

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

England & Wales · Charity number 1061039

Details

Other names THE BRIX AT ST MATTHEWS, THE BRIX

Status Registered

Legal form Charitable company

Company number [02880299](#)

Registered 1997-03-07

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

Contact

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London
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Activities

Objects: [A] TO PRESERVE FOR THE PUBLIC BENEFIT OF THE PEOPLE OF GREATER LONDON AND OF THE NATION AT LARGE THE HISTORICAL, ARCHITECTURAL AND CONSTRUCTIONAL HERITAGE OF THE CHURCH OF ST MATTHEW, BRIXTON [B] TO PROVIDE FACILITIES FOR RECREATION WITH THE OBJECTS OF IMPROVING THE CONDITIONS OF LIFE AND SOCIAL WELFARE OF THE INHABITANTS IN THE AREA OF BENEFIT AND IN PARTICULAR BY THE PROVISION AND MAINTENANCE OF A COMMUNITY CENTRE [C] TO ADVANCE EDUCATION FOR THOSE LIVING IN THE AEA OF BENEFIT [D] TO UNDERTAKE ANY OTHER CHARITABLE ACTIVITY

Activities: To preserve the historical, architectural and constructional heritage of the Church of St Matthew, Brixton, for public benefit.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, Arts/culture/heritage/science, Environment/conservation/heritage
- **Who:** Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** LAMBETH
- Lambeth

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£163,298	£149,683	-	-
2023-12-31	£130,299	£124,816	-	-
2022-12-31	£118,491	£171,729	-	-
2021-12-31	£162,673	£218,284	-	-
2020-12-31	£270,311	£245,863	-	-

Trustees

Name	Role	Appointed
Dr SARAH CORLETT		2019-03-10
Helen Ruth Bailey		2023-03-20
John Atterbury Davies		2018-04-29
Sandra Layne		2019-03-10
Toby Ian Royds Gordon Nicholson		2023-03-20

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

England & Wales - Charity number 1061039

Accounts

Charity registration number 1061039

Company registration number 02880299 (England and Wales)

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	S L Layne S K Corlett J Atterbury Davies H R Bailey T I R G Nicholson
Charity number	1061039
Company number	02880299
Registered office	St Matthews Church Brixton Hill London SW2 1JF
Independent examiner	Hannah Sibley FCA TC Group 5th Floor 3 Dorset Rise London EC14 8EY
Bankers	Barclays Bank plc Claphan Junction 7-11 St John's Hill London SW11 1TR
Architects	Hanslip & Company Ltd
Solicitors	Hodders Law 516 Brixton Road London SW9 8EN

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their Annual Report (including the Directors' Report) and financial statements of the St Matthew's Church Brixton PCC Building Management Charity ("St Matthew's") for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

The Trustees

The Trustees, who are also the directors for the purpose of company law, are collectively referred to as the Trustees throughout this report. The Trustees who served during the year and up to the date of signature of the financial statements were:

Rev Dr S Sichel	(Resigned 1 February 2025)
J D Murray	(Resigned 1 April 2025)
S L Layne	
S Fielding	(Resigned 14 September 2024)
S K Corlett	
J Atterbury Davies	
H R Bailey	
T I R G Nicholson	

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 14th December 1993 and registered as a charity on 7th March 1997.

In the event of the charitable company's dissolution, the liability of the member is limited to £1.

The charitable company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its articles of association. At the AGM in June 2009 the PCC agreed new Memorandum and Articles of Association and these were formally adopted by resolution in order to comply with the Companies Act 2006.

Governance, Membership and Trustees

The sole member of the charitable company is the Parochial Church Council of the Ecclesiastical Parish of St Matthew with St Jude, Brixton (the PCC).

The business of the charitable company is managed by the Board of Trustees or Directors (the Board). The Articles of Association allow the Board to use all powers of the charitable company except those which require a General Meeting of the sole member of the charitable company. The PCC, as sole member, has the option to amend the Articles and Memorandum of Association at a General Meeting.

Existing Trustees are expected to identify their training needs and to take measures to ensure that these needs are met. During 2024 the Board met four times.

In exercising its powers and duties, in making decisions and in carrying out operations, the Board of Trustees has complied with its duty to pay due regard to the Charity Commission's public benefit guidance.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

Objectives and activities

The objects of the charitable company are:

- a) To preserve for the benefit of the people of Greater London and of the nation at large whatever of the English historical architectural and constructional heritage may exist in and around the area of Brixton in the form of building of particular beauty historical or constructional interest and in particular St Matthews Church.
- b) To provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London ("the area of benefit").
- c) To advance education for those living in the area of benefit.
- d) To provide a community centre for the benefit of those living in the area of benefit.
- e) To undertake any other charitable activity.

In order to achieve this the Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

Achievements and performance

During 2024 CEO networking and outreach increased the visibility of the charity locally, leading to referrals, increased hires from a wider group of organisations, and opportunities for joint working and resource sharing. We adapted our approach to focus increasingly on community organisations wishing to make one-off and regular bookings which has led to wider community use of the building. We also worked closely with the Black Cultural Archives and the Brixton Tate Library to develop joint programming opportunities. Increase in the number and nature of organisations using the space. A community led group, Action On Anti Social Behaviour in Brixton was supported to host a sold out community lead meeting where the community invited the local authority and local police to share borough plans to tackle anti-social behaviour. We also ended the year by supporting 2 local groups; Brixton Community Gospel Choir and Electric Belles to host successful Christmas Gospel /choir concerts.

2024 was the Bicentenary of St Matthew's Church and we supported and worked with the church in the bicentennial celebrations. We raised the profile of the St Matthew's Charity and the bicentennial by hosting a stall at Lambeth Country Show which was attended by over 120k residents and visitors. To mark the bicentenary the Charity also worked with building users to host and deliver a successful live music event in the Peace Gardens. Building users including Brixton Chamber Orchestra, Brixton Community Gospel Choir, alongside Age UK Choir and others performed on the day to an audience of local groups and residents, and members of St Matthews church congregation. The event was a great success and included an opportunity to tour the building and visit an exhibition of historic documents and photographs curated by the church.

Anti social behaviour continues to impact on community safety and local perceptions around St Matthew's Church and Charity and in the Peace Gardens that surround the building. However building on actions in 2023 we continued to develop partnerships with resident and community led groups, local businesses, and public and statutory partners. These partnerships have contributed to reducing anti-social activity and joint working has also begun to improve local perceptions of the space. Recommendations from an earlier Design out Crime report produced with the police, London Borough of Lambeth (LBL) parks department, community safety stakeholders, and ward councillors, were further progressed. This included completion of over 50% of repairs to lampposts and uplights, already in place in the space resulting in considerable improvements to lighting.

Outreach, safety patrolling, and assistance for vulnerable people experiencing mental ill health and addictions who gather in the area has been sought and delivered by organisations such as ThamesReach, South London and Maudsley NHS Trust and Spires in addition to the local authority offer and the signposting offered directly by the charity. Regular patrols instigated by LB Lambeth Violence against Women and Girls programme have assisted vulnerable women and women who use the building.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Public Benefit

The most obvious way in which the charitable company benefits the public is that it protects and preserves the historic and architecturally significant St Matthew's Church building. The advancement of heritage is one of the charitable purposes set out in the Charities Act 2011. The building dates from 1824 and was constructed initially as a district church of St Mary Lambeth when that parish was divided into five in response to growing urbanisation. The building was listed Grade II* accordingly. During the 1970s the building was reordered. A central staircase and lift shaft were built in the centre of the building, and extra floors constructed. This allows for greater use by the community. The Church Commissioners declared the building redundant in 1991, and half of the ground floor was licensed as a place of worship to allow the Church of England congregation to continue worship in the building. We continue to work with partners and stakeholders to improve the safety and cleanliness of the space around St Matthews church, including the children's playground, and the Peace Gardens so that it is welcoming for all. Work to restore the Portico Doors after extensive fire damage was completed making the build more inviting once more.

The delivery of a free live music event in the grounds around the building in partnership with the Building Management Charity tenants offered an opportunity for the wider public including those new to the church and charity to engage with us.

Our regular building users such as Brixton Chamber Orchestra and Let's Sing UK - Community Gospel Choir offer music and vocal training, performance, and volunteering opportunities open to the wider public.

There have been increased enquiries and bookings for community meetings, conferences, and media production bases. Other spaces within the building are let to various charitable and commercial organisations. Some provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London. Gremio de Brixton, a Spanish Restaurant, occupied the Crypt during the year and has since vacated. St Matthew's Church congregation occupies half of the second floor. Carers 4 Carers, and Nubian Jak, the charity responsible for the African and Caribbean War memorial on Windrush Square, both occupy offices on half of the second floor.

Carbon reduction

Since 2014 the charitable company has used only 100% renewable electricity. It is constantly implementing measures to use less water and electricity, for instance by retrofitting LED lighting, and by increased use of occupancy sensors and timed switches. Heating throughout the building is electric, (except for the PCC's space which uses gas). The building has a high 'thermal mass' and is slow to heat in the winter when unoccupied.

Our climate action volunteers began to explore new ways in which the building could engage in more borough wide action such as by joining the Lambeth Climate Partnership.

Living wage

The charitable company has been an accredited living wage employer since 2018, paying all staff and contractors a London Living Wage, as calculated by the Living Wage Foundation.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Financial review

The Statement of Financial Activities set out on page 8 of the financial statements shows how the charitable company's incoming resources have been expended in the year ended 31 December 2024.

Total incoming resources amounted to £163,298 (2023: £130,299). Resources expended amounted to £149,683 (2023: £124,816) on charitable activities. The resulting surplus for the year was £13,615 (2023: £5,483).

The Balance Sheet set out on page 9 of the financial statements shows the financial position of the charitable company at 31 December 2024.

No further monies were committed to leasehold improvements during the year. After deducting the charge for depreciation, the net book value of fixed assets amounted to £21,504 (2023: £27,672).

The current assets and current liabilities amounted to £57,279 (2023: £94,242) and £104,231 (2023: £160,977) respectively. The net liabilities amounted to £25,448 (2023: £39,063), which are represented entirely by a deficit on the unrestricted funds of £25,448 (2023: £39,063).

Reserves policy

The charitable company does not have any free reserves as at 31 December 2024. The charitable company's long term reserves policy is to regain enough reserves to cover unexpected needs.

In order to enable to the charitable company to meet its obligations as they fall due and to rebuild free reserves, the Trustees have reacted quickly and taken active steps to cut costs, obtain financial support, negotiate the repayment of existing tenants arrears, and find new tenants.

Risk factors

The Board of Trustees is aware of its responsibility to ensure that the major risks to which the charity is exposed are identified and to establish systems to mitigate those risks. Trustees continue to review controls and systems, to mitigate any current and future external and internal risks that the charitable company might face.

Fundraising statement

The charitable company did not fundraise during the year.

Future plans

We plan to increase the operating hours of the building and will continue to embed and develop our refreshed approach in order to ensure that we develop sustainable diverse income streams for the Charity. The online and social media presence for the facilities will be increased and the website will be improved to include opportunities for full on line bookings for meeting spaces.

We shall apply for funding to deliver activities in under-used areas of the building. The offer will reflect the extensive community consultation conducted at community events, at the bicentenary events, at Lambeth Country Show, and through volunteer and support team conversations with building users over the last year. We shall build further on our community outreach to local people, organisations and community partners, to co-design and deliver projects that support community education and health and wellbeing. We shall continue to engage with local arts professionals and others to enable them to deliver financially accessible training and workshops and build on the range of meetings, rehearsals, and other community and charitable activities taking place.

