)</p>

Summary

The Localism Act 2011 introduced the Community Right to Bid (“CRTB”). Under section 87 of the Act the Council must maintain a list of land of community value in its area. A building or other land is of community value if in the Council’s opinion there is an actual current use of the building or other land, and it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

This a new right for local people to nominate buildings or pieces of land that they believe contribute to the social interests or wellbeing of their local communities to be listed on a register of Assets of Community Value (“ACVs”), managed by the local authority.

Where land is listed as an ACV, if the owner subsequently wishes to make a 'relevant disposal' (to sell the asset or grant a qualifying lease, which is one originally granted for a 25 year term) they must notify the local authority. This triggers an interim moratorium period of six weeks, during which time the nominating group, or any other community group can register interest in putting together a bid for the asset. If a community group registers interest, this triggers a full moratorium period of six months, during which time the owner may not make a relevant disposal of the asset, except to a community group. The moratorium is intended to allow community groups the time to develop a proposal and raise the required capital to bid for the asset when it comes onto the open market at the end of that period. The owner is under no obligation to accept a bid from a community group and can sell the property to whomever they wish once the six month moratorium is over. However, if the asset is not disposed of within 18 months from the commencement of the interim moratorium period, then the moratorium period is re-triggered (12 months from the end date of the full moratorium period).

In order to decide whether to list an asset as an ACV, the Act provides that the Council must consider whether the nomination has come from a group eligible to make a nomination, as defined in the legislation and that group has a local connection; and whether the current or recent main use of the nominated asset furthers the social wellbeing or social interests (defined as 'cultural, recreational or sporting interests') of the local community, and whether it is realistic to think it will continue to do so in the next 5 years (whether or not the use remains exactly the same).

A nomination has been received to list the Ground Floor of The Stag House and adjoining car park, 94 Burnt Oak Broadway, HA8 0BE (Burnt Oak ward) as an Asset of Community Value. **This report recommends that the asset is not listed as an Asset of Community Value.**

The nomination is an eligible nomination. The Localism Act 2011(section 89(2)) provides that in order to be eligible, the nomination must be made by a community organisation or group which qualifies under the Act to make the nomination. The Rex Chosen Ministries – The Father's House, which nominated the Ground Floor of The Stag House and adjoining car park, is a registered charity (a qualifying status under the Regulations).

The nomination does not meet the criteria of furthering the social wellbeing or social interest of the community.

The Applicant has included an adjoining car park as part of the nomination. The car park is not the main use but an ancillary use which is to facilitate those attending the charitable events at Stag House to attend.

The car park use is not a main use and incidental and supplemental to the stated main use of the asset. Without prejudice to this, no evidence has been supplied of the use of the car park in the terms asserted by the nominator for the purposes of the nomination. For the reasons which follow given as the nomination of the main asset does not meet the criteria set out in the Act the ancillary use by extension fails as well. Irrespective of any existing ACV registration the current application must be assessed afresh and evidence of either a current non ancillary use that furthers the social well being or social interests of the local community together with evidence that it is realistic to think such use can continue or in the absence of this evidence that there has been a time in the recent past where such was the case and evidence to support that it is realistic to think that in the future there is an ability for the asset

to further social wellbeing or social interests needs to be provided. A designation as a place of worship may not in itself provide evidence that the asset furthers the social wellbeing or social interests of the community and no evidence has been provided of outreach other than for the purpose of religious worship. Notwithstanding, no evidence has been provided of first, how the main asset, the Church, does further the social wellbeing or social interests of the community, or how it could continue to further the social wellbeing or social interests of the local community.

Recommendations

That the Committee agree that the Ground Floor of The Stag House and adjoining car park, should not be listed as an Asset of Community Value and not added to the Council's Register, based on the statutory criteria set out in the Localism Act 2011, and the evidence provided in the nomination.

1. WHY THIS REPORT IS NEEDED

The Community Right to Bid

- 1.1 The Localism Act 2011 ("the Act") introduced a new right for groups of local people to nominate buildings or pieces of land which contribute to the 'social wellbeing or social interests' of their local communities to be listed on a register of Assets of Community Value ("ACVs"), which the local authority is required to maintain.
- 1.2 Nominations can apply to public or private assets, although certain kinds of asset (such as private homes/residential property) are exempt.
- 1.3 The Act provides that in order to decide whether to list a nominated asset as an ACV, the Council must consider whether the main use of the asset contributes to the social interests or wellbeing of the local community, and whether it is realistic to think it will continue to do this (whether or not the use remains exactly the same).
- 1.4 The Act defines social interests as 'including cultural, recreational, and sporting interests'. There is no further definition.
- 1.5 The Act provides that land in a local authority's area which is of community value may be included by a local authority in its register of ACVs only:
 - (a) in response to a community nomination, or
 - (b) where permitted by regulations made by the appropriate authority.
- 1.6 In England a community nomination can be made by a parish council or by a voluntary or community body with a local connection as defined in the Assets of Community Value Regulations 2012 ("the Regulations").

