

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF GREAT STANMORE

England & Wales - Charity number 1127658

Details

Other names ST JOHN'S PCC, STANMORE

Status Registered

Legal form Previously excepted

Registered 2009-01-21

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

Contact

Address The Parish Office
Old Church Lane
Old Church Lane
Stanmore
HA7 2QX

Phone 020 8954 7064

Email parish@stjohnschurchstanmore.org.uk

Website www.stjohnschurchstanmore.org.uk

Activities

Objects: Promoting in the ecclesiastical parish the whole mission of the Church.

Activities: St John's is a Church of England parish church in Stanmore. Weekly services take place on Sundays (8am & 9.30am) and Tuesday (10.30am). We have a thriving Junior Church, a Youth Group, Parent & Toddler Group and Tea & Chat (a group for older people). Major festivals such as Christmas, Easter and Pentecost are celebrated during the year. Baptisms, weddings and funerals also take place.

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space, Provides Services, Acts As An Umbrella Or Resource Body
- **What:** Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, The General Public/mankind

Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL.
- Harrow

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£559,231	£223,498	£3,284,071	1
2024-12-31	£241,354	£226,819	-	-
2023-12-31	£225,958	£203,821	-	-
2022-12-31	£212,787	£182,292	-	-
2021-12-31	£172,009	£153,793	-	-

Trustees

Name	Role	Appointed
Rev Matthew Stone	Chair	2014-07-10
Adeyemi Frederick Oshunniyi		2020-10-04
BEVERLEY MCKEON		2014-04-27
Dr Maduagwu Ogbenna Oji		2024-04-28
Graham Nicholson		2021-04-25
Jacqueline Peters		2025-04-27
Jane Louise Prentice		2026-04-26
Jennifer Ellen Neve		2021-04-25
Jonathan Peter Lawford		2026-04-26
Josephine Ann Clark-Waymouth		2026-04-26
MARK THOMAS LYNCH		2026-04-26
Mark Griffiths		2025-04-27
Nancy Pillay-Newton		2025-04-27
Nina Simona Nolan		2024-04-28
Pamela Marion Curran		2019-04-28
Rev Irene Ann Lawrence		2026-05-31
Rev Rachel Susan Phillips		2026-03-15
Robert Edward Williams		2026-04-26
Samuel George		2024-04-28
Shaun William Knevett		2025-04-27
Susan Bridgette Jones		2026-04-26

Accounts

**The Parochial Church Council
of the Ecclesiastical Parish of
St John the Evangelist, Great Stanmore**

Otherwise known as: **St John's Church PCC, Stanmore**

**Annual Report
and
Financial Statements
for the year ended 31st December 2025**

**Presented to the Annual Parochial Church Meeting
26th April 2026**

Rector

The Revd Matthew Stone
The Parish Office
Old Church Lane
Stanmore
Middlesex, HA7 2QX

Registered Charity Number 1127658

ST JOHN'S CHURCH PCC, STANMORE

FOR THE YEAR ENDING 31ST DECEMBER 2025

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Trustees Report of the Parochial Church Council for the year 1st January to 31st December 2025

Administrative Information

St John the Evangelist, Great Stanmore, is situated on Church Road, Stanmore. It is part of the Willesden Episcopal Area of the Diocese of London within the Church of England. Contact details: The Parish Office, Church House, Old Church Lane, Stanmore, HA7 2QX. Telephone number 020 8954 7064. Email parishoffice@stjohnschurchstanmore.org.uk
Website: <http://www.stjohnschurchstanmore.org.uk/>

The Parochial Church Council (PCC) of St John the Evangelist, Great Stanmore, is a registered charity. The number is 1127658.

PCC Members (Trustees)

The Members of the PCC are the trustees of the charity. During the year, the following served as members of the PCC:

Rector: The Revd Matthew Stone – Chair

Churchwardens: Mrs Pamela Marion Curran – Vice Chair (until 27th April 2025)
Mr Graham Nicholson - Vice-Chair (from 27th April 2025)

Deanery Synod Representatives:

	<u>End of Term</u>
Mrs Beverley McKeon	30 th June 2026
Miss Lauren McKeon	30 th June 2026
Mr Adeyemi Frederick Oshunniyi	30 th June 2026

Elected Members:

<i>Mr Nigel Bayliss</i>	<i>retired APCM 2025</i>
<i>Mr Mark Lynch</i>	<i>retired APCM 2025</i>
<i>Ms Jennifer Ellen Neve</i>	<i>(See below)</i>
<i>Mrs Jane Prentice</i>	<i>retired APCM 2025</i>
Mrs Sylvia Daniels	to retire APCM 2026
Mr David Galt	to retire APCM 2026
Mr Maurice Anthony Murphy	to retire APCM 2026
Dr Lorna Wyon	to retire APCM 2026
Mr Samuel George	to retire APCM 2027
Dr Maduagwu Ogbonna Oji	to retire APCM 2027
Mrs Nina Simona Nolan	to retire APCM 2027
Mrs Beverley Ann Singleton	to retire APCM 2027

Mr Mark Griffiths (from 27 th April 2025)	to retire APCM 2028
Mr Shaun Knevett (from 27 th April 2025)	to retire APCM 2028
Mrs Jacqueline Peters (from 27 th April 2025)	to retire APCM 2028
Mrs Nancy Pillay-Newton (from 27 th April 2025)	to retire APCM 2028

The Revd Rachel Susan Phillips (from 15th March 2026)

St John's Church PCC, Stanmore

Ex-officio: The Revd Wendy Wall – Assistant Curate (until 25th May 2025)

Co-opted: Ms Jennifer Ellen Neve (from 27th April 2025)

Bankers:

- Barclays Bank PLC, 126 Station Road, Edgware, Middlesex, HA8 7RY
- CCLA Investment Management Limited, One Angel Lane, London, EC4R

Auditors:

- KPSR LLP, Chartered Tax Advisors, Chartered Accountants & Registered Auditors. 58 High Street, Pinner, Middlesex, HA5 5PZ

Charity Commission Correspondent:

- The Revd Matthew Stone
Church House, Old Church Lane, Stanmore, Middlesex, HA7 2QX
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Structure, Governance and Management

The PCC is a body established by the Church of England. The PCC operates under the Parochial Church Councils (Powers) Measure 1956. The method and appointment of PCC members is set out in the Church Representation Rules.

The PCC was registered with the Charity Commission on 21st January 2009 under the full title of "The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Great Stanmore" with a working name of "St John's PCC, Stanmore" (No. **1127658**). The members of the PCC are the trustees of the charity.

All regular Church attendees are encouraged to register on the Electoral Roll and stand for election on to the PCC to serve as a Churchwarden, Deanery Synod Representative or PCC Member. In 2025 the Electoral Roll was revised. We are very keen to ensure those elected fully represent the congregation.

- Churchwardens serve a one-year term of office.
- Deanery Synod Representatives serve a three-year term of office. The current triennium began on 1st July 2023 and will end on 30th June 2026. The number of permitted representatives is based on the number of people on the Electoral Roll. St John's Church is currently allowed 3 representatives.
- At St John's Church, PCC members serve a three-year term of office and then 'retire' for a period of twelve months before they can seek re-election. This retirement policy, allowed for in the Church Representation Rules (CRR M16 (7) and (8)), was most recently reconfirmed at the Annual Parochial Church Meeting held on 27th April 2025.

PCCs can appoint co-opted members who can be clerical or lay because they have a particular role or skill. If this happens, the total number co-opted must either be fewer than one-fifth of the elected members on the Council, or two, whichever is the greater. The PCC co-opted Ms Jennifer Neve to continue in her role as PCC Treasurer.

St John's Church PCC, Stanmore

The Standing Committee is the only committee legally required. It has power to transact business in between PCC between meetings, subject to any directions given by the PCC. Five PCC Members were appointed to the Standing Committee, but it did not need to meet in 2025.

Aims and Purposes

The PCC has the responsibility of co-operating with the Rector, the Revd Matthew Stone, in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has the responsibility for the maintenance of the Church Building, Churchyard, Old Brick Church, Church House, Church Field, Church House Cottage, Hollond Lodge and St John's House (16 The Chase).

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of the church family. This is underpinned by our Mission Statement: "Drawn together by Christ's love, we seek by his grace to live out his commandments to love the Lord our God with all of our being and to love everyone we come across as we love ourselves."

We are a friendly and welcoming church and hope all who attend will feel they belong to our church family. Our services and worship seek to put faith into action through prayer and scripture, music and sacrament.

When planning our activities for the year, the Rector and PCC have considered the Charity Commission's guidance on public benefit, and particularly the supplementary guidance to charities for the advancement of religion. Specifically, we try to enable ordinary people to live out their Christian faith through:

- Worship, prayer, learning about the Gospel & developing knowledge and trust in Jesus,
- Provision of pastoral care for people living in the parish,
- Missionary and outreach work.

An important (and essential) part of each PCC Meeting were the discussions about our mission strategy, and in particular what responses we might make to "Listening to London, Listening to God" – the new collective vision for the Diocese of London.

After extensive consultations in 2019, to which we contributed, the Diocese identified four ambitions: Confident Disciples, Compassionate Communities, Creative Growth and Connected Young People. A report of our PCC discussions on mission and other work can be found on pages A9-15.

Church Attendance

There are 178 parishioners on the new Church Electoral Roll, 63 of whom are resident in the parish, and 115 of whom are not resident in the parish.

The average weekly attendance in church across all services, counted in October 2025, was 153 (120 adults, 33 children).

A link is always available from the website to facilitate access to the weekly Church of England's 'worship at home' service for those who need it, although we are not aware of any church members who use it currently.

Achievements and Performance

Worship and Prayer, Discipleship and Pastoral Care

An 8am Holy Communion and 9.30am Parish Communion take place every Sunday (on the first Sunday the Parish Communion is an All-Age Service). A monthly contemporary service 'Engage' takes place, except during August and December. A midweek service is held every Tuesday at 10.30am in the chapel.

In addition, the whole community worships together for major festivals, including Mothering Sunday, Easter Day, Dedication Festival, Harvest Festival and Christmas Day.

We hope our services enable attendees to draw closer to God, worship with one another, and be spiritually refreshed. All are welcome to attend. Refreshments are served after the Parish Communion (and All-Age Service) in Church House (or the Church after Engage) provided by our dedicated Café St Jean team.

To cater for the younger members of our Church community, we offer Junior Church on the second and fourth Sundays of each month. On the third Sunday afternoon of each month a Junior Church games session takes place. The children enjoy participating in the monthly All-Age Services held on the first Sunday in the month. The PCC paid for the Junior Church children to play crazy golf in September and to see 'Cinderella' at Radlett Theatre in December. Most weeks there are over 30 children in church which is very encouraging.

Our partnership with Stanmore Baptist Church remains important. In 2025 we jointly held a Shrove Tuesday Pancake Party. We were unable to hold a Light Party on Halloween and decided not to run a discipleship course as 2024 had been especially busy with three courses taking place. A Lent Course was held using the Diocese of London's 2025 material.

The church youth group continues to meet twice each term (in line with the wishes of the young people) and caters for those in Years 7-13. By the end of the year there were 15-20 young people attending regularly. Different activities were arranged including games, BBQ, Laser Tag and Ten Pin Bowling. The PCC contributed to cover the costs of the outings.

The annual Battle of Britain Service took place on Sunday, 21st September. The attendance included the Mayor of Harrow, Representative Deputy Lieutenant along with large numbers of ATC cadets and others from across the borough. The sum of £187.50 was collected during the service and split equally between Bentley Priory Museum, the RAF Benevolent Fund and the Royal Air Forces Association. Refreshments were provided in Church House after the service.

A Memorial Service took place on All Souls' Day (2nd November) to which the families of those who have received our funeral ministry across 2023, 2024 and 2025 were invited. The sum of £362.50 was collected during the service to support the work of Bereavement Care. Refreshments were provided in Church House after the service.

A very well attended Act of Remembrance took place at the War Memorial in the Churchyard on Remembrance Sunday (9th November). The PCC paid £125 to have The Last Post and Reveille played on the trumpet.

St John's Church PCC, Stanmore

Our catering team provided a delicious Pre-Lent Lunch, Brunch and Christmas Afternoon Tea. In July, to coincide with the 175th anniversary of the consecration of St John's Church, a BBQ was held with bouncy castle and slide hired to entertain the children.