Our volunteers and "friends of" group will work closely with LBL Parks Department to contribute to the continued improvement of the green space around the building. An enterprise incubator space for artists and craft makers will be developed. We will work with commercial and community partners to deliver more activities outside and around the building to increase footfall and visibility and to ensure that we continue to engage more with the general public who may not usually interact with the Charity.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Statement of Trustees' responsibilities

The Trustees, who are also the directors of St Matthew's Church Brixton PCC Building Management Charity for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemptions.

The Trustees' report was approved by the Board of Trustees.

Sarah Corlett

Dr. Sarah Corlett

Trustee

Dated: 30 September 2025

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

I report to the Trustees on my examination of the financial statements of St Matthew's Church Brixton PCC Building Management Charity (the charitable company) for the year ended 31 December 2024.

Responsibilities and basis of report

As the Trustees of the charitable company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement - matter of concern identified

I have completed my examination. I have considered the adequacy of the disclosures made in note 1 to the financial statements concerning the charitable company's ability to continue as going concern.

At 31 December 2024, the charitable company had net current liabilities of £46,952, predominately as a result of the Coronavirus pandemic affecting the ability of tenants to pay their rental obligations coupled with the increase in costs such as light and heat due to the wider economic climate. The charitable company's main tenant has vacated after the year end. The charity is currently in negotiations with a new prospective tenant.

Furthermore, the charitable company has highlighted significant works that are required to be undertaken in respect of the roof. The charitable company will have to seek financial support from alternative streams in order to fund these works. The Trustees have engaged architects to ascertain the costs of the works required and have started seeking funding for the works.

The Trustees have taken active steps to cut costs, access government reliefs, obtain financial support, negotiate repayment terms with existing tenants for their arrears, and find new tenants in order to continue operating.

However, if new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern. The financial statements do not include the adjustments that would result in the charitable company is unable to continue as a going concern.

I confirm that no other 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 charitable company as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT (CONTINUED)

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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.

Use of this report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My independent examination work has been undertaken so that I might state to the charitable company's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Hannah Sibley

Hannah Sibley FCA

The Institute of Chartered Accountants in England and Wales (ICAEW)

Independent Examiner

TC Group

5th Floor

3 Dorset Rise

London

EC4Y 8EN

Dated: 30 September 2025

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income and endowments from:			
Other trading activities	2	119,986	130,177
Investments	4	221	122
Other income	3	43,091	-
Total income		163,298	130,299
Expenditure on:			
Charitable activities	5	149,683	124,816
Net income and movement in funds		13,615	5,483
Reconciliation of funds:			
Fund balances at 1 January 2024		(39,063)	(44,546)
Fund balances at 31 December 2024		(25,448)	(39,063)

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	10		21,504		27,672
Current assets					
Debtors	11	25,702		78,018	
Cash at bank and in hand		31,577		16,224	
		<u>57,279</u>		<u>94,242</u>	
Creditors: amounts falling due within one year	12	<u>(104,231)</u>		<u>(160,977)</u>	
Net current liabilities			<u>(46,952)</u>		<u>(66,735)</u>
Total assets less current liabilities			<u><u>(25,448)</u></u>		<u><u>(39,063)</u></u>
The funds of the charitable company					
Unrestricted funds			<u>(25,448)</u>		<u>(39,063)</u>
			<u><u>(25,448)</u></u>		<u><u>(39,063)</u></u>

The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2024.

The directors acknowledge their responsibilities for ensuring that the charitable company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The member has not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 30 September 2025

Sarah Corlett

Dr. Sarah Corlett
Trustee

Company registration number 02880299 (England and Wales)

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

St Matthew's Church Brixton PCC Building Management Charity is a company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company. St Matthew's is also a registered charity in accordance with the Charities Act 2011. The registered office is St Matthew's Church, Brixton Hill, London, SW2 1JF. The nature of the charitable company's operations and principal activities are set out in the Trustees' Annual Report.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charitable company is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At 31 December 2024, the charitable company had net current liabilities of £46,952, predominately as a result of the Coronavirus pandemic affecting the ability of tenants to pay their rental obligations coupled with the increase in costs such as light and heat due to the wider economic climate. The charitable company's main tenant has vacated after the year end. The charity is currently in negotiations with a new prospective tenant.

Furthermore, the charitable company has highlighted significant works that are required to be undertaken in respect of the roof. The charitable company will have to seek financial support from alternative streams in order to fund these works. The Trustees have engaged architects to ascertain the costs of the works required and have started seeking funding for the works.

In order to enable the charitable company to meet its obligations as they fall due, the Trustees have reacted quickly to the ever-changing situation and taken active steps to cut costs, access government reliefs, obtain financial support, negotiate repayment terms with existing tenants for their arrears and find new tenants in order to continue operating.

If new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern.

Notwithstanding this, the Trustees have considered the future cash flows and in view of the steps taken as set out above, they consider it appropriate to prepare the financial statements on a going concern basis.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies (Continued)

1.4 Income

All incoming resources are recognised when the charitable company is legally entitled to them, the amounts can be measured reliably, and it is probable that income will be received.

Income from government grants, is recognised when the charitable company has entitlement to the funds and any performance conditions attached to the grants have been met.

Rent receivable is stated net of VAT.

Investment income is recognised on a receivable basis.

1.5 Expenditure

Resources expended are included in the statement of financial activities on an accruals basis.

Expenditure on charitable activities comprises expenses incurred in pursuance of the charitable company's principal activities.

Governance and support costs, which are included in expenditure on charitable activities, are those incurred in the governance of the charitable company and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently stated at cost less accumulated depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Hub equipment	7 years on a straight line basis
Leasehold land and buildings	10 years on a straight line basis
Other fixtures, fittings and equipment	25% per annum on a reducing basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charitable company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the charitable company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

1.8 Cash and cash equivalents

Cash and cash equivalents include deposits held at call with banks.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.9 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

No liability arises as the charitable company's charitable activities are exempt from corporation tax.

1.11 Employee benefits

Termination benefits are recognised immediately as an expense when the charitable company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

2 Other trading activities

	2024 £	2023 £
Rent and service charges receivable	119,986	130,177
	<u>119,986</u>	<u>130,177</u>

3 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Other income	43,091	-
	<u>43,091</u>	<u>-</u>

4 Investments

	2024 £	2023 £
Interest receivable	221	122
	<u>221</u>	<u>122</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

5 Charitable activities

	2024 £	2023 £
Wages and salaries (incl. pension and social security)	41,145	33,125
Depreciation	6,168	6,531
Rent	3,316	4,621
Rates and water	11,599	17,311
Heat and light	35,057	37,544
Repairs and maintenance	7,577	1,084
Insurance	21,870	22,613
Telephone	762	(3,642)
Printing, postage and stationery	122	71
Cleaning and refuse	(488)	18,330
Bad and doubtful debts	(5,077)	(38,446)
Irrecoverable VAT	3,889	5,018
Legal and professional	2,709	4,382
Other costs	5,571	2,472
	<u>134,220</u>	<u>111,014</u>
Governance and support costs (see note 7)	15,463	13,802
	<u>149,683</u>	<u>124,816</u>

6 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

7 Governance and support costs

	2024 £	2023 £
Independent examiners fees	10,000	7,000
Legal and professional	5,360	6,678
Bank charges	103	124
	<u>15,463</u>	<u>13,802</u>

8 Employees

	2024 Number	2023 Number
Number of administration staff	<u>1</u>	<u>1</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

8 Employees	(Continued)	
Employment costs	2024 £	2023 £
Wages and salaries	40,211	32,141
Social security costs	(272)	-
Pension costs	1,206	984
	<u>41,145</u>	<u>33,125</u>

The remuneration of key management personnel, who are not Trustees, during the year was £41,145 (2023: £33,125).

There were no employees whose annual remuneration was more than £60,000.

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Tangible fixed assets

	Leasehold land and buildings £	Other fixtures, fittings and equipment £	Total £
Cost			
At 1 January 2024	1,546,114	164,899	1,711,013
At 31 December 2024	<u>1,546,114</u>	<u>164,899</u>	<u>1,711,013</u>
Depreciation and impairment			
At 1 January 2024	1,522,799	160,542	1,683,341
Depreciation charged in the year	5,079	1,089	6,168
At 31 December 2024	<u>1,527,878</u>	<u>161,631</u>	<u>1,689,509</u>
Carrying amount			
At 31 December 2024	<u>18,236</u>	<u>3,268</u>	<u>21,504</u>
At 31 December 2023	<u>23,315</u>	<u>4,357</u>	<u>27,672</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

11 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	1,730	30,107
Other debtors	-	5,345
Prepayments and accrued income	23,972	42,566
	<u>25,702</u>	<u>78,018</u>

12 Creditors: amounts falling due within one year

	2024	2023
	£	£
Other taxation and social security	3,119	1,078
Trade creditors	36,678	86,629
Other creditors	6,015	24,681
Accruals	58,419	48,589
	<u>104,231</u>	<u>160,977</u>

13 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2024	Incoming resources	Resources expended	At 31 December 2024
	£	£	£	£
General funds	(39,063)	163,298	(149,683)	(25,448)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	At 31 December 2023
	£	£	£	£
General funds	(44,546)	130,299	(124,816)	(39,063)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

14 Operating lease commitments

At the reporting end date the charitable company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Rent	451,200	455,900

The annual rent cost under the lease agreement for St Matthew's Church is "5% of net rents". The lease agreement expires in 2120. Accordingly, the outstanding lease commitment has been estimated based on an annual charge of £4,700, over the remaining 97 years of the lease. As annual rent may vary, the actual rent payable may differ to the estimate of £4,700.

15 Related party transactions

Resources expended for the year ended 31 December 2024 include provision for rent payable to the Diocese of £4,621 (2023: £4,621). The accumulated provision at 31 December 2024 amounted to £47,347 (2023: £42,726).

At the year end, a loan amount of £3,000 (2023: £4,912) was payable to the PCC. The loan was unsecured, interest-free and repayable on demand.

16 Post balance sheet events

In June 2025 the charity entered into a loan agreement with Barclays Bank for an amount of £25,000 for the purpose of building repairs.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

England & Wales - Charity number 1061039

Accounts

Charity registration number 1061039

Company registration number 02880299 (England and Wales)

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Rev Dr S Sichel J D Murray S L Layne S K Corlett J Atterbury Davies H R Bailey T I R G Nicholson	(Appointed 20 March 2023) (Appointed 20 March 2023)
Charity number	1061039	
Company number	02880299	
Registered office	St Matthews Church Brixton Hill London SW2 1JF	
Independent examiner	Hannah Sibley FCA TC Group 5th Floor 3 Dorset Rise London EC14 8EY	
Bankers	Barclays Bank plc Claphan Junction 7-11 St John's Hill London SW11 1TR	
Architects	Hanslip & Company Ltd	
Solicitors	Hodders Law 516 Brixton Road London SW9 8EN	

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their Annual Report (including the Directors' Report) and financial statements of the St Matthew's Church Brixton PCC Building Management Charity ("St Matthew's") for the year ended 31 December 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

The Trustees

The Trustees, who are also the directors for the purpose of company law, are collectively referred to as the Trustees throughout this report. The Trustees who served during the year and up to the date of signature of the financial statements were:

Rev Dr S Sichel	
R Salisbury Jones	(Resigned 20 April 2023)
J D Murray	
S L Layne	
S Fielding	(Resigned 14 September 2024)
S K Corlett	
J Atterbury Davies	
H R Bailey	(Appointed 20 March 2023)
T I R G Nicholson	(Appointed 20 March 2023)

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 14th December 1993 and registered as a charity on 7th March 1997.