- 1.7 The statutory tests which the Council must apply when assessing a nomination are:
- (i) Its main use furthers the social wellbeing or cultural, recreational or sporting interests of the local community; and it is realistic to think that the main use will continue to further the social wellbeing or cultural, recreational or sporting interests of the local community; or,
 - (ii) Where the main use does not currently have such a community benefit, in the “recent past” it did have and the Council considers it likely that it would be able to have such a use in the next 5 years.
 - (iii) That the nomination is a community nomination made by a community or voluntary organisation or group which qualifies under the Act and the Regulations to make the nomination.
- 1.8 Where either criterion i) or ii), and criterion iii) of the above is met, the Council must list the land or building on its register of Assets of Community Value.
- 1.9 If the Council lists the nominated land, a restriction is placed on the land if the land is registered. If the owner wishes to sell the asset or to lease it for more than 25 years, then the owner is legally obliged to notify the Council (if the asset is not owned by the Council). The Council will then inform the nominating group which signals an interim moratorium period of six weeks where the nominating group or any other eligible community group may register an interest in bidding for the asset. If during the six weeks a local community group expresses an interest in taking on the asset and continuing its community use, then a full moratorium is triggered and any sale other than to a community group is delayed for a six month period. This is designed to give the community group the opportunity to raise funds to try to purchase/make a bid for the asset.
- 1.10 The owner is under no obligation to accept the community group’s bid over any other bid. There is no ‘right of first refusal’ for the community group, only the right to request the moratorium. The owner is free to work with other potential buyers and stimulate the wider market during the moratorium and at the end of the moratorium period can sell to any party. However, if the asset is not disposed of within 18 months from the commencement of the interim moratorium period, then the moratorium period is re-triggered (12 months from the end date of the first moratorium period).
- 1.11 If an asset is listed as an ACV, the asset owner has the right to appeal against this, initially through the Council’s internal review process and subsequently through an appeal to the First Tier Tribunal.
- 1.12 If an asset is not listed, the Council must communicate its reasoning to the nominating group but the nominating group has no right to appeal to the Council against the decision.

Recent policy developments

- 1.13 The Government is currently reviewing the CRTB. The review is on-going and there is no closing date as it is not a formal consultation. The Council has contributed to the review as an interested party.
- 1.14 A Communities and Local Government Select Committee report published on 3 February 2015 recommended that the review of the CRTB should increase the moratorium on sale or lease of an ACV to nine months, as well as creating statutory obligations for ACV status to be considered as a material consideration in planning matters. These recommendations have not yet been accepted by the Government but will feed into the review.

Nomination of the Ground Floor of The Stag House and adjoining car park

- 1.15 The Rex Chosen Ministries – The Father’s House has nominated the Ground Floor of The Stag House and adjoining car park, 94 Burnt Oak Broadway, HA8 0BE. The enclosed plan sets out the boundaries of the nominated asset.
- 1.16 The Ground Floor of The Stag House and adjoining car park are currently owned by Barnet Council and the ground floor is leased to the nominator. The landlord has been notified that this nomination is currently under consideration.
- 1.17 The nominating group considers that the main current use of the land furthers the social wellbeing and interests of the community on the grounds that:
- The Ground Floor is currently listed as a ACV until 23 May 2018. The original listing was made on 23 May 2013;
 - The Ground Floor is a place of religious worship for the local community in Burnt Oak and registered as such;
 - The Ground Floor is an outreach centre for the community delivering vital economic, social and civic services the local community of Burnt Oak and its environs;
 - The car park provides free parking which ensures participation at the charitable events held at Stag House.

Application of statutory tests as set out in the Localism Act 2011

Main use of asset furthers social wellbeing or social interests of community

- 1.18 The legislation sets a broad and loose definition of ‘social wellbeing and social interests’. The activities listed at paragraph 1.17 and the information provided to evidence these activities is insufficient to demonstrate that a number of uses of the asset fall within the definition of ‘cultural, recreational, and sporting interests’.
- 1.19 The nominator cannot rely on the current AVC status as evidence of the asset’s continued current use as an asset that furthers social wellbeing or social interest of the community. The current nomination must look at relevant evidence supplied in support of this nomination.