The children from St John's Church of England School attend a service at least termly (Easter, end of term in July, Harvest and Christmas). There was also a Key Stage 2 School Carol Service. The clergy also deliver regular collective worship in school as well as Key Stage Year Group Eucharists.

The Clergy enjoy good relationships with several other local schools: Aylward Primary School, Avanti House Secondary School, Bentley Wood High School, North London Collegiate School, Stanburn Primary School, Stanmore Montessori and Whitchurch Primary School. Different year groups from each of these schools visit the church during the year. The clergy deliver termly assemblies in Aylward Primary School.

During 2025 the church was used for:

- **11** (6) baptisms mostly taking place within the Parish Communion,
- **8** (0) children were admitted to Holy Communion before confirmation,
- **13** (0) candidates for confirmation,
- **1** (2) wedding,
- **0** (0) wedding blessing after civil marriage,
- **8** (5) funerals were held in church, a further **3** (7) were conducted at local crematoria,
- **8** (5) interments of ashes took place in the churchyard.

(numbers in brackets relate to 2024)

The Rector, Assistant Curate and PCC are committed to the pastoral care of all people in the parish of St John's. Holy Communion was taken regularly to 3-4 housebound parishioners (and others as and when required) by a commissioned team of lay people in addition to the Rector and Assistant Curate. The Rector and Assistant Curate make time to visit parishioners at home or in hospital with the assistance of the Licensed Lay Ministers, Pastoral Assistant and Bereavement Visiting Team.

In addition to worship, spiritual growth is encouraged through three Home Groups based in Bushey, Hatch End and Stanmore which meet regularly. There is also a monthly prayer group and an online reading the Bible in a year group.

The Rector discusses the workload and fabric priorities regularly with the Assistant Curate, Churchwardens, Treasurer, Deputy Wardens and Parish Administrator to ensure these important areas are kept up to date.

The achievements of the PCC are only possible because of the large number of volunteers who give generously of their time and energy. Volunteers undertake a wide variety of tasks including (but not restricted to) membership of the various committees and visiting teams, stewardship of buildings, stewardship of finances, choir & music, children's & youth work,

St John's Church PCC, Stanmore

Little Fishers, Tea & Chat, flower arranging, music, gardening, welcome team and bell ringing - amongst many others. The PCC gratefully acknowledges all these contributions.

Missionary and Outreach Work

During the course of the year the PCC decided to make the following donations:

Bereavement Care	£200
Flyspec	£2,000
Mission to Seafarers	£2,000
St John's C of E School	£1,000
Transforming Lives for Good (TLG)	£900
Total	£6,100

Risks

The trustees confirm that the major risks (namely financial, health & safety and safeguarding) as identified by the trustees, to which the charity is exposed, have been reviewed and systems or procedures have been established to manage those risks.

Safeguarding and Clergy Discipline

The PCC have complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 in relation to having due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding remains a substantive item on each PCC agenda, and we use the Church of England's Safeguarding Dashboard. A Safeguarding Sunday service was held on 16th November 2025.

The Revd Matthew Stone
Rector

Harrow Deanery Synod Report

The Deanery Synod met three times in 2025.

The first meeting took place at St Peter's West Harrow on 4th February. The Revd Jon Lindsay-Scott (Vicar) welcomed synod members, guests and led us in worship. The Revd Matthew Stone (Area Dean) conducted brief Synod business including welcoming the Revd Irene Lawrence and reviewing deanery vacancies. This was followed by updates from Diocesan and General Synods.

The main part of the meeting focused on the return of the Willesden Area Roadshow led by Bishop Lusa, Archdeacon Catherine, and the Directors of Mission and Ministry. They reminded Synod members of the Diocesan Vision and how in Willesden there is an overwhelming desire to create a culture of leaning into being intergenerational, intercultural and missional.

Our second meeting on 10th July, at St Paul's South Harrow, began with Evening prayer led by The Revd Steve Taylor (Joint Vicar), followed by an introduction to the church and worship.

The focus of the evening was churches and disability, led by the Revd John Beauchamp, Diocesan Disability Ministry Enabler. John noted that while some churches are well equipped,

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there is always room for improvement. He emphasised the responsibility to ensure that buildings and services are accessible and inclusive for all. There are many things we can each do, John encouraged us to start by looking at the easy wins, and pointed those present to accessible resources to assist in this.

This was followed by a short presentation of the Ministry Experience Scheme, a review of deanery accounts, and four applications with presentations of £1000 Mission Fund Grant. All four applications were successful: St Anselm, Hatch End to improve the sound system; St Peter West Harrow towards "Bubble Church"; St Anselm Belmont for improved signage; St Mary Kenton towards the Mission Experience Scheme. Further Synod business included welcoming new clergy, celebrating the newly ordained priests, Diocesan and General Synod Reports, Confirmation of elections (Emma Webber as Honorary Secretary, Graham Hamwijk as Foundation Governor Holy Trinity School Northwood, Graham Nicholson and Marjorie Mott as foundation governors of St John's School, Stanmore. Following the meeting Mike Still was elected as a clergy representative on the Deanery Standing Committee. Robert May was thanked for over 16 years of exemplary service as deanery secretary.

Our final meeting of the year began with refreshments and student led worship at Holy Trinity School, Northwood on 4th November. The choir were from Holy Trinity, the orchestra from St John's School Stanmore. This was followed by a welcome and introduction to the new grouping of four local C of E Schools through the Ecclesia Partnership.

This was followed by presentations by four local speakers on Embracing Interculturalism looking at welcoming, openness, diversity, learning from one another and mission. This section was concluded by a time of questions to the panel. And the meeting was then concluded with news of the Bishop of London consultation, and a request for Carollers at St Lukes Hospice.

*The Revd Emma Webber
Honorary Secretary*

Church House

During 2025 Church House generated income of £56,464 (2024 £64,286). The income is generated through a mixture of regular bookings and one-off bookings. In 2025 there were 55 one-off bookings (2024 – 44).

The number of non-church groups using Church House in 2025 reduced leaving the following regular hirers:

1. London Sport Alliance (Monday, Wednesday and Thursday evening)
2. Metropolitan Police Cadets (Tuesday evening)
3. Rainbows/Brownies/Guides (Friday evenings during term time)
4. Stanmore Montessori (Monday to Friday during term time)

A hiring agreement is signed on an annual basis with each regular hirer, apart from Stanmore Montessori where the legal instrument in place is a lease. The lease was renewed for a further five years in 2024. Each group that works with children and young people is asked to submit

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a copy of their latest safeguarding policy on an annual basis along with their current insurance certificate.

A robust booking system for hiring Church House on a one-off basis has been in place since 2014 and is reviewed annually by the PCC. The booking system is administered through the Parish Office. This ensures we maintain a professional and consistent approach towards all bookings.

Terms & Conditions of hire are also in place for all Church House users (both regular and one-off). These include reference to the hirer putting in place their own safeguarding procedures if children will be on the premises during their booking, food hygiene/allergy information, insurance cover and risk assessments. All hirers of Church House must sign a booking form which confirms their agreement to these Terms & Conditions.

The current pricing structure for one-off bookings was reviewed and has remained unchanged since 2023:

One-Off Bookings

£85 per hour (daytime)

£110 per hour (after 6pm)

£250 Good Conduct Deposit payable every time

Engagement Parties/Wedding Receptions

£2,500 for the day

£500 Good Conduct Deposit payable every time

An appointed keyholder oversees one-off bookings. They are paid a fee of £25 (£50 for an after 9pm finish) per booking for providing a service to handover the premises to a one-off hirer. The keyholder is not an employee but rather a contractor who submits invoices for their services. The handover covers defibrillator location, emergency evacuation routes, fire extinguishers' locations, health & safety, safeguarding and security, as well as the practical elements of using the premises (e.g. how to operate the heating). At the end of the booking, the keyholder returns to Church House to ensure the premises are left clean and tidy before locking up.

Church House remains first and foremost the church hall for St John's Church and priority will always be given to church groups/activities ahead of one-off bookings.

The following church groups use the premises on a regular basis:

1. Junior Church (including the monthly games session)
2. Little Fishers Parents & Toddler Group
3. Tea & Chat

It was also pleasing to host four church 'events' during the year: Pre-Lent Lunch (16th February), BBQ (20th July), Brunch (14th September) and Christmas Afternoon Tea (14th December). These are popular events with delicious food.

Karen Stirrup
Parish Administrator

St John's Church PCC, Stanmore

PCC Secretary's Report

The PCC met seven times in 2025: 13th February 25th March 27th April, 21st May, 16th July, 30th September and 26th November. All meetings were held in Church House.

Attendance at PCC meetings measured as a percentage was 79% (2024 - 66%) across the year. At every meeting apart from April, PCC Members received an update on the financial position to the end of the previous month. Updates on fabric matters, safeguarding and mission remained substantive agenda items.

As St John's Church is a registered charity, PCC Members were reminded on two occasions in the year of their obligations as trustees, especially the responsibility to ensure our 'charity' is operated in a way that carries out its purposes in respect of public benefit. PCC Members are confident that they have done this. New PCC Members complete a Trustee Declaration as part of the nomination process and existing PCC Members are asked to review their declaration annually.

PCC meetings are always efficiently organised with the agenda, minutes, financial information and other papers being circulated electronically at least one full week ahead of each meeting. This gives PCC Members the opportunity to read the papers in advance so they can prepare. Whilst PCC Members view the papers online to save printing and environmental costs, hardcopies of the agenda, minutes and financial information are placed in the church porch for others to read to ensure transparency and accountability.

PCC Members are invited to declare any interests (financial or otherwise) at the beginning of each meeting and withdraw whilst the conflicted item is discussed. Draft minutes are usually circulated within 48 hours of the meeting to enable action points to be taken forward promptly. Financial information is circulated monthly to PCC Members in between PCC meetings to ensure they are kept up to date.

As other reports will invariably contain business that has been transacted by the PCC during the year, this report will be focused only on matters that are unlikely to appear elsewhere.

February

- Noted that the Harrow Church Schools' (Church of England and Roman Catholic) Annual Voluntary Aided Carols Service was held at St John's Church on 9th December 2024.
- Noted the attendance across our Christmas services in 2024 was 662 (2023 = 558).
- Agreed that a Pre-Lent Lunch could take place in Church House on 16th February. A Temporary Events Notice was obtained as a glass of wine was included in the price of the adult tickets.
- Agreed that Firm Foundation would be this year's Lent Appeal beneficiary.
- The annual subscription to Bereavement Care was renewed at a cost of £200.
- Discussed the arrangements for the Annual Parochial Church Meeting to be held on 27th April. 2025 was to see the complete renewal of the Electoral Roll for all Church of England parishes. This happens every six years. New GDPR forms will be obtained as part of the application process.
- Confirmed the appointment of Dr Alex Veal of Art Architects as the new Quinquennial Inspector (QI). The previous QI, Charles Sheppard, had retired after 20 years' service. A letter was written to thank Mr Sheppard for his service.
- Noted that the London Borough of Harrow's brown bin subscription for 2025/2026 was renewed at a cost of £69.

St John's Church PCC, Stanmore

- Noted that Shaun Knevett has passed the Level 2 Food Safety & Hygiene Course.
- Agreed that the prayer ministry team and kneeling to receive communion at the main altar rail would be reinstated. Both had been held in abeyance since the pandemic. Training will be arranged for prayer ministry team members.

March

- The Church Field maintenance contract was renewed for a further 12 months.
- The 2024 Accounts were approved following the independent examination, and the 2024 Annual Report was noted in preparation for the Annual Parochial Church Meeting to be held on 27th April.
- The PCC recorded its thanks to Shaun Knevett and his team for organising a very successful Pre-Lent Lunch on 16th February.
- Noted the planning application for the proposed development of the Old Rectory site (planning reference PL/0390/23) to create "58 room world-class, post-operative physical rehabilitation centre" had been updated. The PCC objected in late 2023 because of the lack of car parking spaces.
- Congratulated the Assistant Curate, the Revd Wendy Wall, on her appointment as Vicar of St John's Greenhill (Harrow) with effect from 17th June 2025. Her last Sunday at St John's Stanmore would be 25th May 2025.
- Agreed that a Parish BBQ could take place on 16th July to celebrate the 175th anniversary of St John's Church. A Temporary Events Notice was obtained as a glass of alcoholic punch was to be included in the price of the adult tickets. Inflatables were hired for the children.
- Noted the retirement of Mrs Jo Hester, Headteacher of St John's Church of England School at the end of the current school year, after 13 years of dedicated service.