In the event of the charitable company's dissolution, the liability of the member is limited to £1.

The charitable company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its articles of association. At the AGM in June 2009 the PCC agreed new Memorandum and Articles of Association and these were formally adopted by resolution in order to comply with the Companies Act 2006.

Governance, Membership and Trustees

The sole member of the charitable company is the Parochial Church Council of the Ecclesiastical Parish of St Matthew with St Jude, Brixton (the PCC).

The business of the charitable company is managed by the Board of Trustees or Directors (the Board). The Articles of Association allow the Board to use all powers of the charitable company except those which require a General Meeting of the sole member of the charitable company. The PCC, as sole member, has the option to amend the Articles and Memorandum of Association at a General Meeting.

At a General Meeting of the charitable company held in May 2017 the PCC used its option as sole member to appoint all of the members of its Standing Committee to the board of Trustees. This ensures that Trustees will act in the best interest of the charitable company in accordance with the wishes of its membership.

Existing Trustees are expected to identify their training needs and to take measures to ensure that these needs are met. During 2023 the Board met four times.

In exercising its powers and duties, in making decisions and in carrying out operations, the Board of Trustees has complied with its duty to pay due regard to the Charity Commission's public benefit guidance.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Objectives and activities

The objects of the charitable company are:

- a) To preserve for the benefit of the people of Greater London and of the nation at large whatever of the English historical architectural and constructional heritage may exist in and around the area of Brixton in the form of building of particular beauty historical or constructional interest and in particular St Matthews Church.
- b) To provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London ("the area of benefit").
- c) To advance education for those living in the area of benefit.
- d) To provide a community centre for the benefit of those living in the area of benefit.
- e) To undertake any other charitable activity.

In order to achieve this the Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

Achievements and performance

We have built partnerships with resident and community led groups, local businesses, and public and statutory partners to look at ways to impact anti social activity around St Matthew's Church and Charity, and in the Peace Gardens that surround the building. The increasingly high levels of anti social behaviour continue to impact on community safety in the wider area and on local perceptions of spaces around the building. Working with the police, local authority parks and community safety stakeholders, and ward councillors a design out crime report was produced. A number of recommendations were highlighted which we have been working towards actioning. One example includes, in partnership with the LBL Parks team, work commencing on improving lighting within the Peace Garden and around St Matthew's Church. The lampposts and uplights, already in place, have not been illuminated for many years. A schedule of testing, repair, rewiring and reinstatement of lighting commenced with considerable progress made. Outreach, safety patrolling, and assistance for those who are homeless, have mental health or other support needs has been sought and delivered by organisations such as Thames Reach, SLaM, and Spires in addition to the local authority offer and the signposting offered directly by the charity. Regular patrols by LB Lambeth Violence against Women and Girls provision have also taken place and have been effective for the homeless women and for the women who use the building. Reviews and renegotiation of existing service contracts contributed to a reduction in operational costs. Repayment arrangements for arrears were put in place. Our operational model was reviewed to enable the charity to be more adaptable and agile in a changing delivery environment for community facilities. Historic over payments were recouped from our energy provider and excessive charging challenged. CEO networking and outreach increased the visibility of the charity locally, word-of-mouth referrals, opportunities for joint working and resource sharing.

Public Benefit

The most obvious way in which the charitable company benefits the public is that it protects and preserves the historic and architecturally significant St Matthew's Church building. The advancement of heritage is one of the charitable purposes set out in the Charities Act 2011. The building dates from 1824 and was constructed initially as a district church of St Mary Lambeth when that parish was divided into five in response to growing urbanisation. The building was listed Grade II* accordingly. During the 1970s the building was reordered. A central staircase and lift shaft were built in the centre of the building, and extra floors constructed. This allows for greater use by the community. The Church Commissioners declared the building redundant in 1991, and half of the ground floor was licensed as a place of worship to allow the Church of England congregation to continue worship in the building. Work commenced on the planning of a programme of activities to commemorate the Bi Centenary. Building works commenced on the Portico door refurbishment and repair due to considerable fire damage.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

In line with the revisioning of the delivery model for the building, a number of new charitable and commercial groups have become regular users of the space. Examples include Brixton Chamber Orchestra and Let's Sing UK - Brixton Community Gospel Choir. The groups offer music and vocal training, performance, and volunteering opportunities. Trial/test marketing has resulted in an increase in hire enquiries. Spaces have also been used increasingly for Community meetings, conferences, and Media production bases. Other spaces within the building are let to various charitable and commercial organisations. Some provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London. Gremio de Brixton, a Spanish Restaurant, occupies the Crypt. St Matthew's Church congregation occupies half of the second floor. Carers 4 Carers, and Nubian Jak, the charity responsible for the African and Caribbean War memorial on Windrush Square, both occupy offices on half of the second floor.

Carbon reduction

Since 2014 the charitable company has used only 100% renewable electricity. It is constantly implementing measures to use less water and electricity, for instance by retrofitting LED lighting, and by increased use of occupancy sensors and timed switches. Heating throughout the building is electric, (except for the PCC's space which uses gas). The building has a high 'thermal mass' and has been slow to heat in the winter when unoccupied.

A friends of group is being developed as a vehicle to explore ways to improve our carbon footprint including looking at the introduction of alternative energy sources for the building such as solar panels.

Living wage

The charitable company has been an accredited living wage employer since 2018, paying all staff and contractors a London Living Wage, as calculated by the Living Wage Foundation.

Financial review

The Statement of Financial Activities set out on page 7 of the financial statements shows how the charitable company's incoming resources have been expended in the year ended 31 December 2023.

Total incoming resources amounted to £130,299 (2022: £118,491). Resources expended amounted to £124,816 (2022: £171,729) on charitable activities. The resulting surplus for the year was £5,483 (2022: deficit of £53,238).

The Balance Sheet set out on page 8 of the financial statements shows the financial position of the charitable company at 31 December 2023.

No further monies were committed to leasehold improvements during the year. After deducting the charge for depreciation, the net book value of fixed assets amounted to £27,672 (2022: £34,203).

The current assets and current liabilities amounted to £94,242 (2022: £77,972) and £160,977 (2022: £156,721) respectively. The net liabilities amounted to £39,063 (2022: £44,546), which are represented entirely by a deficit on the unrestricted funds of £39,063 (2022: £44,546).

Reserves policy

The charitable company does not have any free reserves as at 31 December 2023. The charitable company's long term reserves policy is to regain enough reserves to cover unexpected needs.

In order to enable to the charitable company to meet its obligations as they fall due and to rebuild free reserves, the Trustees have reacted quickly and taken active steps to cut costs, obtain financial support, negotiate the repayment of existing tenants arrears, and find new tenants.

Risk factors

The Board of Trustees is aware of its responsibility to ensure that the major risks to which the charity is exposed are identified and to establish systems to mitigate those risks. Trustees continue to review controls and systems, to mitigate any current and future external and internal risks that the charitable company might face.

Fundraising statement

The charitable company did not fundraise during the year.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

Future plans

We shall continue to review the operating model for the building. The online and social media presence for the facilities will be developed and relaunched. Marketing strategies will focus on encouraging the development of activities in areas of the building previously occupied by a few tenants, to increase and build on the range of community training delivery, meetings, rehearsals, and other community and charitable activities taking place. We shall increase our community outreach and work with local people, local organisations, and community partners to co-design and deliver projects to support community education, health and wellbeing. We shall develop a range of activities to mark St Matthews Church Bicentennial including the development of a community memories project. Our volunteers and "friend of" group will work closely with LBL parks department to contribute to the improvement of the green space around the building. Enterprise incubator spaces for artists and craft makers will be further developed alongside plans to increase the operating hours of the building. We plan to work with a range of commercial and community partners to deliver activities outside and around the building to increase footfall and visibility.

Statement of Trustees' responsibilities

The Trustees, who are also the directors of St Matthew's Church Brixton PCC Building Management Charity for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

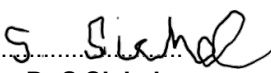
In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemptions.

The Trustees' report was approved by the Board of Trustees.

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Rev Dr S Sichel

Trustee

Dated: 30/9/2024.....

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

I report to the Trustees on my examination of the financial statements of St Matthew's Church Brixton PCC Building Management Charity (the charitable company) for the year ended 31 December 2023.

Responsibilities and basis of report

As the Trustees of the charitable company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

In carrying out my examination, I have considered the adequacy of the disclosures made in note 1 to the financial statements concerning the charitable company's ability to continue as going concern.

At 31 December 2023, the charitable company had net current liabilities of £66,735, predominately as a result of the Coronavirus pandemic affecting the ability of tenants to pay their rental obligations coupled with the increase in costs such as light and heat due to the wider economic climate. The charitable company's main tenant being a restaurant that was forced to close during the Coronavirus pandemic and whilst now open it continues to face pressure from the wider economic climate itself.

Furthermore, post year end the charitable company has highlighted significant works that are required to be undertaken in respect of the roof. The charitable company will have to seek financial support from alternative streams in order to fund these works. The Trustees have engaged architects to ascertain the costs of the works required and have started seeking funding for the works.

The Trustees have taken active steps to cut costs, access government reliefs, obtain financial support, negotiate repayment terms with existing tenants for their arrears, and find new tenants in order to continue operating.

However, if new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern. The financial statements do not include the adjustments that would result in the charitable company is unable to continue as a going concern.

I confirm that no other 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 charitable company as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT (CONTINUED)

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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.

Use of this report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My independent examination work has been undertaken so that I might state to the charitable company's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Hannah Sibley

Hannah Sibley FCA

The Institute of Chartered Accountants in England and Wales (ICAEW)

Independent Examiner

TC Group

5th Floor

3 Dorset Rise

London

EC4Y 8EN

Dated: 30/9/2024.....

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from:			
Other trading activities	2	130,177	118,480
Investments	3	122	11
Total income		<u>130,299</u>	<u>118,491</u>
Expenditure on:			
Charitable activities	4	124,816	171,729
Net income/(expenditure) and movement in funds		5,483	(53,238)
Reconciliation of funds:			
Fund balances at 1 January 2023		(44,546)	8,692
Fund balances at 31 December 2023		<u>(39,063)</u>	<u>(44,546)</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	9		27,672		34,203
Current assets					
Debtors	10	78,018		54,237	
Cash at bank and in hand		16,224		23,735	
		<u>94,242</u>		<u>77,972</u>	
Creditors: amounts falling due within one year	11	<u>(160,977)</u>		<u>(156,721)</u>	
Net current liabilities			<u>(66,735)</u>		<u>(78,749)</u>
Total assets less current liabilities			<u><u>(39,063)</u></u>		<u><u>(44,546)</u></u>
The funds of the charitable company					
Unrestricted funds			<u>(39,063)</u>		<u>(44,546)</u>
			<u><u>(39,063)</u></u>		<u><u>(44,546)</u></u>

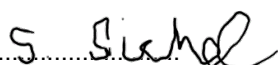
The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2023.

The directors acknowledge their responsibilities for ensuring that the charitable company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The member has not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 30/9/2024.....



Rev Dr S Sichel

Trustee

Company registration number 02880299 (England and Wales)

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

St Matthew's Church Brixton PCC Building Management Charity is a company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company. St Matthew's is also a registered charity in accordance with the Charities Act 2011. The registered office is St Matthew's Church, Brixton Hill, London, SW2 1JF. The nature of the charitable company's operations and principal activities are set out in the Trustees' Annual Report.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charitable company is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At 31 December 2023, the charitable company had net current liabilities of £66,735, predominately as a result of tenants' inability to cover their rental obligations during the Coronavirus pandemic, which has had a significant financial impact on incoming resources and the financial viability of the charitable company which is also coupled with the significant increase in costs such as light and heat due to the wider economic climate.