- 1.20 The status of the asset as a registered place of worship is not in itself evidence that the asset furthers the social wellbeing or social interests of the community. There is a decision of the First Tier Tribunal in *General Conference of the New Church v Bristol City Council* (2015) which held that it is questionable whether religious use fell within the wording of s 88(1) or s 88(2) even under the expanded definition provided by section 88(6) as including cultural interests recreational interests and sporting interests. Further evidence would therefore be required of how the place of worship furthers social wellbeing or social interests of the local community. Photographs have been provided of religious ceremonies however, much of the evidence is undated and unverifiable (see Appendix One).
- 1.21 The nomination states that the ground floor of Stag House is used as an outreach centre for the community delivering vital economic, social and civic services the local community of Burnt Oak and its environs. No evidence has been supplied of outreach programmes that are delivered from Stag House. Photographic evidence provided to support and information on the website suggests that the main use of the ground floor of Stag House is for religious worship. A business networking event was held in 2010, but this is not evidence of current use.
- 1.22 The lease granted for a period of 10 years on the 23 December 2009 will expire in 2019. The lease does not have the benefit of any statutory rights to renew pursuant to sections 24-28 of the Landlord and Tenant Act 1954 part II which means it will come to an end on the appointed day in 2019. There is no evidence supplied in the nomination as to how the asset would continue to provide social wellbeing or social interest to the local community if a new lease was not granted
- 1.23 There are no known plans to sell the asset. [however, the Council has plans to redevelop Stag House to provide a high quality Extra Care Scheme].
- 1.24 Taken together, points 1.18-1.23 establish that criterion (i) of the statutory tests set out in paragraph 1.7 above have not been met. The main use of the ground floor does not further the social wellbeing or social interests of the community and it is not realistic to expect that it could continue to do so and the car park is ancillary and does not satisfy the criteria set out at sections 88(1) and/or (2) of the Act.

The nomination is partially eligible

- 1.25 The Rex Chosen Ministries – The Father’s House is a registered charity (a status which qualifies to make nominations under the Act) based in Burnt Oak. No evidence was provided in addition to this as to the charity’s connection with the local area as required pursuant to s 89(2)(b)(iii) of the Act.
- 1.26 Criterion (i) of the statutory tests set out in paragraph 1.25 above has been partially met.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The nomination of the Ground Floor of The Stag House and adjoining car park, does not meet the statutory tests established by the Localism Act 2011 to be considered an Asset of Community Value. The recommendation is, therefore, that the Committee does not list the Ground Floor of The Stag House and adjoining car park as an Asset of Community Value.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The Community Leadership Committee could decide to list the Ground Floor of The Stag House and adjoining car park as an ACV, but on balance it is judged that the nomination provides insufficient evidence that the statutory criteria set out in the Localism Act 2011 and the Regulations have been met. If the Committee is in agreement with this opinion, the Council must not list the nominated asset as an ACV.
- 3.2 An owner, in this case, the Council has the right to appeal if it feels that their asset has been wrongly listed.

4. POST DECISION IMPLEMENTATION

- 4.1 The Ground Floor of The Stag House and adjoining car park, will not be recorded on the Register of Assets of Community Value as an ACV. Both the nominating group and the owner of the property will be informed, in writing, of the outcome.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Community Right to Bid process contributes to the 2015-2020 Corporate Plan's objective to develop a new relationship with residents that enables them to be independent and resilient and to take on greater responsibility for their local areas by fulfilling one of the rights granted to local communities under the Localism Act 2011.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 The asset does belong to the Council and there are no financial implications to this decision.

5.3 Social Value

- 5.3.1 There are no social value considerations as this decision does not relate to a service contract.

5.4 Legal and Constitutional References

- 5.4.1 The Localism Act 2011 obligates the Council to list assets nominated by local community groups as Assets of Community Value if these are deemed to pass the statutory tests set out in the Act.
- 5.4.2 Under the Council's Constitution Article 7 – Committees, Forums, Working Groups and Partnerships the responsibilities of the Community Leadership Committee
- 5.4.3 include:
- 5.4.4 To receive nominations and determine applications for buildings / land to be listed as an Asset of Community Value (Community Right to Bid)

5.5 Risk Management

- 5.5.1 There are no risks associated with the decision not to list the Ground Floor of The Stag House and adjoining car park as an ACV. There is a risk that the nominator can make an application for judicial review to the High Court of Barnet's decision.