April

- This very short PCC meeting took place immediately after the Annual Parochial Church Meeting.
- All new PCC Members completed Trustee Declarations and HMRC 'Fit and Proper Person' forms. Existing PCC Members were asked to complete both forms if their circumstances had changed since they last completed them.
- Review the Public Benefit statement.
- Confirmed the co-option of Jennifer Neve (Treasurer) onto the PCC for the next 12 months. Ms Neve will be eligible to stand for election at the 2026 Annual Parochial Church Meeting.
- Various appointments were made: Vice-Chair, Treasurer, PCC Secretary, Electoral Roll Officer, Deputy Wardens, Stewardship Recorder and Standing Committee members.
- The signatories on the various bank accounts were re-confirmed, together with the arrangements for managing the funds held with CCLA Investment Management Limited.
- New PCC Members were informed of how the financial information is reported and the payment of bills.

May

- Noted that all regular users of Church House sign an annual hiring agreement, and they supply a copy of their current insurance certificate and, where appropriate, submitted a copy of the current safeguarding policy.
- Noted that the sum of £1,411 (incl. Gift Aid) had been sent to Firm Foundation representing money that had been given to support this year's Lent Appeal.

St John's Church PCC, Stanmore

- Noted the attendance across the Holy Week and Easter services in 2025 was 781 (2024: 724).
- Noted that the sum of £875 had been collected on 11th May 2025 to support Christian Aid (during Christian Aid Week that took place 11th to 18th May 2025).
- Noted that the Charity Commission annual return (and all Diocesan returns) were submitted on time.
- Noted that the London Borough of Harrow's notice advising an appeal had been submitted against their decision to refuse planning permission for the Old Rectory site. The proposal (submitted under reference PL/0390/23) was for the demolition of the Old Rectory and to erect a 'three story building (plus basement/lower ground floor) to accommodate a residential - physiotherapy led - rehabilitation facility.' The appeal was eventually dismissed.

July

- The booking arrangements for the hiring of Church House were reviewed. The 2026 hiring rates were approved together with an amended set of Terms and Conditions of Hire (which include matters of health and safety, food hygiene, risk assessments, safeguarding, security and Covid-19).
- Approved the annual PCC donations of £2,000 each to FlySpec and the Mission to Seafarers.
- Agreed various 'permissions' to enable certain church members to administer the chalice (in Church and at St John's School), lead holy communion by extension, take holy communion to the sick/housebound and preach.
- Appointed Charles Sheppard as a PCC Governor to St John's Church of England School.
- Agreed to the repair of the Church Field football goals. Cost £121.81.
- Agreed to the purchase of a new BBQ. Cost £339.89.
- Noted the renewal of the Parish Office telephone/broadband contract.
- Agreed to cover the cost of a meal for Jo Hester (retiring Headteacher of St John's Church of England School) with her husband at The Grove Restaurant, Harrow on the Hill. The bill came to £150.24.

September

- Noted the renewal of the Data Protection Fee with the Information Commissioner's Office (ICO) at a cost of £47. The Parish Administrator is listed as the Data Protection Officer. Registration is necessary because of the personal data that 'we' hold in respect of baptisms, weddings and funerals. Also, because of the video doorbell fitted to the main front door of Church House. Our two privacy notices (one for 'office holders', the other is 'general') were reviewed and ratified. Updated copies are on display in the church porch and on the website.
- Noted that the AGM of the Bell Ringers had taken place on 18th September 2025 in the Church.
- Noted that the Battle of Britain Service had taken place on 21st September. The Revd Peter Mackenzie, Vicar of St Edmund of Canterbury in Yeading, Area Dean of Hillingdon and Padre to Southall Air Cadets, delivered the sermon.
- Agreed to contribute £25 to the retirement collection for the Revd Prebendary Andrew Corsie, Director of Ministry for the Willesden Area.
- Noted the Harvest Festival would take place on 5th October. The Harrow Foodbank would again be supported, and church members were encouraged to donate financially and with produce.
- Noted that a Parish Brunch took place on 14th September during Café St Jean.

St John's Church PCC, Stanmore

- Agreed to cover cost of members of our Bereavement Visiting Team's attendance at Bereavement Care's 2025 annual conference (titled "Barriers to Resolving Grief"), which is taking place on 29th October 2025. Sylvia Daniels, Jean Orpwood and Bill Wyon to attend at a cost of £150.

November

- The Complaints Policy was reviewed and ratified.
- The Conflicts of Interest Policy was reviewed and ratified.
- The Finance Policy & Risk Assessment was reviewed and ratified.
- The Health and Safety Policy was reviewed and ratified.
- The Legacy Policy was reviewed and ratified.
- The Lone Working Policy was reviewed and ratified.
- The Reserves Policy was reviewed and ratified.
- The social media Policy was reviewed and ratified.
- The Emergency Plans folder for evacuating the church was reviewed. Folders are kept in the vestry, Parish Office and Rectory. Laminated copies of emergency evacuation instructions are also kept in the Rector's and Assistant Curate's stalls and the Churchwardens' pews.
- Noted the Archdeacon's Triennial Visitation took place on 7th October 2025, which check the records, registers, fabric, finance and safeguarding remain up to date. Also, the work being done by the Mission Action Groups is reviewed. There were no actions arising.
- Agreed to a temporary banner being fitted to the churchyard hedge for two weeks to advertise the Harrow Fireworks. A £100 donation was received from the organisers.
- Noted a memorial donation of £246.79 from the retirement collection after Mike Evens' funeral on 2nd October. The PCC agreed the money should go towards the replacement of equipment for Café St Jean.
- Noted the annual Deanery Choirs' Festival was held this year at St John's Church on 12th October 2025. The Revd Rachel Phillips played the organ, our Director of Music, Philip Rees, conducted a choir of approximately 80 children and adults who had come from several churches in the Harrow Deanery. The retiring collection totalled £375, £250 was sent to the Royal School of Church Music and we retained £125.
- Noted that a Memorial Service took place on 2nd November. The retiring collection of £362.50 was sent to support the work of Bereavement Care.
- Noted that £125 had been spent to cover the cost of the trumpeter to play at the Act of Remembrance held in the churchyard on 9th November.
- Agreed that a Christmas Afternoon Tea would take place on 14th December. A Temporary Events Notice was obtained as a glass of mulled wine was included in the price of the adult tickets.
- Approved a £250 bonus for the Parish Administrator.
- The PCC agreed to two Christmas trees being erected. The internal tree cost £79.99, the external tree cost £199.99. James Funeral Services kindly donated £245 towards the cost of the trees.
- Approved the additional parochial fees that would be payable in 2026 (eg organist, bell ringing).
- Agreed to purchase a new computer (with cloud-based software) for the Parish Office to replace the old computer. The cost of the new computer was £479 plus an annual subscription to have Microsoft Office (£33.12 in year one, but this will increase).

St John's Church PCC, Stanmore

Following the church burglary in December 2023, it has proved to be a very slow process to obtain replacement silver vessels, altar standing crosses (x 2) and matching candlesticks. It is hoped the replacements will be delivered in early 2026. There is now CCTV in place.

Karen Stirrup
Parish Administrator

Plans for the Future: Mission

The Diocese of London's current vision is as follows:



The PCC had been supporting four priority mission areas: children & young people, discipleship, environment and outreach until the July PCC meeting. It was decided to refresh the membership of each group and to focus on three areas: children & young people, discipleship and environment.

Some of the work discussed and actioned in 2025 is as follows:

Children & Young People

- Organised a Pancake Party with Stanmore Baptist Church on 4th March.
- Continued the 'Transforming Lives for Good' coaching programme in St John's School. Three church members are trained coaches and two of them supported children at St John's School (Year 4 and Year 6) across the school year. This involved weekly visits.
- Set up a third Junior Church Group to cater for Year 8s-Year 13s from September.
- Arranged trips to Adventure Golf and the pantomime in Radlett for Junior Church.
- Continued the youth work with two activities taking place each term. The new Year 7s joined in the Autumn Term. Average attendance 15-20. Our youth work is shared with Stanmore Baptist Church.

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- Developed the participation of children and young people playing in the band which leads the sung worship at the monthly 5pm service 'Engage'.

Discipleship

- Arranged a New Year Quiet Day held on 5th January.
- The monthly prayer group continued to meet.
- A three-session Lent Course was held which used material from the Diocese of London's Lent Course. Two sessions were held in Church House, the other on Zoom.
- The 'read the Bible in a year' group continued to meet throughout the year.

Environment

- LED lightbulbs are being fitted in the Wolstenholme Hall.
- Continued using compostable cups at certain times in the year when additional drinks were needed.
- Considered a report prepared by the Assistant Curate and a church member on the work undertaken over the past two years to explore alternative heating solutions.
- Applied successfully for 'National Net Zero Carbon Programme Stage One Preparatory Grant' which offers a package of "incubator-style" support that allow PCCs to develop a tailored practical path to Carbon Net Zero that works for their buildings and address the specific challenges they face.
- A Local litter pick took place on 25th March and 29th June.
- The churchyard grass was not cut in May as part of 'No Mow May' campaign which boosts biodiversity and supports pollinators.
- Promoted 'plastic-free July'.

The scope of work with local schools is as follows:

- Avanti House Secondary School
Year 10 (180 students) visited the Church in July to learn about aspects of Christianity as part of their GCSE RE.
- Aylward Primary School
Year 4 (90 children) visited the Church in March to learn about Easter. Year 3 (90 children) visited in October to learn about prayer. The Rector and Assistant Curate continued to deliver assemblies in school about Easter, Harvest and Christmas.
- Bentley Wood High School
Year 11 (240 students) visited in January and were taught about various aspects of Christianity as part of the GCSE RE.
- North London Collegiate School
Year 3 (50 children) from North London Collegiate School visited the Church in November to learn about what churches do.
- St John's School
Year 6 (60 children) visited the Church in June as part of a local history lesson. The new Year 6s (37 children) visited to learn about baptism in September. The whole school visit each term for a service. A Key Stage 2 Carol Service was held in December. The Rector and Assistant Curate deliver regular collective worship in school and a

St John's Church PCC, Stanmore

separate Eucharist was held for Years 3, 4, 5 and 6 in the Autumn Term. A Year 6 Leavers' Service was held in school in July.

- Stanburn Primary School
Year 4 (90 children) visited in January to learn about the significance of Jesus' death and resurrection.
The reception children (90 children) visited the Church in December to learn about Christmas.
- Stanmore Montessori
The Rector was invited to speak to the children about Christmas.

It has been another very busy year with lots of great things going on. Thank you to all those who work so hard to ensure the smooth running of St John's Church – far too many to name – but all equally valued and appreciated.

Karen Stirrup
PCC Secretary

Financial Review

1. A budget for 2025 was approved by the PCC on 26th November 2024.
2. A copy of the current budget is always displayed in the church porch. PCC Members also retain a copy.
3. The accounts are operated on an accrual's basis.
4. Total expenditure for the year was £223,498 compared to total income and unrealised gains of £559,231, resulting in a surplus of £335,732 (2024 - £14,535).

The significant surplus in 2025 arose due to the following non-recurring items:

- A one-off grant of £110,000 received from the Diocese of London relating to the sale of the former Rectory in 2017 (see '16' below),
 - A legacy of £200,000 received during the year (see '17' below),
 - An unrealised gain of £19,016 arising on the revaluation of investment shares to fair value (see '19' below).
5. Planned giving has decreased by £2,032 to £74,830 (2024 - £76,862). The total of all other donations has increased: £12,043 (2024 - £10,561).

However, some church members are supporting St John's Church financially using the contactless machine instead of by standing order/bank transfer. Across the year donations received using the machine were substantially higher than the amount of cash received using the 'plate'.

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Gift Aid is claimed on eligible amounts. The PCC claims additional Gift Aid through the Small Donations Scheme operated by the HM Revenue and Customs.

6. An annual 'thank you' letter was sent in respect of all regular donations received during the year.
7. Gift Aid recovered on eligible stewardship and donations amounted to £19,080 (2024 - £19,908) and related to donations received from January 2025 through to December 2025.
8. The annual donation from the historic Stanmore Charities totalled £5,457 (2024 - £5,103).
9. Additional income of £56,464 (2024 - £64,286) was generated from hiring Church House (our hall) which is represented as follows:

	Total (£)
Stanmore Montessori	34,229
Regular Bookings	4,410
One-Off Bookings x 55 (2024 = 44)	17,825
TOTAL	56,464

10. Rental income from Hollond Lodge and 16 The Chase totalled £33,875 (2024 - £32,225). Church House Cottage was let promptly from 2nd June 2025 after the Assistant Curate moved out on 28th May 2025. The gross rent paid across June to December totalled £11,200.