Furthermore, post year end the charitable company has highlighted significant works that are required to be undertaken in respect of the roof. The charitable company will have to seek financial support from alternative streams in order to fund these works. The Trustees have engaged architects to ascertain the costs of the works required and have started seeking funding for the works.

In order to enable the charitable company to meet its obligations as they fall due, the Trustees have reacted quickly to the ever-changing situation and taken active steps to cut costs, access government reliefs, obtain financial support, negotiate repayment terms with existing tenants for their arrears and find new tenants in order to continue operating.

If new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern.

Notwithstanding this, the Trustees have considered the future cash flows and in view of the steps taken as set out above, they consider it appropriate to prepare the financial statements on a going concern basis.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies (Continued)

1.4 Income

All incoming resources are recognised when the charitable company is legally entitled to them, the amounts can be measured reliably, and it is probable that income will be received.

Income from government grants, is recognised when the charitable company has entitlement to the funds and any performance conditions attached to the grants have been met.

Rent receivable is stated net of VAT.

Investment income is recognised on a receivable basis.

1.5 Expenditure

Resources expended are included in the statement of financial activities on an accruals basis.

Expenditure on charitable activities comprises expenses incurred in pursuance of the charitable company's principal activities.

Governance and support costs, which are included in expenditure on charitable activities, are those incurred in the governance of the charitable company and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently stated at cost less accumulated depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Hub equipment	7 years on a straight line basis
Leasehold land and buildings	10 years on a straight line basis
Other fixtures, fittings and equipment	25% per annum on a reducing basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charitable company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the charitable company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

1.8 Cash and cash equivalents

Cash and cash equivalents include deposits held at call with banks.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

1.9 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

No liability arises as the charitable company's charitable activities are exempt from corporation tax.

1.11 Employee benefits

Termination benefits are recognised immediately as an expense when the charitable company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

2 Other trading activities

	2023 £	2022 £
Rent and service charges receivable	130,177	118,480

3 Investments

	2023 £	2022 £
Interest receivable	122	11

4 Charitable activities

	2023 £	2022 £
Wages and salaries (incl. pension and social security)	33,125	28,224
Depreciation	6,531	7,016
Rent	4,621	4,621
Rates and water	17,311	17,166
Heat and light	37,544	50,988
Repairs and maintenance	1,084	6,116
Insurance	22,613	20,588
Telephone	(3,642)	307
Printing, postage and stationery	71	158
Cleaning and refuse	18,330	15,907
Bad and doubtful debts	(38,446)	(6,680)
Irrecoverable VAT	5,018	3,199
Legal and professional	4,382	14,384
Other costs	2,472	(205)
	111,014	161,789
Governance and support costs (see note 6)	13,802	9,940
	124,816	171,729

5 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

6 Governance and support costs

	2023 £	2022 £
Independent examiners fees	7,000	6,500
Legal and professional	6,678	3,325
Bank charges	124	115
	<u>13,802</u>	<u>9,940</u>

7 Employees

	2023 Number	2022 Number
Number of administration staff	<u>1</u>	<u>1</u>
Employment costs	2023 £	2022 £
Wages and salaries	32,141	26,540
Pension costs	984	1,684
	<u>33,125</u>	<u>28,224</u>

There were no employees whose annual remuneration was more than £60,000.

8 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

9 Tangible fixed assets

	Leasehold land and buildings £	Other fixtures, fittings and equipment £	Total £
Cost			
At 1 January 2023	1,546,114	164,899	1,711,013
At 31 December 2023	1,546,114	164,899	1,711,013
Depreciation and impairment			
At 1 January 2023	1,517,720	159,090	1,676,810
Depreciation charged in the year	5,079	1,452	6,531
At 31 December 2023	1,522,799	160,542	1,683,341
Carrying amount			
At 31 December 2023	23,315	4,357	27,672
At 31 December 2022	28,394	5,809	34,203

10 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Trade debtors	30,107	29,487
Other debtors	5,345	-
Prepayments and accrued income	42,566	24,750
	78,018	54,237

11 Creditors: amounts falling due within one year

	2023 £	2022 £
Other taxation and social security	1,078	2,311
Trade creditors	86,629	77,179
Other creditors	24,681	25,831
Accruals	48,589	51,400
	160,977	156,721

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2023	Incoming resources	Resources expended	At 31 December 2023
	£	£	£	£
General funds	(44,546)	130,299	(124,816)	(39,063)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Previous year:	At 1 January 2022	Incoming resources	Resources expended	At 31 December 2022
	£	£	£	£
General funds	8,692	118,491	(171,729)	(44,546)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

13 Operating lease commitments

At the reporting end date the charitable company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2023 £	2022 £
Rent	455,900	460,600
	<u> </u>	<u> </u>

The annual rent cost under the lease agreement for St Matthew's Church is "5% of net rents". The lease agreement expires in 2120. Accordingly, the outstanding lease commitment has been estimated based on an annual charge of £4,700, over the remaining 97 years of the lease. As annual rent may vary, the actual rent payable may differ to the estimate of £4,700.

14 Related party transactions

The remuneration of key management personnel, who are not Trustees, during the year was £33,125 (2022: £28,224).

Resources expended for the year ended 31 December 2023 include provision for rent payable to the Diocese of £4,621 (2022: £4,621). The accumulated provision at 31 December 2023 amounted to £42,726 (2022: £38,105).

At the year end, a loan amount of £4,912 (2022: £3,768) was payable to the PCC. The loan was unsecured, interest-free and repayable on demand.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

England & Wales - Charity number 1061039

Accounts

Charity registration number 1061039

Company registration number 02880299 (England and Wales)

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Rev Dr S Sichel J D Murray S L Layne S Fielding S K Corlett J Atterbury Davies H R Bailey T I R G Nicholson	(Appointed 20 March 2023) (Appointed 20 March 2023)
Charity number	1061039	
Company number	02880299	
Registered office	St Matthews Church Brixton Hill London SW2 1JF	
Independent examiner	Hannah Sibley FCA Citroen Wells Chartered Accountants Devonshire House 1 Devonshire Street London W1W 5DR	
Bankers	Barclays Bank plc Clapham Common Business Centre 188 Clapham High Street London SW4 7UF	
Solicitors	Hodders Law 516 Brixton Road London SW9 8EN	
Architects	Hanslip & Company Ltd	

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their Annual Report (including the Directors' Report) and financial statements of the St Matthew's Church Brixton PCC Building Management Charity ("St Matthew's") for the year ended 31 December 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

The Trustees

The Trustees, who are also the directors for the purpose of company law, are collectively referred to as the Trustees throughout this report. The Trustees who served during the year and up to the date of signature of the financial statements were:

Rev Dr S Sichel

R Salisbury Jones

(Resigned 20 April 2023)

J D Murray

S L Layne

S Fielding

S K Corlett

J Atterbury Davies

H R Bailey

(Appointed 20 March 2023)

T I R G Nicholson

(Appointed 20 March 2023)

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 14th December 1993 and registered as a charity on 7th March 1997.

In the event of the charitable company's dissolution, the liability of the member is limited to £1.

The charitable company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its articles of association. At the AGM in June 2009 the PCC agreed new Memorandum and Articles of Association and these were formally adopted by resolution in order to comply with the Companies Act 2006.

Governance, Membership and Trustees

The sole member of the charitable company is the Parochial Church Council of the Ecclesiastical Parish of St Matthew with St Jude, Brixton (the PCC).

The business of the charitable company is managed by the Board of Trustees or Directors (the Board). The Articles of Association allow the Board to use all powers of the charitable company except those which require a General Meeting of the sole member of the charitable company. The PCC, as sole member, has the option to amend the Articles and Memorandum of Association at a General Meeting.

At a General Meeting of the charitable company held in May 2017 the PCC used its option as sole member to appoint all of the members of its Standing Committee to the board of Trustees. This ensures that Trustees will act in the best interest of the charitable company in accordance with the wishes of its membership.

Existing Trustees are expected to identify their training needs and to take measures to ensure that these needs are met. During 2022 the Board met six times.

In exercising its powers and duties, in making decisions and in carrying out operations, the Board of Trustees has complied with its duty to pay due regard to the Charity Commission's public benefit guidance.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Objectives and activities

The objects of the charitable company are:

- a) To preserve for the benefit of the people of Greater London and of the nation at large whatever of the English historical architectural and constructional heritage may exist in and around the area of Brixton in the form of building of particular beauty historical or constructional interest and in particular St Matthews Church.
- b) To provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London ("the area of benefit").
- c) To advance education for those living in the area of benefit.
- d) To provide a community centre for the benefit of those living in the area of benefit.
- e) To undertake any other charitable activity.

In order to achieve this the Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

Achievements and performance

A new CEO was engaged in October 2022. During the pandemic a rise in drug and alcohol related anti-social behaviour in the town centre, around the St Matthew's Church, and in the Peace Gardens that surround the building, has impacted on community safety and local perceptions of the area. We have been working together with a range of agencies and stakeholders including the metropolitan police, Lambeth Council, health and wellbeing charities, local councillors and other community safety stakeholders to explore ways to help improve the local environment and to support the individuals impacted. Through a joint approach, a range of interventions including increased patrolling, outreach services to affected individuals, and infrastructure improvements, are being progressed.

Negotiations commenced with a main tenant for repayment of arrears. All tenants have resumed regular payments and reached repayment agreements for arrears. Reviews of existing service contracts have contributed to a reduction in operational costs. Essential repairs, cleaning and security contracts are kept to a minimum and reviewed in line with the gradual increased use of the building. We are in negotiations with potential new building users, and prospective long term tenants.

Public Benefit

The most obvious way in which the charitable company benefits the public is that it protects and preserves the historic and architecturally significant St Matthew's Church building. The advancement of heritage is one of the charitable purposes set out in the Charities Act 2011. The building dates from 1824 and was constructed initially as a district church of St Mary Lambeth when that parish was divided into five in response to growing urbanisation. The building was listed Grade II* accordingly. During the 1970s the building was reordered. A central staircase and lift shaft were built in the centre of the building, and extra floors constructed. This allows for greater use by the community. The Church Commissioners declared the building redundant in 1991, and half of the ground floor was licensed as a place of worship to allow the Church of England congregation to continue worship in the building.

Other spaces within the building are let to various charitable and commercial organisations. Some provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London. Gremio de Brixton, a Spanish Restaurant, occupies the Crypt. St Matthew's Church congregation occupies half of the second floor. Carers 4 Carers, the Mayor of Lambeth's Charity of the year in 2017, and Nubian Jak, the charity responsible for African and Caribbean War memorial on Windrush Square, both occupy offices on half of the second floor.

Carbon reduction

Since 2014 the charitable company has used only 100% renewable electricity. It is constantly implementing measures to use less water and electricity, for instance by retrofitting LED lighting, and by increased use of occupancy sensors and timed switches. Heating throughout the building is electric, (except for the PCC's space which uses gas). The building has a high 'thermal mass' and has been slow to heat in the winter when unoccupied.

We are seeking to recommence the volunteer environmental group to explore ways to improve our carbon footprint including looking at the introduction of alternative energy sources for the building such as solar panels.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Living wage

The charitable company has been an accredited living wage employer since 2018, paying all staff and contractors a London Living Wage, as calculated by the Living Wage Foundation.

Financial review

The Statement of Financial Activities set out on page 7 of the financial statements shows how the charitable company's incoming resources have been expended in the year ended 31 December 2022.