5.6 Equalities and Diversity

- 5.6.1 No negative differential impact on people with any characteristic protected under the Equality Act 2010 has been identified with regard to this nomination.
- 5.6.2 Under section 149 of the Equality Act 2010, the council and all other organisations exercising public functions must have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by or under the Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it

The relevant protected characteristics are age; disability; gender reassignment; pregnancy and maternity; race, religion or belief; and sex and sexual orientation. The broad purpose of this duty is to integrate considerations of equality into daily business and keep them under review in decision making; the design of policies; and the delivery of services.

5.7 Corporate Parenting

- 5.7.1 As a Local Authority we have responsibility for the children in care and care leavers within our borough. Corporate Parenting is about offering at least the same standards of care as would a 'reasonable parent' and ensuring that the decisions we make as a Council do not affect this cohort negatively. This report does not provide any implications for Barnet's children in care.

5.8 Consultation and Engagement

- 5.8.1 A draft amendment to the Council's Community Right to Bid policy was carried out between 11 February and 24 March 2014. The results of that consultation were set out in a report taken to the Community Leadership Committee on 25

June 2014 and the Council's guidance on the Community Right to Bid amended following agreement of that report.

5.8.2 More specifically, the nominating group has been engaged in dialogue as part of the process of administering the nomination, and given opportunities to submit evidence to support their claim.

5.8 **Insight**

5.8.1 No specific insight data has been used to inform the decision required.

6. **BACKGROUND PAPERS**

6.1 Community Right to Bid: Consultation and recent developments (Community Leadership Committee, 25 June 2014)

<http://barnet.moderngov.co.uk/documents/s15687/Community%20Right%20to%20Bid%20Report.pdf>.

6.2 Planning Committee: Stag House 94 Burnt Oak Broadway Edgware HA8 0BE

<http://barnet.moderngov.co.uk/documents/s45743/17-8140-FUL%20Stag%20House.pdf>

6.3 Stag House Full Business Case and Compulsory Purchase Order

<https://barnet.moderngov.co.uk/documents/s45477/Stag%20House%20Full%20Business%20Case%20and%20Compulsory%20Purchase%20Order.pdf>

Appendix 1 – Supporting evidence



Copy

CERTIFICATE OF REGISTRATION
 PLACE FOR RELIGIOUS WORSHIP

Number on Register 82543

REGISTRATION DISTRICT OF
Barnet

MEMORANDUM,
 GENERAL REGISTER OFFICE,
 SMEDLEY HYDRO
 TRAFALGAR ROAD
 BIRKDALE
 SOUTHPORT
 PR8 2HH

The within-mentioned Premises have
 been duly recorded in the General
 Register Office as a place of meeting
 for Religious Worship this 14th
 day of July 2010
 pursuant to the Places of Worship
 Registration Act, 1855.

[Signature]
 for Registrar General.

Peak Report To Margaret Rowley
 Charity Commission
 Registered Charity Index Report
 Ordered 28 Jun 2001 14:47:37
 Page 1 of 1
 28 Jun 2001

CP9PT005

Registered Number 1087234
 Subsidiary Number 0
 Registration Date 28 Jun 2001

Charity Name REX CHOEN MINISTRIES - THE FATHER'S HOUSE
 MAIN

Governing Document COMMISSION ACCEPTED 2ND JUNE 2001

Charitable Objects 1. THE PROMOTION OF THE GOSPEL MESSAGE AND THE PROVISION OF PERSONAL AND PASTORAL CARE TO PERSONS IN NEED IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECTS OF IMPROVING THEIR CONDITIONS OF LIFE.