Agent fees, renewal fees, management fees and rent guarantee insurance (on 16 The Chase & Church House Cottage) totalled £5,790. Other professional fees incurred totalled £7,469 and included some professional fees connected to the stonework project.

The tenancy agreement at 16 The Chase was renewed for a further 36 months at £1,800pcm from 3rd March 2025.

11. A VAT claim of £455 (2024 - £539) was paid under the Listed Places of Worship Scheme <http://www.lpwscheme.org.uk/> in January 2025 and related to 2024.

This government funded scheme gives grants to cover the VAT element on repairs and maintenance to listed buildings in use as a place of worship. Examples include certain professional fees, the clock service, organ works, roofing works, fire extinguishers amongst many other items.

In addition, a grant of £2,680 was claimed at the end of 2025 in respect of professional fees connected to the stonework project. Two invoices were architect's fees, the other was a structural survey. See '10' above.

12. The PCC agreed to accrue £33,400 from the 2025 surplus:

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- £8,400 towards the 2025 Audit Fee,
 - £5,000 for Church House roofing costs (the same amount was accrued in 2024 but was unspent. There is now £10,000 set aside towards the cost of the roof maintenance),
 - £15,000 for Church House improvements.
13. The PCC agreed to pay £99,980 towards the Diocesan Common Fund which equated to 100% of the full costs. This sum includes the direct costs of parish ministry such as clergy stipends and housing, together with central Diocesan support costs, education and outreach.
14. General premises costs were £63,841 (2024 - £55,881). These are the running costs of the church and hall and include: cleaning, insurance, maintenance, utilities, removal of rubbish, gardening, together with the contract to keep Church Field tidy.
15. The full cost of employing our part-time Parish Administrator (15 hours per week) was £11,660 (2024 - £11,643). This amount includes salary, pension contributions.
16. A one-off grant totalling £110,00 was received from the Diocese of London. After the Previous Rector left in 2012, the Diocese made the decision to sell the Rectory (in Rectory Lane, Stanmore) as it was no longer considered appropriate for an operational property.

The policy at the time stated that the parish could apply for a mission-based grant for a % of the difference between what the now Old Rectory was sold for (£2,150,000 in February 2017) and what the new Rectory (Chambers Walk, Stanmore) was purchased for (£835,000 in October 2013). In 2025, the PCC applied to the Diocese asking if the grant could be used towards the stonework costs. As a suitable project had been identified, the Diocese paid the grant to the PCC.

17. Three legacies totalling £201,500 were received during the year:

- £1,000 Audrey Saker
- £500 Barbara Robbins
- £200,000 Diana Phillips

The following legacies have been received since 2014:

- 2014 Mary Webb - £5,945 (now held in a designated fund for the upkeep of her memorial stone and certain other churchyard works as agreed by the PCC). The original legacy was £5,000 as is held in a separate account with the CCLA which attracts quarterly interest.
- 2014 Alison Carey - £983 restricted for use by the choir (original legacy totalled £1,250. Some money has been spent on music books for the choir).
- 2021 Elizabeth Bowen - £7,650 (restricted for use by the bell ringers).
- 2021 Elizabeth Bowen - £7,650 unrestricted.

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- 2022 Patricia Stevens - £5,000 unrestricted (placed in the organ fund).
- 2022 Florence Anita Walton - £5,000 unrestricted (placed in the organ fund).
- 2023 Jenny Gurdon - £10,000 unrestricted (placed in a new designated fund for the replacement of the church heating).
- 2025 Audrey Saker - £1,000 unrestricted (to be placed in 2026 in a separate fund for use by Café St Jean).
- 2025 Barbara Robbins - £500 unrestricted (to be placed in 2026 in a separate fund for use by Café St Jean).
- 2025 Diana Phillips - £200,000 unrestricted (to be used towards the stonework costs and new heating system).

18. Surplus funds are transferred to the Central Board of Finance Church of England Deposit Fund (CCLA Account) when the balance in the Barclays current account becomes too high. The balance on the CCLA Account as of 31st December 2025 was £670,000 (2024 - £310,000). Interest of £23,884 was received (2024 - £16,028).

19. There is a holding of 897 investment shares with CCLA. In accordance with current accounting requirements, the investment is now shown at its fair value. As of 31 December 2025, the shares are valued at £19,912 (2024: £20,741). The increase in value compared with the historical cost of £897 gives rise to an unrealised gain of £19,016. This gain has not been realised in cash and is therefore recognised within the Statement of Financial Activities (SOFA). The PCC has no current plans to sell the shares.

20. The general (unrestricted) fund now totals £376,042 (2024 - £277,700).

21. Total Reserves £3,284,071 are held (2024 - 2,929,322).

22. The finance policy and risk assessment were reviewed last on 26th November 2025. Bills/invoices are settled by bank transfer with two signatories required for each payment.

23. The various funds are listed in Statement of Asset and Liabilities account. Where money has been given for a specific purpose, it is recorded in a restricted fund. We have several designated funds. These are amounts which have been set aside by the PCC for various purposes but unlike the restricted funds, they can be brought back into general funds.

The monies representing these funds are held in separate bank deposit accounts with the Central Board of Finance Church of England Deposit Fund.

24. There is a full list of the reserves in the notes to the accounts.

Reserves Policy

It is the policy of this church to hold as a minimum in reserve the equivalent of three months of general running costs (£50,000) and an additional three month's salary costs (£2,500). It is also our policy to hold £25,000 for any urgent building work that may arise during the year.

I should like to take this opportunity to thank the members of St John's who regularly support the mission and ministry of the church by their giving. Thanks also to those who have helped with the finances (e.g. bank signatories and banking) during the year.

Jennifer Neve
PCC Treasurer

Church Workers Pension Fund (CWPF) FRS102 Wording - December 2025 Year End

St John's Church participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections:
 - a) a deferred annuity section known as Pension Builder Classic, and,
 - b) a cash balance section known as Pension Builder 2014 (St John's Church)

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the

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Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2025: £491, 2024: £489).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as of 31st December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used.

At the most recent annual review effective 1 January 2026, the Board chose to grant a discretionary bonus of 10% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 1997 service so that the pension increase was also 10% (where usually it would be calculated based on inflation up to an annual cap of 5% for pensions in payment in respect of service prior to April 2006 and 2.5% for pensions in payment in respect of service post April 2006). This followed improvements in the funding position over 2025. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The Church of England Pensions Board has agreed that some employers could use assets in the DBS of the CWPF in lieu of contributions to Pension Builder Classic and/or Pension Builder 2014. You will see this information on your DBS statement which will be sent separately.

The next valuation is being carried out as of 31 December 2025.

The legal structure of the scheme is such that if another employer fails, St John's Church could become responsible for paying a share of the failed employer's pension liabilities.

This wording was supplied by the Church of England Pensions Board on 25th February 2026.

STATEMENT OF TRUSTEES RESPONSIBILITIES AND AUDITORS

The are responsible for preparing the Trustee's Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires them to prepare accounts for each financial year which give a true and fair view of the state of affairs of the incoming resources and application of resources of the for that year.

In preparing these accounts, they 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 accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the and enable them to ensure that the accounts comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution proposing that KPSR LLP be reappointed as auditor of the charity will be put at a General Meeting.

Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

Approved by the PCC of trustees on 16th April 2026 signed on its behalf by:

Matthew Stone
Matthew Stone (Apr 17, 2026 13:02:36 GMT+1)

**The Revd Matthew Stone
Trustee**

St John's Church PCC, Stanmore

**Statement of Financial Activities
For the period from 01 January 2025 to 31 December 2025**

	Unrestricted funds	Restricted funds	Total funds	Prior year total funds
Income and endowments from:				
Donations and legacies	307,530	(75)	307,455	107,335
Income from charitable activities	14,972	-	14,972	14,261
Other trading activities	57,815	-	57,815	71,504
Investments	68,988	-	68,988	48,253
Other income	110,000	-	110,000	-
Total income	559,306	(75)	559,231	241,354
Expenditure on:				
Expenditure on charitable activities	200,728	80	200,808	220,667
Other expenditure	22,690	-	22,690	6,151
Total expenditure	223,418	80	223,498	226,819
Net income / (expenditure) resources before transfer	335,887	(155)	335,732	14,535
Transfers:				
Gross transfers between funds – in	49,292	7,815	57,108	14,482
Gross transfers between funds – out	(57,109)	-	(57,109)	(14,483)
Other recognised gains / losses				
Gains/losses on investment assets	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	19,016	-	19,016	-
Net movement in funds	347,088	7,660	354,749	14,535
Reconciliation of funds				
Total funds brought forward	2,927,534	1,787	2,929,322	2,914,786
Total funds carried forward	3,274,623	9,448	3,284,071	2,929,322
Represented by				
Unrestricted				
General fund	376,042	-	376,042	277,587
Designated				
Church Heating Fund	-	-	-	(2,500)
Clergy Housing Fund	-	-	-	(4,159)
Legacies Fund	200,500	-	200,500	500
MWebb Legacy Fund	75	-	75	75
Organ repair Fund	112	-	112	(34,521)
Property Account Fund	2,680,000	-	2,680,000	2,680,000
Rectory Decoration Fund	-	-	-	(7,200)
Restricted Interest	17,892	-	17,892	17,750
Restricted				
Bell Ringers Fund	-	-	-	(7,586)
Great Stanmore Old Church Fund	-	-	-	(75)
Legacies Fund	-	7,650	7,650	7,650
Restricted Interest	-	1,677	1,677	1,677
Weber Grave Fund	-	120	120	120
Total Funds	3,274,623	9,448	3,284,071	2,929,322

St John's Church PCC, Stanmore
Balance Sheet (Summary)

	As at 31/12/2025	As at 31/12/2024
Fixed Assets		
Tangible Assets	2,680,000	2,679,971
Investments	19,913	-
	2,699,913	2,679,971
Current Assets		
Investments	-	897
Cash At Bank And In Hand	698,048	348,183
	698,048	349,080
Liabilities		
Creditors: Amounts Falling Due In One Year	33,900	22,316
Provision For Liabilities and Charges Due Within One Year	3,095	2,082
	36,995	24,398
Net current assets less current liabilities	661,053	324,682
Total assets less current liabilities	3,360,967	3,004,653
Liabilities		
Provision For Liabilities After One Year	76,895	75,331
	76,895	75,331
Total net assets less liabilities	3,284,071	2,929,322
Represented by		
Unrestricted		
Unrestricted - General Funds	376,042	277,700
Designated		
Designated - Church Heating Fund	-	(2,500)
Designated - Clergy Housing Fund	-	(4,159)
Designated - Legacies Fund	200,500	500
Designated - M Webb Legacy Fund	75	75
Designated - Organ repair Fund	112	(34,634)
Designated - Property Account Fund	2,680,000	2,680,000
Designated - Rectory Decoration Fund	-	(7,200)
Designated - Restricted Interest	17,892	17,750
Restricted		
Restricted - Bell Ringers Fund	-	(7,586)
Restricted - Great Stanmore Old Church Fund	-	(75)
Restricted - Legacies Fund	7,650	7,650
Restricted - Restricted Interest	1,677	1,677
Restricted - Weber Grave Fund	120	120
Endowment		
Fund Totals	3,284,071	2,929,322

These accounts were approved by the Trustees on 16th April 2026 and signed by the Chair on their behalf.

Matthew Stone

Matthew Stone (Apr 17, 2026 13:02:36 GMT+1)

The Revd Matthew Stone
Trustee

Notes to the Financial Statements
1st January 2025 to 31st December 2025

Accounting Policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations, together with applicable accounting standards and the Statement of Recommended Practice (SORP).

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

Unrestricted funds – general funds which can be used for PCC ordinary purposes.

Designated funds – monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.

Restricted funds:

- a) Income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest;
- b) Donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

Endowment funds: funds the capital of which must be maintained; only income arising from the investment of the endowment may be used, either as restricted or unrestricted funds, depending on the purpose set out in the terms of the original endowment.

c. Incoming resources

All incoming resources are stated gross and are applied solely in the furtherance of the objects of the charity.

Voluntary income

Collections are recognised when received.

Planned giving receivable is recognised only when received.