Total incoming resources amounted to £118,480 (2021: £162,673). Resources expended amounted to £171,729 (2021: £218,284) on charitable activities. The resulting deficit for the year was £53,238 (2021: £55,611).

The Balance Sheet set out on page 8 of the financial statements shows the financial position of the charitable company at 31 December 2022.

No further monies were committed to leasehold improvements during the year. After deducting the charge for depreciation, the net book value of fixed assets amounted to £34,203 (2021: £41,289).

The current assets and current liabilities amounted to £77,972 (2021: £70,748) and £156,721 (2021: £103,278) respectively. The net liabilities amounted to £44,546 (2021: net assets of £8,689), which are represented entirely by a deficit on the unrestricted funds of £44,546 (2021: surplus of £8,689).

Reserves policy

The charitable company does not have any free reserves as at 31 December 2022. The charitable company's long term reserves policy is to regain enough reserves to cover unexpected needs.

In order to enable to the charitable company to meet its obligations as they fall due and to rebuild free reserves, the Trustees have reacted quickly and taken active steps to cut costs, obtain financial support, negotiate the repayment of existing tenants arrears, and find new tenants.

Risk factors

The Board of Trustees is aware of its responsibility to ensure that the major risks to which the charity is exposed are identified and to establish systems to mitigate those risks. Trustees continue to review controls and systems, to mitigate any current and future external and internal risks that the charitable company might face.

Future plans

The operating model for the building is being revisited. Areas of the building previously occupied by a few tenants will be reviewed with a view to offering space for long term tenants alongside spaces for wider community access for training delivery, meetings, rehearsals, and other community and charitable activities. We will increase community outreach and work with local people and community partners to co-design and deliver projects to support community education, health and wellbeing. A "friend of" group is being considered to increase volunteer involvement in the charity and to work in cooperation with Lambeth Parks team to contribute to the improvement of the green space around the building. Co-working and enterprise incubator spaces are also under consideration. To deliver activities outside and around the building to increase footfall and visibility.

Fundraising statement

The charitable company did not fundraise during the year.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Statement of Trustees' responsibilities

The Trustees, who are also the directors of St Matthew's Church Brixton PCC Building Management Charity for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

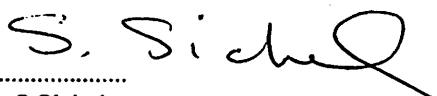
In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemptions.

The Trustees' report was approved by the Board of Trustees.



.....
Rev Dr S Sichel

Trustee

Dated: 29.9.23

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

I report to the Trustees on my examination of the financial statements of St Matthew's Church Brixton PCC Building Management Charity (the charitable company) for the year ended 31 December 2022.

Responsibilities and basis of report

As the Trustees of the charitable company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

In carrying out my examination, I have considered the adequacy of the disclosures made in note 1 to the financial statements concerning the charitable company's ability to continue as going concern.

At 31 December 2022, the charitable company had net current liabilities of £78,749, predominately as a result of the Coronavirus pandemic affecting the ability of tenants to pay their rental obligations coupled with the increase in costs such as light and heat due to the wider economic climate. The charitable company's main tenant being a restaurant that was forced to close during the Coronavirus pandemic and whilst now open it continues to face pressure from the wider economic climate itself.

The Trustees have taken active steps to cut costs, access government reliefs, obtain financial support, negotiate repayment terms with existing tenants for their arrears, and find new tenants in order to continue operating.

However, if new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern. The financial statements do not include the adjustments that would result in the charitable company is unable to continue as a going concern.

I confirm that no other 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 charitable company as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT (CONTINUED)

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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.

Use of this report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My independent examination work has been undertaken so that I might state to the charitable company's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Citroen Wells

Hannah Sibley FCA
The Institute of Chartered Accountants in England and Wales (ICAEW)
Independent Examiner
Citroen Wells
Devonshire House
1 Devonshire Street
London
W1W 5DR

Dated: 29 September 2023
.....

**ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT
CHARITY**

**STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds 2022 £	Unrestricted funds 2021 £
<u>Income from:</u>			
Other income	2	-	45,240
Other trading activities	3	118,480	117,431
Investments	4	11	2
Total income		<u>118,491</u>	<u>162,673</u>
<u>Expenditure on:</u>			
Charitable activities	5	<u>171,729</u>	<u>218,284</u>
Net expenditure for the year/ Net movement in funds		(53,238)	(55,611)
Fund balances at 1 January 2022		8,692	64,300
Fund balances at 31 December 2022		<u>(44,546)</u>	<u>8,689</u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	9		34,203		41,219
Current assets					
Debtors	10	54,237		26,990	
Cash at bank and in hand		23,735		43,758	
		<u>77,972</u>		<u>70,748</u>	
Creditors: amounts falling due within one year	11	<u>(156,721)</u>		<u>(103,278)</u>	
Net current liabilities			<u>(78,749)</u>		<u>(32,530)</u>
Total assets less current liabilities			<u><u>(44,546)</u></u>		<u><u>8,689</u></u>
Income funds					
Unrestricted funds			<u>(44,546)</u>		<u>8,689</u>
			<u><u>(44,546)</u></u>		<u><u>8,689</u></u>

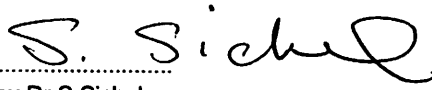
The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2022.

The directors acknowledge their responsibilities for ensuring that the charitable company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The member has not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 29.9.23



 Rev Dr S Sichel
 Trustee

Company registration number 02880299

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

St Matthew's Church Brixton PCC Building Management Charity is a company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company. St Matthew's is also a registered charity in accordance with the Charities Act 2011. The registered office is St Matthew's Church, Brixton Hill, London, SW2 1JF. The nature of the charitable company's operations and principal activities are set out in the Trustees' Annual Report.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charitable company is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At 31 December 2022, the charitable company had net current liabilities of £78,749, predominately as a result of tenants' inability to cover their rental obligations during the Coronavirus pandemic, which has had a significant financial impact on incoming resources and the financial viability of the charitable company which is also coupled with the significant increase in costs such as light and heat due to the wider economic climate.

In order to enable the charitable company to meet its obligations as they fall due, the Trustees have reacted quickly to the ever-changing situation and taken active steps to cut costs, access government reliefs, obtain financial support, negotiate repayment terms with existing tenants for their arrears and find new tenants in order to continue operating.

If new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern.

Notwithstanding this, the Trustees have considered the future cash flows and in view of the steps taken as set out above, they consider it appropriate to prepare the financial statements on a going concern basis.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

All incoming resources are recognised when the charitable company is legally entitled to them, the amounts can be measured reliably, and it is probable that income will be received.

Income from government grants, is recognised when the charitable company has entitlement to the funds and any performance conditions attached to the grants have been met.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies (Continued)

Rent receivable is stated net of VAT.

Investment income is recognised on a receivable basis.

1.5 Expenditure

Resources expended are included in the statement of financial activities on an accruals basis.

Expenditure on charitable activities comprises expenses incurred in pursuance of the charitable company's principal activities.

Governance and support costs, which are included in expenditure on charitable activities, are those incurred in the governance of the charitable company and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently stated at cost less accumulated depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Hub equipment	7 years on a straight line basis
Leasehold land and buildings	10 years on a straight line basis
Other fixtures, fittings and equipment	25% per annum on a reducing basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charitable company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the charitable company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

1.8 Cash and cash equivalents

Cash and cash equivalents include deposits held at call with banks.

1.9 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

No liability arises as the charitable company's charitable activities are exempt from corporation tax.

1.11 Employee benefits

Termination benefits are recognised immediately as an expense when the charitable company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Other income

	2022	2021
	£	£
UK Government grant income	-	45,240
	<u> </u>	<u> </u>

During the prior year, the charitable company received a grant of £7,540 from the Coronavirus Community Support Fund and a grant of £37,700 from the Culture Recovery Fund of the Department of Culture, Media and Sport through the Heritage Lottery Fund. The amounts were unrestricted and intended to support charitable organisations to cover their ordinary operating costs.

No grants were received in the current year.

**ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT
CHARITY**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

3 Other trading activities

	2022	2021
	£	£
Rent and service charges receivable	118,480	117,431

4 Investments

	2022	2021
	£	£
Interest receivable	11	2

5 Charitable activities

	2022	2021
	£	£
Wages and salaries (incl. pension and social security)	28,224	29,861
Depreciation	7,016	7,661
Rent	4,621	4,621
Rates and water	17,166	11,145
Heat and light	50,988	23,498
Repairs and maintenance	6,116	19,152
Insurance	20,588	19,098
Telephone	307	(11,743)
Printing, postage and stationery	158	846
Cleaning and refuse	15,907	9,339
Bad and doubtful debts	(6,680)	74,790
Irrecoverable VAT	3,199	4,195
Legal and professional	14,384	3,220
Other costs	(205)	1,041
Computer expenses	-	316
	<u>161,789</u>	<u>197,040</u>
Governance and support costs (see note 6)	9,940	21,244
	<u>171,729</u>	<u>218,284</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

6 Governance and support costs

	2022	2021
	£	£
Independent examiners fees	6,500	6,500
Legal and professional	3,325	14,884
Bank charges	115	(140)
	<u>9,940</u>	<u>21,244</u>
	<u><u>9,940</u></u>	<u><u>21,244</u></u>

7 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

8 Employees

	2022	2021
	Number	Number
Number of administration staff	<u>1</u>	<u>1</u>
	<u><u>1</u></u>	<u><u>1</u></u>
Employment costs	2022	2021
	£	£
Wages and salaries	26,540	28,852
Pension costs	1,684	1,009
	<u>28,224</u>	<u>29,861</u>
	<u><u>28,224</u></u>	<u><u>29,861</u></u>

There were no employees whose annual remuneration was more than £60,000.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

9 Tangible fixed assets	Leasehold land and buildings £	Other fixtures, fittings and equipment £	Total £
Cost			
At 1 January 2022	1,546,114	164,899	1,711,013
At 31 December 2022	<u>1,546,114</u>	<u>164,899</u>	<u>1,711,013</u>
Depreciation and impairment			
At 1 January 2022	1,512,641	157,153	1,669,794
Depreciation charged in the year	5,079	1,937	7,016
At 31 December 2022	<u>1,517,720</u>	<u>159,090</u>	<u>1,676,810</u>
Carrying amount			
At 31 December 2022	<u>28,394</u>	<u>5,809</u>	<u>34,203</u>
At 31 December 2021	<u>33,473</u>	<u>7,746</u>	<u>41,219</u>
 10 Debtors		2022	2021
Amounts falling due within one year:		£	£
Trade debtors		29,487	4,984
Prepayments and accrued income		24,750	22,006
		<u>54,237</u>	<u>26,990</u>
 11 Creditors: amounts falling due within one year		2022	2021
		£	£
Other taxation and social security		2,311	5,702
Trade creditors		77,179	30,243
Other creditors		25,831	19,161
Accruals		51,400	48,172
		<u>156,721</u>	<u>103,278</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

12 Operating lease commitments

At the reporting end date the charitable company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2022	2021
	£	£
Rent	460,600	465,300
	<u>460,600</u>	<u>465,300</u>

The annual rent cost under the lease agreement for St Matthew's Church is "5% of net rents". The lease agreement expires in 2120. Accordingly, the outstanding lease commitment has been estimated based on an annual charge of £4,700, over the remaining 98 years of the lease. As annual rent may vary, the actual rent payable may differ to the estimate of £4,700.

13 Related party transactions

The remuneration of key management personnel, who are not Trustees, during the year was £28,224 (2021: £29,861).