Area of Benefit NOT DEFINED

Area of Operation U NATIONAL AND OVERSEAS

Area of Operation NATIONAL AND OVERSEAS

Account Period End Date 31/03
 Last Account Period End Date 30.03.2007
 Tax Office No. 791.0208 2007430

Correspondent REVEREND REX CHOEN
 216 ADELPHOW DRIVE
 LONDON
 W9 3HL

-----END OF REPORT-----
 Ref: 1087234/0

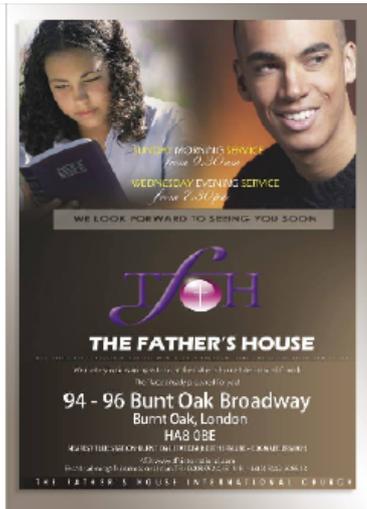
- A place of Worship, Civil Partnership and Marriages in Barnet

HOW PREPARED ARE YOU TO MEET WITH YOUR GROOM
 - JESUS! Love about 30.1.2

The wedding of Mr. & Mrs. Choen's 45th wedding anniversary celebration of 45 years of marriage is held in their place of preparation. Join us this Sunday for a special marriage in partnership with THE LORD JESUS IN BARNET U.K. IFH OCCUM



- A place of Christian Religious and Sacred activities for the Local Community in Burnt Oak



- A place designated as Community Outreach Centre for Burnt Oak and its Environs.





- A Place of Celebration and social interaction in the Local Community



- A place of social interaction and engagement in the Local community of Burr Oak.





- A place for community engagement and development in the Local community of Burrell Oak.



- A Place for congregational worship and Christian fellowship in Barnet





- A place of Worship and Christian Education



<http://www.theambassadormagazine.com/nigerians-in-london-to-hold-a-service-of-songs-for-late-dr-alex-ekwueme/>

SERVICE OF SONGS & MEMORIAL SERVICE
14th January 2018
Venue: 94 -96 Burnt Oak Broadway, Burnt Oak, HA8 0BE
Time: 4:30pm

Alex Ekwueme
Vice-President of the Federal Republic of
Nigeria 1979 to 1983

Question- "B" - Asset of Community Value (Additional Photo Evidence) Rex Chosen Ministries 27/04/18

Question. "C" - Additional evidence of wider voluntary or community use of 94-96 Burnt Oak Broadway, Edgware, Middlesex. HA8 0BE.



Question. "C" - Additional evidence of wider voluntary or community use of 94-96 Burnt Oak Broadway, Edgware, Middlesex. HA8 0BE.



Question. "C" - Additional evidence of wider voluntary or community use of 94-96 Burnt Oak Broadway, Edgware, Middlesex. HA8 0BE.

Dear PASTOR REX CHOSEN

London Academy would be interested to help your charity with its visual communication, which can be used for the web or for any other purpose. The project is Co-funded by London Academy and is part of **London Academy of Media Film TV** social responsibility project to help a cross section of society to gain working knowledge of small productions, helping individuals gain employment within the visual medium, such as Film and TV.

London Academy is only selecting a handful of London charities and is asking a wide selection of organisations if they would like to become part of this new initiative.

Preparation would be carried out by the London Academy administration via email and phone to discuss the best format and communication required and then a 1 day filming would follow.

Charity Benefit

The general format for this type of content is a short 2 minute overview of your Charity and the work its does with any new message you would like to send out to your audience.

Within the content would be a mixture of Interviews, voice overs to picture, cutaways and moving image to create good impact.

If you would like to participate in the project, let us know by replying to this email.

Look forward to hearing from you.

Kind Regards

Sheryl Muhling
Director of Courses and Social Action

Question. "C" - Additional evidence of wider voluntary or community use of 94-96 Burnt Oak Broadway, Edgware, Middlesex. HA8 0BE.

Fred Okotie [REDACTED]

See Attached Minutes Church workers meeting of 18/08/16

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Reply-To: [REDACTED]

Hello Everyone

Please have a look at the minutes of last week meeting which can be the guide for today's meeting.
God bless

Thanks From Fred Okotie

For more information and verification of attached photos and dates, please visit:

www.tfhinternational.com

www.facebook.com/TheFathersHouseInternationalChurch

www.facebook.com/biserica.casa.tatalui.londra

www.facebook.com/casa.tatalui.londra

Please note that for all of the numerous charitable activities carried to within and around the asset, the car park plays a very prominent and vital role, in that the provision of free parking in the carpark during the times of these events guarantees successful turnout hence more community participation because of the convenience associated with free carpark on site all the time.

Kindly treat the above as additional evidence that the Asset provides vital community, economic and social services as well, with regards to your request in item "D" of your email.

Many Thanks and Blessings.