Income Tax recoverable on gift aid donations is recognised when the income is recognised.

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue.

All other income

All other income is recognised when it is receivable.

Gains and losses on investments

Realised gains are recognised when the investments are sold.

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

Grants

Grants and donations are accounted for when paid over, or when awarded where the award creates a binding obligation on the PCC.

Church Activities

The Diocesan Parish Share (Common Fund) is accounted for when paid. Any Parish Share unpaid at 31st December is provided for in these accounts as an operational (though not legal) liability and is shown as a creditor in the balance sheet. The Parish Share has always been in full.

e. Fixed Assets

Tangible fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s.96 (2) of the Charities Act 1993.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected. For some inalienable property acquired in the past there may not be sufficient cost information surviving and therefore such assets may not be valued in the accounts. Individual items acquired since 1st January 2009 have been capitalised in the accounts and depreciated over their useful economic life (see note (d)).

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over a five-year period which is to the end of their expected useful lives. There are no assets currently being depreciated.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

Investments

Investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in the balance sheet for the year. Transaction costs are expensed as incurred.

f. Current assets

Amounts owing to the PCC on 31st December in respect of fees, rents or other income are shown as debtors, less provision for amounts that may prove uncollectable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the Bank.

g. Trustees

Apart from the Rector and Assistant Curate, who are in receipt of stipends paid by the Church Commissioners, no other elected PCC Member was remunerated in 2025. The aggregate amount given by serving PCC Members in 2025 was £10,626.

St John's Church PCC, Stanmore

The Rector, Assistant Curate and Pastoral Assistant were reimbursed expenses of office totalling £740 of which £274 relates to mileage, and £64 relates to travel on public transport. No other payments were made to PCC Members, nor persons closely connected to them.

h. Audit fee

A fee of £8,400 has been accrued for payment to KPSR LLP for audit services in connection with the 2025 accounts.

**Analysis of income and Expenditure
Period: 01 January 2025 to 31 December 2025**

	General	Designated	Restricted	This year	Total Last year
Income and endowments from:					
Donations and legacies					
Standing Orders - Bank	74,578	-	(60)	74,518	76,520
Gift Aid - Envelopes White	-	-	-	-	30
Stewardship Cheques	312	-	-	312	312
Donations Other Gift Aid	1,130	-	-	1,130	1,115
Donation Other not Gift Aided	3,345	-	-	3,345	4,043
Church plate Collections	7,286	-	-	7,286	5,143
Open Church Collections	282	-	-	282	260
Tax recoverable on Gift Aid	19,095	-	(15)	19,080	19,908
Legacy Received	1,500	200,000	-	201,500	-
Donations and legacies Totals	107,530	200,000	(75)	307,455	107,335
Income from charitable activities					
Clerk Staple/Hollond Lodge	5,457	-	-	5,457	5,103
Funeral Fees PCC	2,106	-	-	2,106	1,770
Wedding Fees PCC	334	-	-	334	706
Youth Group	85	-	-	85	311
The Cafe St Jean	2,335	-	-	2,335	1,915
Social Events	2,501	-	-	2,501	2,412
Church Flowers	1,377	-	-	1,377	1,152
Little Fishers and Toddler Group	248	-	-	248	191
Junior Church	527	-	-	527	698
Income from charitable activities Totals	14,972	-	-	14,972	14,261
Other trading activities					
Fund Raising	-	-	-	-	6,068
Ch Hall Caretaker Fee	1,350	-	-	1,350	1,150
Ch hall lettings-to raise fund one off	17,825	-	-	17,825	16,452
Montessori School Rent	34,229	-	-	34,229	36,112
Ch Hall Lettings to Raise Funds Regular	4,410	-	-	4,410	11,722
Other trading activities Totals	57,815	-	-	57,815	71,504
Investments					
Bank or building society interest	23,741	142	-	23,884	16,028
Rent St John's House 16 Chase	21,550	-	-	21,550	21,000
Rent Hollond Lodge	12,325	-	-	12,325	11,225
Rent Church House Cottage	11,200	-	-	11,200	-
Investment Income	29	-	-	29	-
Investments Totals	68,845	142	-	68,988	48,253
Other income					
LDF Old Rectory Grant	110,000	-	-	110,000	-

St John's Church PCC, Stanmore

	General	Designated	Restricted	This year	Last year
Other income Totals	110,000	-	-	110,000	-
Income and endowments Grand totals	359,163	200,142	(75)	559,231	241,354

Expenditure on:

Expenditure on charitable activities

Giving to Missionary Societies	4,100	-	-	4,100	4,100
Secular charities	2,000	-	-	2,000	2,000
Ministry parish share etc.	99,980	-	-	99,980	92,164
Ministry Parish Share extra	(7,816)	-	-	(7,816)	3,427
Parish Admin - Salaries	11,170	-	-	11,170	11,170
Parish Admin - NI	765	-	-	765	280
Parish Admin- Pension Life Insurance	491	-	-	491	489
Employers' National Insurance	(766)	-	-	(766)	(296)
Other PCC Property Church House Cottage	696	-	-	696	460
Other salaries	764	-	-	764	269
Working Expenses of Incumbent	560	-	-	560	664
Parsonage House Exp	659	800	-	1,459	1,458
Assistant staff	-	-	-	-	5
Working Expenses Curate	179	-	-	179	361
Parish expense	416	-	-	416	778
Hospitality Expenses	354	-	-	354	425
Youth Group	529	-	-	529	617
Administration	1,494	-	-	1,494	1,245
Postage Telephone Admin	619	-	-	619	975
Photocopies cost Admin	1,324	-	-	1,324	1,002
Photocopier Lease Admin	1,722	-	-	1,722	1,390
Parish Office costs Admin	677	-	-	677	300
Printing and stationery Stew Env Admin	1,745	-	-	1,745	2,051
Church run exp -Cleaning	2,243	-	-	2,243	2,698
Church run exp - Insurance	6,943	-	-	6,943	6,756
Church maintenance	2,976	-	80	3,056	2,931
Church Flag	-	-	-	-	326
Church Flowers	1,079	-	-	1,079	878
Church Organ/piano tuning	426	-	-	426	696
Church Projection System	3,047	-	-	3,047	6,018
Church - Garden Waste	69	-	-	69	69
Upkeep of services	1,971	-	-	1,971	2,168
Service Sundries	187	-	-	187	618
Music & Choir & Licenses	462	-	-	462	352
Church Publicity	66	-	-	66	(184)
Little Fishers And Toddlers Group	269	-	-	269	-
Junior Church	1,080	-	-	1,080	867

St John's Church PCC, Stanmore

	General	Designated	Restricted	This year	Last year
Social Events	2,160	-	-	2,160	1,499
The Cafe St Jean	1,283	-	-	1,283	1,238
Church run exp - Electricity	2,115	-	-	2,115	3,819
Church run exp - Water	345	-	-	345	287
Church run exp-Heating oil	4,045	-	-	4,045	4,451
Hall exp -Electricity	4,328	-	-	4,328	11,775
Hall Exp-Gas	2,919	-	-	2,919	-
Hall exp -rubbish removal	776	-	-	776	636
Hall exp - Insurance	3,438	-	-	3,438	3,359
Hall -routine maintenance	25,269	-	-	25,269	9,352
Hall exp -mowing	4,923	-	-	4,923	6,771
Hall Cleaning	2,783	-	-	2,783	2,550
Hall Cleaning Materials	945	-	-	945	1,279
Hall-Caretaking fee for Hall Hire	1,515	-	-	1,515	1,275
Hall- water	582	-	-	582	427
SJC Major Church Repairs	-	-	-	-	22,401
Expenditure on charitable activities Totals	199,928	800	80	200,808	220,667
Other expenditure					
Other PCC property Hollond Lodge	1,606	-	-	1,606	1,409
Other PCC Property The Chase	1,892	-	-	1,892	1,839
Legal & Professional Fees	10,519	-	-	10,259	2,218
Audit Fee	8,140	-	-	8,400	-
Home Group	78	-	-	78	32
Bank charges	153	-	-	153	221
Sundry Expenses	177	-	-	177	311
Hall Sundry Expenses	122	-	-	122	119
Other expenditure Totals	22,690	-	-	22,690	6,151
Expenditure Grand totals	222,618	800	80	223,498	226,819

ST JOHN THE EVANGELIST, GREAT STANMORE
Fund statement of change
Selected period: 01 January 2025 to 31 December 2025

Fund	Brought forward			Movement			Carried forward		
	Unrestricted	Designated	Restricted Endowment	Unrestricted	Designated	Restricted Endowment	Unrestricted	Designated	Restricted Endowment
Bell - Bell Ringers Fund	-	-	(7,586)	-	-	7,585	-	-	-
Cafe St Jean - Cafe St Jean Fund	-	-	-	-	-	-	-	-	-
Choir - Choir Legacy Fund	-	-	-	-	-	-	-	-	-
Churchyard - Church Yard Fund	-	-	-	-	-	-	-	-	-
Clergyhse - Clergy Housing Fund	-	(4,159)	-	-	4,158	-	-	-	-
Comextra - Common Fund Extra	-	-	-	-	-	-	-	-	-
FR - Fund Raising Church	-	-	-	-	-	-	-	-	-
Heating - Church Heating Fund	-	(2,500)	-	-	2,500	-	-	-	-
MWebb - MWebb Legacy Fund	-	75	-	-	-	-	-	75	-
Oldchurch - Great Stanmore Old Church Fund	-	-	(75)	-	-	75	-	-	-
Organ - Organ repair Fund	-	(34,634)	-	-	34,633	-	-	-	-
Rectory - Rectory Decoration Fund	-	(7,200)	-	-	7,199	-	-	-	-
Churchfab - Church Fabric Fund	-	-	-	-	-	-	-	-	-
General - General fund	277,700	-	-	98,454	-	-	376,154	-	-
Legacies - Legacies Fund	-	500	7,650	-	200,000	-	-	200,500	7,650
Property - Property Account Fund	-	2,680,000	-	-	-	-	-	2,680,000	-
Mission - Mission Fund	-	-	-	-	-	-	-	-	-
Creation - Creation Garden Fund	-	-	-	-	-	-	-	-	-
Webergrav - Weber Grave Fund	-	-	120	-	-	-	-	-	120
Interest - Restricted Interest	-	17,750	1,677	-	142	-	-	17,892	1,677
Loan - Underpinning	-	-	-	-	-	-	-	-	-
Totals	277,700	2,649,834	1,787	98,454	248,634	7,660	376,154	2,898,468	9,448

**Statement of Assets and Liabilities (by code)
As at: 31 December 2025**

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
Fixed Asset - Investments						
Share Investment (CCLA)	19,913	-	-	-	19,913	-
Total	19,913	-	-	-	19,913	-
Fixed Asset - Tangible Assets						
F/H Church House at Cost	-	1,100,000	-	-	1,100,000	1,100,000
F/H St Johns House at Cost The Chase	-	775,000	-	-	775,000	775,000
F/H Hollond Lodge at cost	-	380,000	-	-	380,000	380,000
F/H Church House Cottage at cost	-	425,000	-	-	425,000	425,000
Investments	-	-	-	-	-	(29)
Total	-	2,680,000	-	-	2,680,000	2,679,971
Current Asset - Cash At Bank And In Hand						
Bank current account	(222,775)	221,700	23,177	-	22,103	32,496
CBF CofE deposit A/c	615,897	59,745	301	-	675,944	315,687
Total	393,123	281,446	23,478	-	698,048	348,183
Current Asset - Investments						
Investment Shares (CCLA)	-	-	-	-	-	897
Total	-	-	-	-	-	897
Liability - Creditors: Amounts Falling Due In One Year						
School returnable deposit	500	-	-	-	500	500
Accruals	33,400	-	-	-	33,400	21,816
Total	33,900	-	-	-	33,900	22,316
Liability - Provision For Liabilities After One Year						
Rectory Decoration Fund	-	7,100	-	-	7,100	6,300
Cafe St John	-	246	-	-	246	-
Church Fund Raising/Organ	-	13,173	-	-	13,173	13,048
Church Heating Fund	-	28,750	-	-	28,750	28,750
M Webb Fund	-	5,944	-	-	5,944	5,687
A Carey Fund	-	-	982	-	982	982
Bell Fund	-	-	7,941	-	7,941	7,881
E Bowen	-	7,650	-	-	7,650	7,650
Old Church Fund	-	-	5,106	-	5,106	5,031
Total	-	62,864	14,030	-	76,895	75,331
Liability - Provision For Liabilities And Charges Due Within One Year						
Deferred Income	3,095	-	-	-	3,095	2,082
Total	3,095	-	-	-	3,095	2,082
Net total assets	376,042	2,898,581	9,448	-	3,284,071	2,929,322

St John's Church PCC, Stanmore

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
Represented by						
General (Unrestricted)	376,042	-	-	-	376,042	277,700
Designated – Clergy House	-	-	-	-	-	(4,159)
Designated - Heating	-	-	-	-	-	(2,500)
Designated - Interest	-	17,892	-	-	17,892	17,750
Designated - Legacies	-	200,500	-	-	200,500	500
Designated – M Web	-	75	-	-	75	75
Designated - Organ	-	112	-	-	-	(34,634)
Designated - Property	-	2,680,000	-	-	2,680,000	2,680,000
Designated - Rectory	-	-	-	-	-	(7,200)
Restricted - Bell	-	-	-	-	-	(7,586)
Restricted - Interest	-	-	1,677	-	1,677	1,677
Restricted - Legacies	-	-	7,650	-	7,650	7,650
Restricted - Old church	-	-	-	-	-	(75)
Restricted - Weber Grave	-	-	120	-	120	120
Total	376,042	2,898,581	9,448	-	3,284,071	2,929,322

INDEPENDENT AUDITORS' REPORT

TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST

FOR THE YEAR ENDED 31ST DECEMBER 2025

We have audited the accounts of St John's Church PCC Stanmore for the year ended 31st December 2025 set out on pages A1 to A33. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees' and auditors

As explained more fully in the Statement of Trustee's Responsibilities, the trustee's are responsible for the preparation of accounts which give a true and fair view and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

We have been appointed as auditors under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act. Our responsibility is to audit and express an opinion on the accounts in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations.