Resources expended for the year ended 31 December 2022 include provision for rent payable to the Diocese of £4,621 (2021: £4,621). The accumulated provision at 31 December 2022 amounted to £38,105 (2020: £33,484).

At the year end, a loan amount of £3,768 (2021: £nil) was payable to the PCC. The loan was unsecured, interest-free and repayable on demand.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

England & Wales - Charity number 1061039

Accounts

Charity Registration No. 1061039

Company Registration No. 02880299 (England and Wales)

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Rev Dr S Sichel R Salisbury Jones J D Murray S L Layne S Fielding S K Corlett J Atterbury Davies
Secretary	R Salisbury Jones
Charity number	1061039
Company number	02880299
Registered office	St Matthews Church Brixton Hill London SW2 1JF
Independent examiner	Hannah Sibley FCA Citroen Wells Chartered Accountants Devonshire House 1 Devonshire Street London W1W 5DR
Bankers	Barclays Bank plc Clapham Common Business Centre 188 Clapham High Street London SW4 7UF
Solicitors	Hodders Law 516 Brixton Road London SW9 8EN
Architects	Hanslip & Company Ltd

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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Independent examiner's report	5 - 6
Statement of financial activities	7
Balance sheet	8
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ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their Annual Report (including the Directors' Report) and financial statements of the St Matthew's Church Brixton PCC Building Management Charity ("St Matthew's") for the year ended 31 December 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

The Trustees

The Trustees, who are also the directors for the purpose of company law, are collectively referred to as the Trustees throughout this report. The Trustees who served during the year and up to the date of signature of the financial statements were:

Rev Dr S Sichel
R Salisbury Jones
J D Murray
S L Layne
S Fielding
S K Corlett
J Atterbury Davies

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 14th December 1993 and registered as a charity on 7th March 1997.

In the event of the charitable company's dissolution, the liability of the member is limited to £1.

The charitable company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its articles of association. At the AGM in June 2009 the PCC agreed new Memorandum and Articles of Association and these were formally adopted by resolution in order to comply with the Companies Act 2006.

Governance, Membership and Trustees

The sole member of the charitable company is the Parochial Church Council of the Ecclesiastical Parish of St Matthew with St Jude, Brixton (the PCC).

The business of the charitable company is managed by the Board of Trustees or Directors (the Board). The Articles of Association allow the Board to use all powers of the charitable company except those which require a General Meeting of the sole member of the charitable company. The PCC, as sole member, has the option to amend the Articles and Memorandum of Association at a General Meeting.

At a General Meeting of the charitable company held in May 2017 the PCC used its option as sole member to appoint all of the members of its Standing Committee to the board of Trustees. This ensures that Trustees will act in the best interest of the charitable company in accordance with the wishes of its membership.

Existing Trustees are expected to identify their training needs and to take measures to ensure that these needs are met. During 2021 the Board met four times.

In exercising its powers and duties, in making decisions and in carrying out operations, the Board of Trustees has complied with its duty to pay due regard to the Charity Commission's public benefit guidance.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Objectives and activities

The objects of the charitable company are:

- a) To preserve for the benefit of the people of Greater London and of the nation at large whatever of the English historical architectural and constructional heritage may exist in and around the area of Brixton in the form of building of particular beauty historical or constructional interest and in particular St Matthews Church.
- b) To provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London ("the area of benefit").
- c) To advance education for those living in the area of benefit.
- d) To provide a community centre for the benefit of those living in the area of benefit.
- e) To undertake any other charitable activity.

In order to achieve the Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

Achievements and performance

The COVID-19 pandemic is still largely having an impact on charitable companies for this year. The main tenant did not resume paying full rent until October. They made a minimum contribution to their monthly invoice. Only essential repairs what carried out. cleaning and security contracts they kept to a minimum unless seen as essential, bookkeeping services resumed on a reduced basis. We received a small grant from the national heritage society which help keep the charity solvent.

Public Benefit

The most obvious way in which the charitable company benefits the public is that it protects and preserves the historic and architecturally significant St Matthew's Church building. The advancement of heritage is one of the charitable purposes set out in the Charities Act 2011. The building dates from 1824 and was constructed initially as a district church of St Mary Lambeth when that parish was divided into five in response to growing urbanisation. The building was listed Grade II* accordingly. During the 1970s the building was reordered. A central staircase and lift shaft were built in the centre of the building, and extra floors constructed. This allows for greater use by the community. The Church Commissioners declared the building redundant in 1991, and half of the ground floor was licensed as a place of worship to allow the Church of England congregation to continue worship in the building.

Other spaces within the building are let to various charitable and commercial organisations. Some provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London. Gremio de Brixton, a Spanish Restaurant, occupies the Crypt. St Matthew's Church congregation occupies half of the second floor. Carers 4 Carers, the Mayor of Lambeth's Charity of the year in 2017, and Nubian Jak, the charity responsible for African and Caribbean War memorial on Windrush Square, both occupy offices on half of the second floor, alongside a brand communications agency.

Carbon reduction

Since 2014 the charitable company has used only 100% renewable electricity. It is constantly implementing measures to use less water and electricity, for instance by retrofitting LED lighting, and by increased use of occupancy sensors and timed switches. Heating throughout the building is electric, (except for the PCC's space which uses gas). The building has a high 'thermal mass' and has been slow to heat in the winter when unoccupied.

Living wage

The charitable company has been an accredited living wage employer since 2018, paying all staff and contractors a London Living Wage, as calculated by the Living Wage Foundation.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Financial review

The Statement of Financial Activities set out on page 7 of the financial statements shows how the charitable company's incoming resources have been expended in the year ended 31 December 2021.

Total incoming resources amounted to £162,673 (2020: £270,311). Resources expended amounted to £218,284 (2020: £245,863) on charitable activities. The resulting deficit for the year was £55,611 (2020: surplus of £24,448).

The Balance Sheet set out on page 8 of the financial statements shows the financial position of the charitable company at 31 December 2021.

No further monies were committed to leasehold improvements during the year. After deducting the charge for depreciation, the net book value of fixed assets amounted to £41,219 (2020: £48,050).

The current assets and current liabilities amounted to £70,748 (2020: £141,388) and £103,278 (2020: £125,138) respectively. The net assets amounted to £8,689 (2020: £64,300), which are represented entirely by a surplus on the unrestricted funds of £8,689 (2020: £64,300).

In 2012, the Trustees stated that there was a significant uncertainty about the ability of the charitable company to continue as a going concern. Nine years on, the Trustees are now confident about the charitable company's ability to continue as a going concern. Government grants have allowed the charitable company to remain solvent throughout the COVID-19 pandemic, and the charitable company is now well placed to welcome new tenants and visitors.

Notwithstanding this, the Trustees have considered future cash flows, its tenants and activities which continue to become more established in the building. In view of the steps taken, they consider it appropriate to prepare the financial statements on a going concern basis.

Reserves policy

The charitable company does not have any free reserves as at 31 December 2021. The charitable company's long term reserves policy is to regain enough reserves to cover unexpected needs.

Risk factors

The Board of Trustees is aware of its responsibility to ensure that the major risks to which the charity is exposed are identified and to establish systems to mitigate those risks. Trustees continue to review controls and systems, to mitigate any current and future external and internal risks that the charitable company might face.

Future plans

The Trustees plan to continue to let the building's offices and spaces to a mix of charities, social enterprises and commercial tenants, and to use the rent payments to repair and maintain the historic building.

Fundraising statement

The charitable company did not fundraise during the year.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Statement of Trustees' responsibilities

The Trustees, who are also the directors of St Matthew's Church Brixton PCC Building Management Charity for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemptions.

The Trustees' report was approved by the Board of Trustees.

Rev Dr S Sichel

Trustee

Dated: 26 October 2022

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

I report to the Trustees on my examination of the financial statements of St Matthew's Church Brixton PCC Building Management Charity (the charitable company) for the year ended 31 December 2021.

Responsibilities and basis of report

As the Trustees of the charitable company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement - matter of emphasis

In carrying out my examination, I have considered the adequacy of the disclosures made in note 1 to the financial statements concerning the charitable company's ability to continue as going concern. At 31 December 2021, the charitable company had net current liabilities of £32,530, predominately as a result of the Coronavirus pandemic affecting the ability of tenants to pay their rental obligations. The Trustees have taken active steps to cut costs, access government reliefs, obtain financial support and find new tenants in order to continue operating. However, if new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern. The financial statements do not include the adjustments that would result in the charitable company is unable to continue as a going concern.

I confirm that no other 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 charitable company as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT (CONTINUED)

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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.

Use of this report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My independent examination work has been undertaken so that I might state to the charitable company's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Hannah Sibley FCA

The Institute of Chartered Accountants in England and Wales (ICAEW)

Independent Examiner

Citroen Wells

Devonshire House

1 Devonshire Street

London

W1W 5DR

Dated: 26 October 2022

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds 2021 £	Total 2020 £
Income from:			
Other income	2	45,240	79,682
Other trading activities	3	117,431	190,627
Investments	4	2	2
Total income		<u>162,673</u>	<u>270,311</u>
Expenditure on:			
Charitable activities	5	218,284	245,863
Net (expenditure)/income for the year/ Net movement in funds		(55,611)	24,448
Fund balances at 1 January 2021		64,300	39,852
Fund balances at 31 December 2021		<u>8,689</u>	<u>64,300</u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	9		41,219		48,050
Current assets					
Debtors	10	26,990		58,560	
Cash at bank and in hand		43,758		82,828	
		<u>70,748</u>		<u>141,388</u>	
Creditors: amounts falling due within one year	11	<u>(103,278)</u>		<u>(125,138)</u>	
Net current (liabilities)/assets			<u>(32,530)</u>		<u>16,250</u>
Total assets less current liabilities			<u>8,689</u>		<u>64,300</u>
Income funds					
Unrestricted funds			<u>8,689</u>		<u>64,300</u>
			<u>8,689</u>		<u>64,300</u>

The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2021.

The directors acknowledge their responsibilities for ensuring that the charitable company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The member has not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 26 October 2022

Rev Dr S Sichel
Trustee

Company Registration No. 02880299

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Charity information

St Matthew's Church Brixton PCC Building Management Charity is a company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company. St Matthew's is also a registered charity in accordance with the Charities Act 2011. The registered office is St Matthew's Church, Brixton Hill, London, SW2 1JF. The nature of the charitable company's operations and principal activities are set out in the Trustees' Annual Report.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charitable company is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At 31 December 2021, St Matthew's had net current liabilities of £32,530, predominately as a result of tenants' inability to cover their rental obligations during the Coronavirus pandemic, which has had a significant financial impact on incoming resources and the financial viability of the charitable company.

In order to enable the charitable company to meet its obligations as they fall due, the Trustees have reacted quickly to the ever-changing situation and taken active steps to cut costs, access government reliefs, obtain financial support and find new tenants in order to continue operating.

If new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern.

Notwithstanding this, the Trustees have considered the future cash flows and in view of the steps taken as set out above, they consider it appropriate to prepare the financial statements on a going concern basis.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

All incoming resources are recognised when the charitable company is legally entitled to them, the amounts can be measured reliably, and it is probable that income will be received.

Income from government grants, is recognised when the charitable company has entitlement to the funds and any performance conditions attached to the grants have been met.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

Rent receivable is stated net of VAT.

Investment income is recognised on a receivable basis.

1.5 Expenditure

Resources expended are included in the statement of financial activities on an accruals basis.

Expenditure on charitable activities comprises expenses incurred in pursuance of the charitable company's principal activities.