Rex Chosen Ministries.

The Fathers House International Church
@rexchosen

Home
About
Events
Photos
Videos
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Like Follow + Create fundraiser ... Donate Send Message

Upcoming events Share Events

The Fathers House International Church does not have any upcoming events.

Past events

DEC 11 Love Came Down - TFHI Christmas Conc...
Fri 18:30 The Fathers House Internati... London

The Fathers House International Church
@rexchosen

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Like Follow + Create fundraiser ... Donate Send Message

Status Photo/Video

Write something on this Page...

Charity in London, United Kingdom
5.0 ★★★★★
Always open

Community See all

Invite your friends to like this Page
2,566 people like this
2,558 people follow this

Photos

THE FATHERS HOUSE INTERNATIONAL CHURCH, LONDON

The Fathers House International Church
@rexchosen

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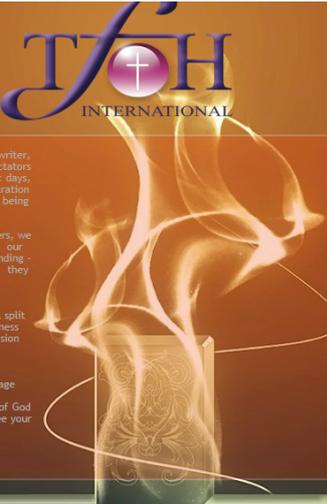
Worship Overflow
Breakfast Service This Sunday - 7th May 2017
Worship Overflow
Communion Breakfast Service
Henri Soul
Worship Overflow
Worship Overflow
Worship Overflow
Worship Overflow
Worship Overflow
Worship Overflow
Love Came Down

Question. "C" - Additional evidence of wider voluntary or community use of 94-96 Burnt Oak Broadway, Edgware, Middlesex. HA8 0BE.



Question. "C" - Additional evidence of wider voluntary or community use of 94-96 Burnt Oak Broadway, Edgware, Middlesex. HA8 0BE.





Services

- CH. SEN
- HOME
- ACOLITUS
- VISION
- DISCIPLINE
- SERVICES

Regular Meetings & Services

Sunday Morning Services: 9:30PM - 12:30PM
 This is a very exciting and powerful time of worship in the presence of God. In which His glory is revealed in our midst. We see the out pouring of His mighty power in the person of the Holy Spirit and lives are transformed, deliverance and healing confirmed, and testimonies abounding to His glory.

Tea and Coffee evening: Wednesday: 7:30PM - 9:30PM
 This is a time when we come together for friendly and insightful discussions about life in general. It is a changing experience where the living word of God is discussed with power and insight into the mysteries of Godliness. Deep profound truths are also discussed in a simple and easy to understand manner to fully equip and prepare the believer in his or her daily walk with God.

PrayerNight: First Friday of Every Month: 7:30PM - 9:30PM
 We are called to be a people of praise, prayer and power. God said "...for mine house shall be called a house of prayer for all people..." (Isaiah 56)

Therefore Para-phrasing the songwriter, we are determined not to be spectators in what God is doing in these last days, but participators in the demonstration of His glory and power that is being shown on the earth.

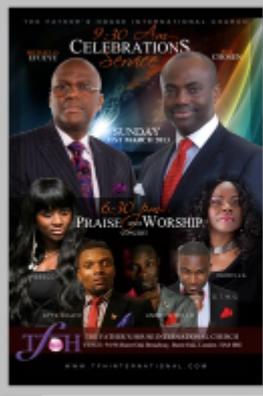
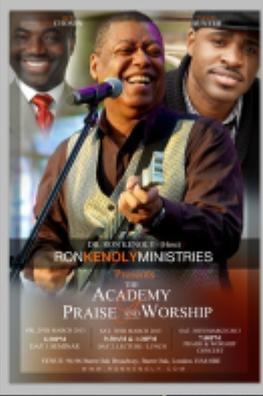
And as we come together in prayers, we see His power released in our fellowships, testimonies are abounding - individual needs are being met, they receive:

- Blessings in place of Curses
- Marital bliss in place of Marital split
- Fruitfulness in place of Barrenness
- Deliverance in place of Oppression
- Healing in place of Sickness
- Joy in place of Depression
- Peace in place of Conflict
- Breakthrough in place of Bondage

Come and experience the power of God through prayers as we pray and see your own situation change!



- CH. SEN
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CELEBRATION SERVICE



TERRY MAC ALMON VISITS TFHI

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1 2 3 4