We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

INDEPENDENT AUDITORS' REPORT

TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST

FOR THE YEAR ENDED 31ST DECEMBER 2025

Discussions with and enquiries of management and those charged with governance were held with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity.

The following laws and regulations were identified as being of significance to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, Charities Legislation, taxation and Pensions legislation.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the business and therefore may have a material effect on the financial statements include General Data Protection Requirement and general health and safety legislation.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and those charged with governance as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of board minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Scope of the audit of the accounts

An audit involves obtaining evidence about the amounts and disclosures in the accounts sufficient to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charity's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustee and the overall presentation of the accounts. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited accounts and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

INDEPENDENT AUDITORS' REPORT

TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST

FOR THE YEAR ENDED 31ST DECEMBER 2025

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Opinion on accounts

In our opinion the accounts:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees Report is inconsistent in any material respect with the accounts; or
- sufficient accounting records have not been kept; or
- the accounts are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Use of our report

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

INDEPENDENT AUDITORS' REPORT

**TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST**

FOR THE YEAR ENDED 31ST DECEMBER 2025

Other Matters

The financial statements of the charity for the year ended 31st December 2024 were not audited as in that period the charity was exempt from audit and the trustees took advantage of the audit exemption.

KPSR LLP

[KPSR LLP \(Apr 17, 2026 13:05:57 GMT+1\)](#)

KPSR LLP

Statutory Auditor

16th April 2026

Chartered Accountants, Registered Auditors
58 High Street, Pinner, Middlesex, HA5 5PZ

KPSR LLP is eligible to act as an auditor under section 1212 of the Companies Act 2006

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The Parochial Church Council of the Ecclesiastical Parish of

Final Audit Report

2026-04-17

Created:	2026-04-17
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Accounts

**The Parochial Church Council
of the Ecclesiastical Parish of
St John the Evangelist, Great Stanmore**

Otherwise known as: **St John's Church PCC, Stanmore**

**Annual Report
and
Financial Statements
for the year ended 31st December 2024**

**Presented to the Annual Parochial Church Meeting
27th April 2025**

Rector

The Revd Matthew Stone
The Parish Office
Old Church Lane
Stanmore
Middlesex, HA7 2QX

Registered Charity Number 1127658

Annual Report of the Parochial Church Council for the year 1st January to 31st December 2024

Administrative Information

St John the Evangelist, Great Stanmore, is situated on Church Road, Stanmore. It is part of the Willesden Episcopal Area of the Diocese of London within the Church of England. Contact details: The Parish Office, Church House, Old Church Lane, Stanmore, HA7 2QX. Telephone number 020 8954 7064. Email parishoffice@stjohnschurchstanmore.org.uk
Website: <http://www.stjohnschurchstanmore.org.uk/>

The Parochial Church Council (PCC) of St John the Evangelist, Great Stanmore, is a registered charity. The number is 1127658.

PCC Members (Trustees)

The Members of the PCC are the trustees of the charity. During the year, the following served as members of the PCC:

Rector: The Revd Matthew Stone – Chair

Churchwardens: Mrs Pam Curran - Vice-Chair
Mr Graham Nicholson

Deanery Synod Representatives:

Mrs Beverley McKeon
Miss Lauren McKeon
Mr Frederick Oshunniyi

End of Term

30th June 2026
30th June 2026
30th June 2026

Elected Members:

Mr Graham Denman
Mr Shaun Knevett
Mrs Jackie Peters
Miss Victoria Ward

retired APCM 2024
retired APCM 2024
retired APCM 2024
retired APCM 2024

Mr Nigel Bayliss
Ms Jennifer Neve
Mrs Jane Prentice

to retire APCM 2025
to retire APCM 2025
to retire APCM 2025

The fourth PCC Member elected on 24th April 2022 was granted a Charity Commission, so the name is not published.

Mrs Sylvia Daniels
Mr David Galt
Mr Anthony Murphy
Dr Lorna Wyon

to retire APCM 2026
to retire APCM 2026
to retire APCM 2026
to retire APCM 2026

Mr Samuel George (from 28th April 2024)
Dr Madu Oji (from 28th April 2024)
Mrs Nina Nolan (from 28th April 2024)
Mrs Beverley Singleton (from 28th April 2024)

to retire APCM 2027
to retire APCM 2027
to retire APCM 2027
to retire APCM 2027

Ex-officio: The Revd Wendy Wall – Assistant Curate

Bankers:

- Barclays Bank PLC, 126 Station Road, Edgware, Middlesex, HA8 7RY
- CCLA Investment Management Ltd, Senator House,
85 Queen Victoria Street, London, EC4V 4ET

Independent Examiner:

- Mr Derek Taylor-Mew FMAAT
123, Park Lane, Harrow, Middlesex, HA2 8NN

Charity Commission Correspondent:

- The Revd Matthew Stone
Church House, Old Church Lane, Stanmore, Middlesex, HA7 2QX

Structure, Governance and Management

The PCC is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The method and appointment of PCC members is set out in the Church Representation Rules.

The PCC is registered with the Charity Commission under the full title of "The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Great Stanmore" with a working name of "St John's PCC, Stanmore" (No. **1127658**). The members of the PCC are the trustees of the charity.

All regular Church attendees are encouraged to register on the Electoral Roll and stand for election on to the PCC to serve as a Churchwarden, Deanery Synod Representative or PCC Member. We are very keen to ensure those elected fully represent the congregation.

- Churchwardens serve a one-year term of office.
- Deanery Synod Representatives serve a three-year term of office. The current triennium began on 1st July 2023 and will end on 30th June 2026.
- PCC members also serve a three-year term of office before standing down for a period of twelve months before they can seek re-election (unless they are co-opted because of their particular skills/role). This policy was reconfirmed at the Annual Parochial Church Meeting on 24th April 2022 and it will be again on 27th April 2025. PCCs can appoint co-opted members who can be clerical or lay. If this happens, the total number co-opted must either be less than one-fifth of the elected members on the Council, or two, whichever is the greater. In 2024, the PCC met seven times during the year, all in person.

The Standing Committee is the only committee legally required. It has power to transact the business of the PCC between meetings, subject to any directions given by the PCC. Whilst a Standing Committee was appointed, it did not need to meet in 2024.

Aims and Purposes

The PCC has the responsibility of co-operating with the Rector, the Revd Matthew Stone, in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has the responsibility for the maintenance of the Church Building, Churchyard, Old Brick Church, Church House, Church Field, Church House Cottage, Hollond Lodge and St John's House (16 The Chase).

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of the parish community. This is underpinned by our Mission Statement: "Drawn together by Christ's love, we seek by his grace to live out his commandments to love the Lord our God with all of our being and to love everyone we come across as we love ourselves."

We are an open Church welcoming of all people. Our services and worship put faith into action through prayer and scripture, music and sacrament.

When planning our activities for the year, the Rector and PCC have considered the Charity Commission's guidance on public benefit and, in particular, the supplementary guidance to charities for the advancement of religion. Specifically, we try to enable ordinary people to live out their faith as part of our parish community through:

- Worship, prayer, learning about the Gospel & developing knowledge and trust in Jesus,
- Provision of pastoral care for people living in the parish,
- Missionary and outreach work.

An important (and essential) part of each PCC Meeting were the discussions about our mission strategy, and in particular what responses we might make to "Listening to London, Listening to God" – the new collective vision for the Diocese of London. After extensive consultations in 2019, to which we contributed, the Diocese identified four ambitions: Confident Disciples, Compassionate Communities, Creative Growth and Connected Young People. A report of our PCC discussions on mission and other work can be found on pages A8-15.

Church Attendance

There are 179 parishioners on the Church Electoral Roll, 69 of whom are resident in the parish, and 110 of whom are not resident in the parish. The average weekly attendance in church across all services, counted in October 2024, was 140 (110 adults, 30 children). A link is always available from the website to facilitate access to the weekly Church of England's 'worship at home' service for those who need it, although we are not aware of any church members who use it.

Achievements and Performance

Worship and Prayer, Discipleship and Pastoral Care

An 8am Holy Communion and 9.30am Parish Communion take place every Sunday (on the first Sunday the Parish Communion is an All-Age Service). A monthly contemporary service 'Engage' takes place, except during August and December. A midweek service is held every Tuesday at 10.30am in the chapel.

In addition, the whole community worships together for major festivals, including Mothering Sunday, Easter Day, Dedication Festival, Harvest Festival and Christmas Day.

We hope our services enable attendees to draw closer to God, worship with one another, and be spiritually refreshed. All are welcome to attend. Refreshments are served after the Parish Communion (and All-Age Service) in Church House (or the Church after Engage) provided by our dedicated Café St Jean team.

To cater for the younger members of our Church community, we offer Junior Church on the second and fourth Sundays of each month. On the third Sunday afternoon of each month, a Junior Church games session takes place. The children enjoy participating in the monthly All-Age Service on the first Sunday in the month. The PCC paid for the Junior Church children to play crazy golf in October and to see 'Sleeping Beauty' at Radlett Theatre in December. Most weeks there are 30 children in church which is very encouraging.

An online study course ran from Advent to Lent called 'From the stable through to the grave'. A growing partnership with Stanmore Baptist Church continued to deepen with joint events being held for children on two occasions during the year (Shrove Tuesday Pancake Party and a Light Party on Halloween). We also jointly led three discipleship courses during the year.

The church youth group continues to meet twice each term (in line with the wishes of the young people) and caters for those in Years 7-13. By the end of the year there were 20 young people attending regularly. Different activities were arranged including games, BBQ, Laser Tag and Ten Pin Bowling. The PCC made a contribution to cover the costs of the outings.

The annual Battle of Britain Service took place on Sunday, 15th September. The attendance included the Mayor of Harrow, Representative Deputy Lieutenant along with large numbers of ATC cadets and others. The sum of £337.50 was collected during the service and split equally between Bentley Priory Museum, the RAF Benevolent Fund and the Royal Air Forces Association.

A Memorial Service took place on Sunday, 3rd November to which the families of those who have received our funeral ministry across 2022, 2023 and 2024 were invited. The sum of £300 was collected during the service to support the work of Bereavement Care. Refreshments were provided in Church House after the service.

A very well attended Act of Remembrance took place at the War Memorial in the Churchyard on Remembrance Sunday (10th November). The PCC paid £95 to have The Last Post and Reveille played on the trumpet.

Our catering team provided a delicious Pre-Lent Lunch, October Harvest Parish Lunch and a Christmas Lunch. In June a Parish Breakfast was held for the first time. In July we held a Parish Picnic with bouncy castle and slide hired to entertain the children.