Governance and support costs, which are included in expenditure on charitable activities, are those incurred in the governance of the charitable company and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently stated at cost less accumulated depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Hub equipment	7 years on a straight line basis
Leasehold land and buildings	10 years on a straight line basis
Other fixtures, fittings and equipment	25% per annum on a reducing basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charitable company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the charitable company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

1.8 Cash and cash equivalents

Cash and cash equivalents include deposits held at call with banks.

1.9 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

No liability arises as the charitable company's charitable activities are exempt from corporation tax.

1.11 Employee benefits

Termination benefits are recognised immediately as an expense when the charitable company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

2 Other income

	2021 £	2020 £
UK Government grant income	45,240	79,682

During the year, the charitable company received a £7,540 (2020: £67,860) Coronavirus Community Support Fund grant and £37,700 Culture Recovery Fund grant from the Department of Culture, Media and Sport through the Heritage Lottery Fund. The amounts were unrestricted and intended to support charitable organisations to cover their ordinary operating costs. In the prior year, the charitable company also received a £11,822 Coronavirus Job Retention Scheme grant from the UK Government. This amount was unrestricted and intended to support the charitable company in ensuring it could pay salaries of staff members during the pandemic. The charitable company received no grants under the Coronavirus Job Retention Scheme in the current year.

3 Other trading activities

	2021 £	2020 £
Rent and service charges receivable	117,431	190,627

4 Investments

	2021 £	2020 £
Interest receivable	2	2

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

5 Charitable activities

	2021 £	2020 £
Wages and salaries (incl. pension and social security)	29,861	33,519
Depreciation	7,661	16,511
Rent	4,621	4,621
Rates and water	11,145	10,931
Heat and light	23,498	20,359
Repairs and maintenance	19,152	14,768
Insurance	19,098	19,470
Telephone	(11,743)	760
Printing, postage and stationery	846	183
Cleaning and refuse	9,339	7,894
Security	-	1,680
Bad and doubtful debts	74,790	97,691
Irrecoverable VAT	4,195	3,527
Marketing, advertising and events	-	45
Legal and professional	3,220	2,701
Other costs	1,041	459
Computer expenses	316	534
	<u>197,040</u>	<u>235,653</u>
Governance and support costs (see note 6)	21,244	10,210
	<u>218,284</u>	<u>245,863</u>
Analysis by fund		
Unrestricted funds	218,284	240,863
Restricted funds	-	5,000
	<u>218,284</u>	<u>245,863</u>

6 Governance and support costs

	2021 £	2020 £
Independent examiners fees	6,500	6,500
Legal and professional	14,884	3,607
Bank charges	(140)	103
	<u>21,244</u>	<u>10,210</u>

7 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

8 Employees

There were no employees during the year (2021: 0).

	2021	2020
	Number	Number
Number of administration staff	1	1

Employment costs

	2021	2020
	£	£
Wages and salaries	28,852	30,500
Social security costs	-	2,104
Other pension costs	1,009	915
	<u>29,861</u>	<u>33,519</u>

There were no employees whose annual remuneration was more than £60,000.

9 Tangible fixed assets

	Leasehold	Other fixtures,	Total
	land and	fixtures and	
	buildings	equipment	
	£	£	£
Cost			
At 1 January 2021	1,546,114	164,070	1,710,184
Additions	-	829	829
At 31 December 2021	<u>1,546,114</u>	<u>164,899</u>	<u>1,711,013</u>
Depreciation and impairment			
At 1 January 2021	1,507,563	154,571	1,662,134
Depreciation charged in the year	5,079	2,582	7,661
At 31 December 2021	<u>1,512,641</u>	<u>157,153</u>	<u>1,669,794</u>
Carrying amount			
At 31 December 2021	<u>33,473</u>	<u>7,746</u>	<u>41,219</u>
At 31 December 2020	<u>38,551</u>	<u>9,499</u>	<u>48,050</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

10 Debtors		2021	2020
Amounts falling due within one year:		£	£
Trade debtors		4,984	38,273
Prepayments and accrued income		22,006	20,287
		<u>26,990</u>	<u>58,560</u>
		<u><u>26,990</u></u>	<u><u>58,560</u></u>
11 Creditors: amounts falling due within one year		2021	2020
	Notes	£	£
Other taxation and social security		5,702	12,062
Deferred income	12	-	6,249
Trade creditors		30,243	47,588
Other creditors		19,161	23,898
Accruals		48,172	35,341
		<u>103,278</u>	<u>125,138</u>
		<u><u>103,278</u></u>	<u><u>125,138</u></u>
12 Deferred income		2021	2020
		£	£
Rent and services charges received in advance		-	6,249
		<u>-</u>	<u>6,249</u>
		<u><u>-</u></u>	<u><u>6,249</u></u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

13 Operating lease commitments

At the reporting end date the charitable company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2021 £	2020 £
Rent	465,300	470,000

The annual rent cost under the lease agreement for St Matthew's Church is "5% of net rents". The lease agreement expires in 2120. Accordingly, the outstanding lease commitment has been estimated based on an annual charge of £4,700, over the remaining 99 years of the lease. As annual rent may vary, the actual rent payable may differ to the estimate of £4,700.

14 Related party transactions

The remuneration of key management personnel, who are not Trustees, during the year was £29,861 (2020: £33,519).

Resources expended for the year ended 31 December 2021 include provision for rent payable to the Diocese of £4,621 (2020: £4,621). The accumulated provision at 31 December 2021 amounted to £33,484 (2020: £28,863).

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

England & Wales - Charity number 1061039

Accounts

Charity Registration No. 1061039

Company Registration No. 02880299 (England and Wales)

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Rev Dr S Sichel R Salisbury Jones J D Murray S L Layne S Fielding S K Corlett J Atterbury Davies
Secretary	R Salisbury Jones
Charity number	1061039
Company number	02880299
Registered office	St Matthews Church Brixton Hill London SW2 1JF
Independent examiner	Hannah Sibley FCA Citroen Wells Chartered Accountants Devonshire House 1 Devonshire Street London W1W 5DR
Bankers	Barclays Bank plc Clapham Common Business Centre 188 Clapham High Street London SW4 7UF
Solicitors	Hodders Law 516 Brixton Road London SW9 8EN
Architects	Hanslip & Company Ltd

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their Annual Report (including the Directors' Report) and financial statements of the St Matthew's Church Brixton PCC Building Management Charity ("St Matthew's") for the year ended 31 December 2020.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

The Trustees

The Trustees, who are also the directors for the purpose of company law, are collectively referred to as the Trustees throughout this report. The Trustees who served during the year and up to the date of signature of the financial statements were:

Rev Dr S Sichel
R Salisbury Jones
J D Murray
S L Layne
S Fielding
S K Corlett
J Atterbury Davies

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 14th December 1993 and registered as a charity on 7th March 1997.

In the event of the charitable company's dissolution, the liability of the member is limited to £1.

The charitable company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its articles of association. At the AGM in June 2009 the PCC agreed new Memorandum and Articles of Association and these were formally adopted by resolution in order to comply with the Companies Act 2006.

Governance, Membership and Trustees

The sole member of the charitable company is the Parochial Church Council of the Ecclesiastical Parish of St Matthew with St Jude, Brixton (the PCC).

The business of the charitable company is managed by the Board of Trustees or Directors (the Board). The Articles of Association allow the Board to use all powers of the charitable company except those which require a General Meeting of the sole member of the charitable company. The PCC, as sole member, has the option to amend the Articles and Memorandum of Association at a General Meeting.

At a General Meeting of the charitable company held in May 2017 the PCC used its option as sole member to appoint all of the members of its Standing Committee to the board of Trustees. This ensures that Trustees will act in the best interest of the charitable company in accordance with the wishes of its membership.

Existing Trustees are expected to identify their training needs and to take measures to ensure that these needs are met. During 2020 the Board met twice.

In exercising its powers and duties, in making decisions and in carrying out operations, the Board of Trustees has complied with its duty to pay due regard to the Charity Commission's public benefit guidance.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Objectives and activities

The objects of the charitable company are:

- (a) To preserve for the benefit of the people of Greater London and of the nation at large whatever of the English historical architectural and constructional heritage may exist in and around the area of Brixton in the form of building of particular beauty historical or constructional interest and in particular St Matthews Church
- (b) To provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London ("the area of benefit")
- (c) To advance education for those living in the area of benefit
- (d) To provide a community centre for the benefit of those living in the area of benefit
- (e) To undertake any other charitable activity

In order to achieve the Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

Achievements and performance

The COVID-19 pandemic has had a large impact on the charitable company this year. The building was closed from March to May and open for four days each week for the remainder of the year. All but the most essential repairs have been postponed. Cleaning and security contractors have been suspended and bookkeeping services have been delayed. For historical reasons the charity has had no reserves, and therefore cashflow has necessarily been the highest priority. A Culture Recovery Fund grant from the Department of Culture, Media and Sport, has kept the charity solvent.

Public Benefit

The most obvious way in which the charitable company benefits the public is that it protects and preserves the historic and architecturally significant St Matthew's Church building. The advancement of heritage is one of the charitable purposes set out in the Charities Act 2011. The building dates from 1824 and was constructed initially as a district church of St Mary Lambeth when that parish was divided into five in response to growing urbanisation. The building was listed Grade II* accordingly. During the 1970s the building was reordered. A central staircase and lift shaft were built in the centre of the building, and extra floors constructed. This allows for greater use by the community. The Church Commissioners declared the building redundant in 1991, and half of the ground floor was licensed as a place of worship to allow the Church of England congregation to continue worship in the building.

Other spaces within the building are let to various charitable and commercial organisations. Some provide facilities for recreation with the objects of improving the conditions of life and social welfare of the inhabitants of Greater London. Gremio de Brixton, a Spanish Restaurant, occupies the Crypt. St Matthew's Church congregation occupies half of the second floor. Carers 4 Carers, the Mayor of Lambeth's Charity of the year in 2017, and Nubian Jak, the charity responsible for African and Caribbean War memorial on Windrush Square, both occupy offices on half of the second floor, alongside a brand communications agency. Until summer 2021, the entire top floor of the building was the head office of Groundswell Network Support UK, a national homeless charity.

Carbon reduction

Since 2014 the charitable company has used only 100% renewable electricity. It is constantly implementing measures to use less water and electricity, for instance by retrofitting LED lighting, and by increased use of occupancy sensors and timed switches. Heating throughout the building is electric, (except for the PCC's space which uses gas). The building has a high 'thermal mass' and has been slow to heat in the winter when unoccupied.

Living wage

The charitable company has been an accredited living wage employer since 2018, paying all staff and contractors a London Living Wage, as calculated by the Living Wage Foundation.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Financial review

The Statement of Financial Activities set out on page 7 of the financial statements shows how the charitable company's incoming resources have been expended in the year ended 31 December 2020.

Total incoming resources amounted to £270,311 (2019: £275,182). Resources expended amounted to £245,863 (2019: £223,265) on charitable activities. The resulting surplus for the year was £24,448 (2019: £51,917).

The Balance Sheet set out on page 8 of the financial statements shows the financial position of the charitable company at 31 December 2020.

No further monies were committed to leasehold improvements during the year. After deducting the charge for depreciation, the net book value of fixed assets amounted to £48,050.

The current assets and current liabilities amounted to £141,388 and £125,138 respectively. The net assets amounted to £64,300, which are represented entirely by a surplus on the unrestricted funds of £64,300.

In 2012, the Trustees stated that there was a significant uncertainty about the ability of the charitable company to continue as a going concern. Nine years on, the Trustees are now confident about the charitable company's ability to continue as a going concern. Government grants have allowed the charitable company to remain solvent throughout the COVID-19 pandemic, and the charitable company is now well placed to welcome new tenants and visitors.