On 9th December, St John's Church hosted the Harrow Voluntary Aided Schools' Carol Service involving 7 Roman Catholic Schools and the 2 Church of England Schools.

The children from St John's Church of England School attend a service at least termly (Easter, end of term in July, Harvest and Christmas). There was also a Key Stage 2 School Carol Service held on 18th December. The clergy also deliver regular collective worship.

The Clergy enjoy good relationships with a number of other local schools: Aylward Primary School, Avanti House Secondary School, Bentley Wood High School, North London Collegiate School, Stanburn Primary School, Stanmore Montessori and Whitchurch Primary School.

Different year groups from each of these schools visit the church during the year. The clergy deliver termly assemblies in Aylward Primary School.

During 2024 the church was used for:

- **6** (12) baptisms mostly taking place within the Parish Communion,
- **0** (17) candidates for confirmation,
- **0** (10) children were admitted to Holy Communion before confirmation,
- **2** (4) weddings,
- **0** (1) wedding blessing after civil marriage,
- **5** (5) funerals were held in church, a further **7** (6) were conducted at local crematoria,
- **5** (9) interments of ashes took place in the churchyard.

(numbers in brackets relate to 2023)

The Rector, Assistant Curate and PCC are committed to the pastoral care of all people in the parish of St John's. Holy Communion was taken regularly to four housebound parishioners (and others as and when required) by a commissioned team of lay people in addition to the Rector and Assistant Curate. The Rector and Assistant Curate make time to visit parishioners at home or in hospital with the assistance of the Licensed Lay Ministers, Pastoral Assistant and Bereavement Visiting Team.

In addition to worship, spiritual growth is encouraged through Home Groups, of which there are now three meeting regularly. The Assistant Curate is leading a new monthly prayer group and a reading the Bible in a year group.

The Rector meets regularly with the Assistant Curate, Churchwardens, Treasurer, Deputy Wardens and Parish Administrator to plan the workload for the ensuing months. As part of the meetings, priorities are agreed for upcoming fabric works.

The achievements of the PCC are only possible because of the large number of volunteers who give generously of their time and energy. Volunteers undertake a wide variety of tasks including (but not restricted to) membership of the various committees and visiting teams, stewardship of buildings, stewardship of finances, children's & youth work, Little Fishers, Tea & Chat, flower arranging, music, gardening amongst many others. The PCC gratefully acknowledges all these contributions.

Missionary and Outreach Work

During the course of the year the PCC decided to make the following donations:

Bereavement Care	£200
Flyspec	£2,000
Mission to Seafarers	£2,000
St John's C of E School	£1,000
Transforming Lives for Good (TLG)	£975
Total	£6,175

Risks

The trustees confirm that the major risks (namely financial, health & safety and safeguarding) as identified by the trustees, to which the charity is exposed, have been reviewed and systems or procedures have been established to manage those risks.

Safeguarding and Clergy Discipline

The PCC have complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 in relation to having due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding remains a substantive item on each PCC agenda and we use the Church of England's Safeguarding Dashboard.

The Revd Matthew Stone
Rector

Deanery Synod Report

The Deanery Synod met for three sessions during the year with a time of worship led by the hosts, who were invited to give a profile of their mission and ministries before the Synod prayed for them. Hosts also kindly provided refreshments. At each meeting reports were tabled or presented on the recent sessions by those elected to the Diocesan and General Synods.

The first meeting was held on 6th February at the London School of Theology in Northwood with the theme of "Engaging with our Communities". Revd Julian Gadsby, Church Engagement Specialist of the London Institute for Contemporary Christianity spoke on discipleship, making a difference where we are, and shared the 6 **M**s of Discipleship. These are: **M**odel a godly character, **M**ake good work, **M**inister grace and love, **M**ould Culture, **M**outhpiece for truth and justice, **M**essenger for the Gospel. He reminded us that we are called to love our neighbour. We are called to tell everyone about Jesus. We should live our lives authentically for Jesus. We need to treat people we meet as people not projects. Noah Kelly of St Alban's North Harrow spoke about the Willesden Area Ministry Experience Scheme.

The second meeting was held on 13th June at All Saints Harrow Weald. The meeting started in the Forest School which is located to the north of the church. Synod opened with a minute's silence in memory of John Dolling, Lay Chair of the Synod for many years, who had died. Revd John Barker gave a brief profile of the church. He said that there were four parts of the church and its worship:- the Forest School, the Pre-School, the Church Hall, and the Parish. Revd Dave Bookless, Head of Theology of A Rocha International, spoke about the ECO-Church programme in England and Wales which was started by A Rocha 8 years ago and 7,000 churches are already enrolled in it. There are five areas in the ECO-Church Survey and to gain the awards parishes need to show that they have made progress in all five. These are: Worship and Teaching; Management of Church Buildings; Management of Church Land; Community and Global Engagement; and Lifestyles. Tom Johnson, Treasurer of St Alban's North Harrow, spoke about the project that they had recently undergone to install Solar Panels on the hall roof for electricity generation.

Clive Scowen had been elected as Lay Chair, David Green as Treasurer, Sarah Archer and Jon Lindsay-Scott as Clergy Representatives on the Standing Committee, Robert May, Toby Partridge and Judith Shepherd as Lay Representatives on the Standing Committee, and Mike Still as the third Deanery representative on Harrow Standing Advisory Committee for Religious Education. Matthew Szurgot, the Head of School at Holy Trinity Northwood Church of England School was co-opted to Synod. The Deanery Accounts for 2023 were approved.

The third meeting was held on 23rd November at St Jerome's Bilingual Church of England School in Harrow on the theme "Growing Younger: Improving our Provision for Children and

Youth in our parishes". Synod members had been asked to submit questions for a panel of practitioners consisting of Sarah Agnew, Children and Families Ministry Advisor for the Diocese; Carol Sormaz, Children, Families and Community Worker, Christ Church Roxeth; Andy Carson, Youth Worker, Christ Church Roxeth and Harley Lloyd-Fix, Re:Generation Harrow Schools Worker. A summary of the Questions and Answers was included in the minutes of the meeting for parishes.

*Robert May
Honorary Secretary
Harrow Deanery Synod*

Church House

During 2024 Church House generated income of £64,287 (2023 £58,174). The income is generated through a mixture of regular bookings and one-off bookings. Additional income was received from the London Borough of Harrow because Church House was needed as a Polling Station on two occasions. In 2024 there were 44 one-off bookings (2023 – 60).

The following non-church groups use the premises on a regular basis:

1. Brazilian Jiu-Jitsu (Wednesday evening)
2. Karate (Thursday afternoon)
3. Metropolitan Police Cadets (Tuesday evening)
4. Rainbows/Brownies/Guides (Friday evenings during term time)
5. Stanmore Montessori (Monday to Friday during term time)
7. Taekwondo (Monday and Thursday evening)

A hiring agreement is signed on an annual basis with each regular hirer, apart from Stanmore Montessori where the legal instrument in place is a lease. The lease was renewed for a further five years in 2024. Each group that works with children and young people is asked to submit a copy of their latest safeguarding policy on an annual basis along with their current insurance certificate.

A robust booking system for hiring Church House on a one-off basis has been in place since 2014 and reviewed annually by the PCC. The booking system is administered through the Parish Office. This ensures we maintain a professional and consistent approach towards all bookings.

Terms & Conditions of hire are in place for all Church House users (both regular and one-off). These include reference to the hirer putting in place their own safeguarding procedures if children will be on the premises during their booking, food hygiene/allergy information, insurance cover and risk assessments. All hirers of Church House must sign a booking form which confirms their agreement to the Terms & Conditions.

An agreed pricing structure is in place for one-off bookings:

Wolstenholme Hall

£85 per hour (daytime)

£110 per hour (after 6pm)

£250 Good Conduct Deposit payable every time

Engagement Parties/Wedding Receptions

£2,500 for the day

£500 Good Conduct Deposit payable every time

An appointed keyholder oversees one-off bookings. They are paid a fee of £25 (£50 for an after 9pm finish) per booking for providing a service to handover the premises to a one-off hirer. The keyholder is not an employee but rather a contractor who submits invoices for their services.

The handover covers emergency evacuation, fire extinguishers' locations, health & safety, safeguarding and security, as well as the practical elements of using the premises (eg how to operate the heating).

At the end of the booking, the keyholder returns to Church House to ensure the premises are left clean and tidy before locking up.

A defibrillator was purchased in 2024 and is kept in the kitchen.

Church House remains first and foremost the church hall for St John's Church and priority will always be given to church groups/activities ahead of one-off bookings.

The following church groups use the premises on a regular basis:

1. Junior Church (including the monthly games session)
2. Little Fishers Parents & Toddler Group
3. Tea & Chat
4. Youth Group

It was also pleasing to hold a Pre-Lent Lunch, Harvest Lunch, Christmas Lunch and Parish Breakfast during the year. These are popular events with delicious food.

Karen Stirrup
Parish Administrator

PCC Secretary's Report

The PCC met seven times in 2024: 8th February, 19th March, 28th April, 21st May, 18th July, 25th September and 26th November. All meetings were held in Church House.

Attendance at PCC meetings measured as a percentage was 66% (2023 - 75%) across the year. At every meeting apart from April, PCC Members received an update on the financial position to the end of the previous month. Updates on fabric matters, safeguarding and mission remained substantive agenda items.

As St John's Church is a registered charity, PCC Members were reminded on two occasions in the year of their obligations as trustees, especially the responsibility to ensure our 'charity' is operated in a way that carries out its purposes in respect of public benefit. PCC Members are confident that they have done this. PCC Members regularly complete a Trustee Declaration.

PCC meetings are always efficiently organised with the agenda, minutes, financial information and other papers being circulated electronically at least one full week ahead of each meeting. This gives PCC Members the opportunity to read the papers in advance so they can prepare for each meeting. Whilst PCC Members view the papers online to save printing and environmental costs, hardcopies of the agenda, minutes and financial information are placed in the church porch for others to read to ensure transparency and accountability. PCC Members are invited to declare any interests (financial or otherwise) at the beginning of each meeting and withdraw whilst the conflicted item is discussed. Draft minutes are usually circulated within 48 hours of the meeting to enable action points to be taken forward promptly. Financial information is circulated monthly to PCC Members in between PCC meetings to ensure they are kept up to date.

As other reports will invariably contain business that has been transacted by the PCC during the year, this report will be focused only on matters that are unlikely to appear elsewhere.

February

- Noted the attendance across our Christmas services in 2023 was 558 (2022 = 551).
- Agreed that a Pre-Lent Lunch could take place in Church House on 11th February.
- Agreed that St Luke's Hospice would be this year's Lent Appeal beneficiary.
- The annual subscription to Bereavement Care was renewed at a cost of £200.
- Discussed the arrangements for the Annual Parochial Church Meeting to be held on 28th April.
- Noted that the London Borough of Harrow's brown bin subscription for 2024/2025 was renewed at a cost of £69.
- Commenced the work to renew the lease with Stanmore Montessori for a further five years with effect from 1st September 2024. Our lawyer kindly agreed to act on a pro-bono basis.

March

- The Church Field maintenance contract was renewed for a further 12 months.
- The 2023 Accounts were approved following the independent examination, and the 2023 Annual Report was noted in preparation for the Annual Parochial Church Meeting to be held on 28th April. The Independent Examiner attended the March PCC meeting.
- The PCC recorded its thanks to Shaun Knevett and his team for organising a very successful Pre-Lent Lunch on 11th February.
- Noted that the financial records covering 2013-2015 had been taken to London Borough of Harrow for shredding (free of charge).
- Noted the planning application for the proposed development of the Old Rectory site (planning reference PL/0390/23) to create "58 room world-class, post-operative physical rehabilitation centre" had been updated. The PCC objected in late 2023 because of the lack of car parking spaces.

April

- This very short PCC meeting took place immediately after the Annual Parochial Church Meeting.
- All new PCC Members completed Trustee Declarations and HMRC 'Fit and Proper Person' forms. Existing PCC Members were asked to complete both forms if their circumstances had changed since they last completed them.
- Various appointments were made: Vice-Chair, Treasurer, PCC Secretary, Electoral Roll Officer, Deputy Wardens, Stewardship Recorder and Standing Committee members.

- The signatories on the various bank accounts were re-confirmed, together with the arrangements for managing the funds held with CCLA Investment Management Limited.