Notwithstanding this, the Trustees have considered future cash flows, its tenants and activities which continue to become more established in the building. In view of the steps taken, they consider it appropriate to prepare the financial statements on a going concern basis.

Reserves policy

The charitable company's long term reserves policy is to regain enough reserves to cover unexpected needs. The charitable company had free reserves of £16,250 as at 31 December 2020.

Risk factors

The Board of Trustees is aware of its responsibility to ensure that the major risks to which the charity is exposed are identified and to establish systems to mitigate those risks. Trustees continue to review controls and systems, to mitigate any current and future external and internal risks that the charitable company might face.

Future Plans

The Trustees plan to continue to let the building's offices and spaces to a mix of charities, social enterprises and commercial tenants, and to use the rent payments to repair and maintain the historic building.

Fundraising report

The charitable company did not fundraise during the year.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Statement of Trustees' responsibilities

The Trustees, who are also the directors of St Matthew's Church Brixton PCC Building Management Charity for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees' report was approved by the Board of Trustees.

Rev Dr S Sichel

Trustee

Dated: 28 October 2021

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

I report to the Trustees on my examination of the financial statements of St Matthew's Church Brixton PCC Building Management Charity (the charitable company) for the year ended 31 December 2020.

Responsibilities and basis of report

As the Trustees of the charitable company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement - matter of emphasis

Since the charitable company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW (Institute of Chartered Accountants in England and Wales), which is one of the listed bodies.

In carrying out my examination, I have considered the adequacy of the disclosures made in note 1 to the financial statements concerning the charitable company's ability to continue as going concern. At 31 December 2020, the charitable company had net current assets of £16,250, however this is predominately as a result of receiving Coronavirus Community Support Fund grant income of £67,860. There is a further £7,540 to be received in 2021 but this will not cover the charitable company's day to day expenditure alone. Since the year-end, the charitable company has lost a further key tenant and continues to be impacted by the Coronavirus pandemic. The Trustees have taken active steps to cut costs, access government reliefs, obtain financial support and find new tenants in order to continue operating. However, if new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern. The financial statements do not include the adjustments that would result in the charitable company is unable to continue as a going concern.

I confirm that no other 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 charitable company as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

INDEPENDENT EXAMINER'S REPORT (CONTINUED)

TO THE TRUSTEES OF ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

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.

Use of this report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My independent examination work has been undertaken so that I might state to the charitable company's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Hannah Sibley FCA

The Institute of Chartered Accountants in England and Wales (ICAEW)

Independent Examiner

Citroen Wells

Devonshire House

1 Devonshire Street

London

W1W 5DR

Dated: 28 October 2021

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Total 2019 £
Income from:					
Other income	2	79,682	-	79,682	-
Other trading activities	3	190,627	-	190,627	275,162
Investments	4	2	-	2	20
Total income		<u>270,311</u>	<u>-</u>	<u>270,311</u>	<u>275,182</u>
Expenditure on:					
Charitable activities	5	240,863	5,000	245,863	223,265
Net income/(expenditure) for the year/ Net movement in funds		29,448	(5,000)	24,448	51,917
Fund balances at 1 January 2020		34,852	5,000	39,852	(12,065)
Fund balances at 31 December 2020		<u>64,300</u>	<u>-</u>	<u>64,300</u>	<u>39,852</u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020 £	£	2019 £	£
Fixed assets					
Tangible assets	9		48,050		64,561
Current assets					
Debtors	10	58,560		51,945	
Cash at bank and in hand		82,828		74,529	
		<u>141,388</u>		<u>126,474</u>	
Creditors: amounts falling due within one year	11	<u>(125,138)</u>		<u>(151,183)</u>	
Net current assets/(liabilities)			16,250		(24,709)
Total assets less current liabilities			<u>64,300</u>		<u>39,852</u>
Income funds					
Restricted funds			-		5,000
Unrestricted funds			64,300		34,852
			<u>64,300</u>		<u>39,852</u>

The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2020.

The directors acknowledge their responsibilities for ensuring that the charitable company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The member has not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 28 October 2021

Rev Dr S Sichel
Trustee

Company Registration No. 02880299

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

Charity information

St Matthew's Church Brixton PCC Building Management Charity is a company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company. St Matthew's is also a registered charity in accordance with the Charities Act 2011. The registered office is St Matthew's Church, Brixton Hill, London, SW2 1JF. The nature of the charitable company's operations and principal activities are set out in the Trustees' Annual Report.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charitable company is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At 31 December 2020, St Matthew's had net current assets of £16,250, however this is predominately as a result of receiving Coronavirus Community Support Fund grant income of £67,860. There is a further £7,540 to be received in 2021 but this will not cover the charitable company's day to day expenditure alone.

Since the year-end, the charitable company has lost a further key tenant and continues to be impacted by the Coronavirus pandemic as set out in the Trustees' Annual Report. This has had a significant financial impact on incoming resources and the financial viability of the charitable company.

In order to enable the charitable company to meet its obligations as they fall due, the Trustees have reacted quickly to the ever-changing situation and taken active steps to cut costs, access government reliefs, obtain financial support and find new tenants in order to continue operating.

If new tenants are not secured and the Trustees are unable to obtain further financial support from other sources, these conditions would indicate the existence of a material uncertainty about the charitable company's ability to continue as a going concern.

Notwithstanding this, the Trustees have considered the future cash flows and in view of the steps taken as set out above, they consider it appropriate to prepare the financial statements on a going concern basis.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.4 Income

All incoming resources are recognised when the charitable company is legally entitled to them, the amounts can be measured reliably, and it is probable that income will be received.

Income from government grants, is recognised when the charitable company has entitlement to the funds and any performance conditions attached to the grants have been met.

Rent receivable is stated net of VAT.

Investment income is recognised on a receivable basis.

1.5 Expenditure

Resources expended are included in the statement of financial activities on an accruals basis.

Expenditure on charitable activities comprises expenses incurred in pursuance of the charitable company's principal activities.

Governance costs, which are included in expenditure on charitable activities, are those incurred in the governance of the charitable company and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently stated at cost less accumulated depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Hub equipment	7 years on a straight line basis
Leasehold land and buildings	10 years on a straight line basis
Other fixtures, fittings and equipment	25% per annum on a reducing basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Impairment of fixed assets

At each reporting end date, the charitable company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the charitable company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

1.8 Cash and cash equivalents

Cash and cash equivalents include deposits held at call with banks.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.9 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

No liability arises as the charitable company's charitable activities are exempt from corporation tax.

1.11 Employee benefits

Termination benefits are recognised immediately as an expense when the charitable company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

2 Other income

	2020 £	2019 £
UK Government grant income	79,682	-

During the year, the charitable company received £67,860 Coronavirus Community Support Fund grant from the Department of Culture, Media and Sport through the Heritage Lottery Fund. This amount was unrestricted and intended to support charitable organisations to cover their ordinary operating costs. The charitable company also received a £11,822 Coronavirus Job Retention Scheme grant from the UK Government. This amount was unrestricted and intended to support the charitable company in ensuring it could pay salaries of staff members during the pandemic.

3 Other trading activities

	2020 £	2019 £
Rent and service charges receivable	190,627	275,162

4 Investments

	2020 £	2019 £
Interest receivable	2	20

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

5 Charitable activities

	2020 £	2019 £
Wages and salaries (incl. pension and social security)	33,519	33,650
Depreciation	16,511	25,729
Rent	4,621	4,621
Rates and water	10,931	15,101
Heat and light	20,359	34,722
Repairs and maintenance	14,768	43,879
Insurance	19,470	18,916
Telephone	760	565
Printing, postage and stationery	183	135
Cleaning and refuse	7,894	12,998
Security	1,680	5,655
Bad and doubtful debts	97,691	-
Irrecoverable VAT	3,527	9,819
Marketing, advertising and events	45	105
Legal and professional	2,701	5,466
Other costs	459	358
Computer expenses	534	-
	<u>235,653</u>	<u>211,719</u>
Governance costs (see note 6)	10,210	11,546
	<u>245,863</u>	<u>223,265</u>
Analysis by fund		
Unrestricted funds	240,863	213,265
Restricted funds	5,000	10,000
	<u>245,863</u>	<u>223,265</u>

6 Governance costs

	2020 £	2019 £
Independent examiners fees	6,500	5,850
Legal and professional	3,607	5,598
Bank charges	103	98
	<u>10,210</u>	<u>11,546</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

7 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

8 Employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Number of administration staff	1	1
	<u>1</u>	<u>1</u>
Employment costs	2020	2019
	£	£
Wages and salaries	30,500	32,025
Social security costs	2,104	787
Other pension costs	915	838
	<u>33,519</u>	<u>33,650</u>
	<u>33,519</u>	<u>33,650</u>

No employee received emoluments of more than £60,000 during the current or prior year.

9 Tangible fixed assets

	Leasehold land and buildings £	Other fixtures, fittings and equipment £	Total £
Cost			
At 1 January 2020	1,546,114	164,070	1,710,184
At 31 December 2020	<u>1,546,114</u>	<u>164,070</u>	<u>1,710,184</u>
Depreciation and impairment			
At 1 January 2020	1,495,686	149,937	1,645,623
Depreciation charged in the year	11,877	4,634	16,511
At 31 December 2020	<u>1,507,563</u>	<u>154,571</u>	<u>1,662,134</u>
Carrying amount			
At 31 December 2020	<u>38,551</u>	<u>9,499</u>	<u>48,050</u>
At 31 December 2019	<u>50,428</u>	<u>14,133</u>	<u>64,561</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

10 Debtors

	2020	2019
	£	£
Amounts falling due within one year:		
Trade debtors	38,273	23,247
Other debtors	-	6,152
Prepayments and accrued income	20,287	22,546
	<u>58,560</u>	<u>51,945</u>

11 Creditors: amounts falling due within one year

	Notes	2020	2019
		£	£
Other taxation and social security		12,062	-
Deferred income	12	6,249	15,555
Trade creditors		47,588	78,183
Other creditors		23,898	20,748
Accruals		35,341	36,697
		<u>125,138</u>	<u>151,183</u>

12 Deferred income

	2020	2019
	£	£
Rent and services charges received in advance	<u>6,249</u>	<u>15,555</u>

13 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total	Total
	2020	2020	2020	2019
	£	£	£	£
Fund balances at 31 December 2020 are represented by:				
Tangible assets	48,050	-	48,050	64,561
Current assets/(liabilities)	16,250	-	16,250	(24,709)
	<u>64,300</u>	<u>-</u>	<u>64,300</u>	<u>39,852</u>

ST MATTHEW'S CHURCH BRIXTON PCC BUILDING MANAGEMENT CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

14 Operating lease commitments

At the reporting end date the charitable company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2020	2019
	£	£
Rent	470,000	474,700
	<u>470,000</u>	<u>474,700</u>

The annual rent cost under the lease agreement for St Matthew's Church is "5% of net rents". The lease agreement expires in 2120. Accordingly, the outstanding lease commitment has been estimated based on an annual charge of £4,700, over the remaining 100 years of the lease. As annual rent may vary, the actual rent payable may differ to the estimate of £4,700.

15 Related party transactions

The remuneration of key management personnel, who are not Trustees, during the year was £33,519 (2019: £33,650).

Resources expended for the year ended 31 December 2020 include provision for rent payable to the Diocese of £4,621 (2019: £4,621). The accumulated provision at 31 December 2020 amounted to £28,863 (2019: £24,242).

At the year-end, the charitable company owed the Diocese £4,178 (2019: £80) for income collected on its behalf, which was repaid in April 2021.