May

- Noted the current regular users of Church House, and that they had each signed a hiring agreement, supplied a copy of their current insurance certificate and, where appropriate, submitted a copy of the current safeguarding policy.
- Noted that the sum of £1,362.50 (incl. Gift Aid) had been sent to St Luke's Hospice representing money that had been given to support this year's Lent Appeal.
- Noted the attendance at the Holy Week and Easter services: 2024 was 724 (2023 = 710).
- Noted that the sum of £172.10 had been collected on 12th May 2024 to support Christian Aid (during Christian Aid Week that took place 12th to 18th May 2024).
- Agreed that a Parish Picnic could take place on 21st July 2024 with bouncy castle and inflatable slide for the children to use.
- Noted that Sylvia Daniels, Bev McKeon, Jean Orpwood and Bill Wyon were booked to attend refresher training provided by Bereavement Care. The PCC agreed to cover the £10 cost for each place.
- Noted that the Charity Commission annual return (and all Diocesan returns) were submitted on time.
- Noted that St John's Stanmore would host the Harrow Deanery Archdeacon's Visitation Service at which the local Churchwardens would be admitted (or re-admitted) to office. The service took place on 9th July 2024 and was followed by refreshments that were kindly provided by Bev Singleton and her team.

July

- The booking arrangements for the hiring of Church House were reviewed. The 2025 hiring rates were approved together with an amended set of Terms and Conditions of Hire (which include matters of health and safety, food hygiene, risk assessments, safeguarding, security and Covid-19).
- Approved the annual PCC donations of £2,000 each to FlySpec and the Mission to Seafarers.
- Learned that St John's School underwent a routine Ofsted Inspection on 9th & 10th July 2024. The school retained its 'GOOD' judgement. A letter was sent by the PCC to the Headteacher, Mrs. Jo Hester, to congratulate the staff and children.
- Agreed to cover cost of the Bereavement Care's 2024 annual conference (titled "Bereavement is Everyone's Business") which is taking place on 30th October 2024 at Emmanuel Northwood. Sylvia Daniels, Jean Orpwood, Jo Price and Bill Wyon will be attending, along with the Assistant Curate. The total cost will be £250.

September

- Noted the renewal of the Data Protection Fee with the Information Commissioner's Office (ICO) at a cost of £35. The Parish Administrator is listed as the Data Protection Officer. Registration is necessary because of the personal data that 'we' hold in respect of baptisms, weddings and funerals. Also, because of the video doorbell fitted to the main front door of Church House. Our two privacy notices (one for 'office holders', the other is 'general') were reviewed and ratified. Updated copies are on display in the church porch and on the website.
- Noted that the AGM of the Bell Ringers had taken place on 8th August 2024 in the Church.

- Agreed to purchase a new laptop for use in the Church (cost £369). Graham Nicholson was thanked for organising the purchase and setting up the laptop and agreeing to wipe and dispose of the old laptop.
- Noted that Jean Orpwood would be celebrating 25 years as a Licensed Lay Minister on 26th September 2024. Jean preached on Sunday 29th September (St Michael & All Angels) at the 9.30am Parish Communion and chose the hymns. A reception took place in Church House afterwards. PCC Members agreed to give Jean a £100 book token and a £15 bunch of flowers.
- Noted that Lydia McLean was ordained deacon by the Bishop of London on 28th September 2024 at St Mellitus College. She will serve as part-time self-supporting Assistant Curate at St Marylebone Parish Church, close to where she has been working at UCLH as a Lay Chaplain. Lydia will continue attending St John's Church approximately once each month when she has a Sunday off. PCC Members agreed to purchase a red stole for Lydia at a cost of £165.
- The PCC re-appointed Mrs. Tracey James to serve another four-year term as a Governor to St John's School.
- Noted that a kind neighbour living in Tudor Well Close had agreed to purchase a replacement RAF Ensign & Union Flag as the existing flags had become too old to use. Total cost was £318. The Rector wrote to thank the neighbour.
- Agreed to reinstate (for those that felt comfortable in doing so) the Peace with effect from the Harvest Festival on 6th October 2024.
- Noted that £25 had been sent as our contribution towards the farewell gift for the Archdeacon of Northolt's PA, Charlotte Chown, who was moving to Canada.
- Noted that the Battle of Britain Service had taken place on 15th September. The Revd Paul Hullyer, Vicar of Pinner Parish Church and Army Reserve Chaplain, delivered the sermon.
- Agreed that a Parish Lunch could take place on 27th October in Church House, instead of a Harvest Lunch on 6th October. A Temporary Events Notice will be obtained from the London Borough of Harrow as a glass of wine was included in the ticket price.

November

- The Complaints Policy was reviewed and ratified.
- The Conflicts of Interest Policy was reviewed and ratified.
- The Finance Policy & Risk Assessment was reviewed and ratified.
- The Health and Safety Policy was reviewed and ratified.
- The Legacy Policy was reviewed and ratified.
- The Lone Working Policy was reviewed and ratified.
- The Reserves Policy was reviewed and ratified.
- The Social Media Policy was reviewed and ratified.
- The Emergency Plans folder for evacuating the church was reviewed. Folders are kept in the vestry, Parish Office and Rectory. Laminated copies of emergency evacuation instructions are also kept in the Rector's and Assistant Curate's stalls and the Churchwardens' pews.
- Thanked Shaun Knevett and his team for organising a very successful Parish Lunch on 27th October.
- Agreed to two temporary banners being fitted to the churchyard hedge for two weeks to advertise the Harrow Fireworks. A £200 donation was received from the organisers.
- Noted that a Memorial Service took place on 3rd November. The retiring collection of £300 was sent to support the work of Bereavement Care.

- Noted that the London Metropolitan Archives (LMA) had sent an email to the Parish Office to say they had come across an old parish record that was for sale on Ebay. The record is the 'Poor Rate Assessment Book for Great Stanmore Parish 1800-1814' which would have been created by St John's Church as part of its responsibilities under the terms of the old Poor Law (pre-1834). It is unclear when and how this record ended up straying from a formal archive where all former records for both St John's Churches are held. The Rector bid successfully and spent £120.99 to purchase this record and to cover the postage costs. It has been sent to the LMA for safe keeping.
- Noted that £95 had been spent to cover the cost of the trumpeter to play at the Act of Remembrance held in the churchyard on 12th November.
- Agreed to purchase a defibrillator for Church House at a cost of £1,072.80.
- Agreed that a Christmas Lunch would take place (instead of the Christmas Afternoon Tea) on 8th December. A Temporary Events Notice was obtained as a glass of wine was included in the ticket price.
- Approved a £250 bonus for the Parish Administrator.
- The PCC agreed to two Christmas trees being erected (internal and external). The PCC covered the cost of the internal tree (£79.99). James Funeral Services kindly covered the cost of the external tree this time.
- Noted the retirement of the long-standing church cleaner after almost fifteen years of service. After advertising the position, PCC Members agreed to appoint the Church House cleaner who is not an employee but a contractor providing a service.
- Approved the additional parochial fees that would be payable in 2025 (eg organist, bell ringing).

At various points during the year, the congregation were invited to make online donations if desired to support directly the Harrow Foodbank, the Children's Society and Firm Foundation.

The produce collected in the Harvest Festival on 6th October was taken to the Harrow Foodbank. There is no longer a collecting box in the church as Sainsbury's in Stanmore have a collection point which is more convenient for people to use.

Following the church burglary in December 2023, it took an eternity to obtain additional safe keys after the lock was changed. This was finally achieved. Matters outstanding include replacing the silver (and chapel cross and candlesticks) and repairing the brass cross and candlesticks used on the main altar. The £450 cash which was taken from the safe also needs to be replaced. These matters are being taken forward by the Loss Adjuster, Woodgate & Clark.

Karen Stirrup
Parish Administrator

Mission

The Diocese of London's current vision is as follows:



The PCC had been supporting four priority mission areas: children & young people, discipleship, environment and outreach until the July PCC meeting. It was decided to refresh the membership of each group and to focus on three areas: children & young people, discipleship and environment.

Some of the work discussed and actioned in 2024 is as follows:

Children & Young People

- Organised a Pancake Party with Stanmore Baptist Church on 13th February.
- Commenced the 'Transforming Lives for Good' coaching programme in St John's School. Three church members had been trained as coaches and supported three children (Year 3, Year 4 and Year 6) across the school year. This involved weekly visits.
- Organised a Light Party with Stanmore Baptist Church on 31st October.
- Continued the youth work with two activities taking place each term. The new Year 7s joined in the Autumn Term. Average attendance 15-20. We now share the youth work with Stanmore Baptist Church.
- Arranged trips to Adventure Golf and the pantomime in Radlett for Junior Church.

Discipleship

- The monthly prayer group established in 2023 continued to meet in the Church or Church House Cottage.
- An online course titled 'From the stable through to the grave' was held from Advent 2023 until Lent 2024.
- A 'read the Bible in a year' group was launched and met through the year.
- 'The Word One 2 One' ran over 3 weeks across June and July in partnership with Stanmore Baptist Church and was held on their premises. A cooked meal was provided at the beginning of each session.

- A 'Christianity Explored' course ran for seven weeks across October and November in partnership with Stanmore Baptist Church and was held on their premises. A cooked meal was provided at the beginning of each session.

Environment

- Continued with the use of compostable cups.
- Continued to explore alternative heating solutions.
- Raising awareness of environmental issues, eg. 'plastic-free July'.
- Local litter picks took place on 24th March and 17th November.
- An Energy Audit took place on 2nd July. The [current] recommendation is to install air-to-air heat pumps although this will need further and detailed exploration in 2025.

Outreach (until July 2024)

- Youth Group members were invited to try bell ringing.
- A 'Hope Explored' course, aimed at new Christians, ran for three weeks in April in partnership with Stanmore Baptist Church and was held on their premises. A cooked meal was provided at the beginning of each session.

We also work with a number of schools as follows:

- Avanti House Secondary School
180 Year 10 students visited the Church in February to learn about aspects of Christianity. This first visit was arranged to reinforce prior learning they had received in school.
- Aylward Primary School
The Year 3s (60 children) visited the Church in October to learn about prayer, worship and Holy Communion. The Rector and Assistant Curate continued to deliver assemblies in school at Christmas, Easter and Harvest each year.
- Bentley Wood High School
The annual visit from the Year 11 students is taking place in January 2025.
- North London Collegiate School
The Year 3s (50 children) from North London Collegiate School visited the Church in November to learn about what churches do.
- St John's School
The Year 6s (60 children) visited the Church in June as part of a local history lesson. The new Year 6s visited to learn about baptism in September. The whole school visit each term for a service. A Key Stage 2 Carol Service was held in December. The Rector and Assistant Curate deliver regular collective worship in school and a separate Eucharist was held for Years 3, 4, 5 and 6 in the Autumn Term. A Year 6 Leavers' Service was held in school in July.
- Stanburn Primary School
The Year 4s (120 children) visited in March to learn about the Church. The Reception children (90 children) visited the Church in December to learn about Christmas.

- Stanmore Montessori
The Assistant Curate was invited to speak to the children about Christmas.
- Whitchurch Primary School
The Rector was invited into the school in October to teach the Year 2s (120 children) about the parables of Jesus. The Year 5s (120 children) visited the Church in December to learn about Christmas.
- Voluntary Aided Schools' Carol Service
St John's Church hosted for the first time the 'Voluntary Aided Schools' Carol Service' on 9th December which involved the choirs singing from the 10 Roman Catholic Primary/Secondary Schools and two 2 Church of England Schools in Harrow. The church was full!

It has been another very busy year with lots of great things going on. Thank you to all those who work so hard to ensure the smooth running of St John's Church – far too many to name – but all equally valued and appreciated.

Karen Stirrup
PCC Secretary

Financial Review

1. A budget for 2024 was approved by the PCC on 22nd November 2023. A copy of the current budget is always displayed in the church porch. PCC Members also retain a copy.
2. The accounts are operated on an accruals basis.
3. Total expenditure was £226,819 compared to total income of £241,354 resulting in a surplus of £14,535 (2023 - £22,135).
4. Planned giving has decreased by £1,088 to £76,862 (2023 - £77,950). Other donations have increased: £10,561 (2023 - £8,510).

The main reason for this increase was as a result of the contactless giving machine that was purchased in 2024. After a successful pilot over three Sundays (which generated income of £280), a Payaz Giving Station was purchased for £365. This machine is stationed by the south door every time there is a service. From 23rd June to 31st December 2024, £2,845 was received in donations.

5. An annual 'thank you' letter was sent in respect of all regular donations received during the year.
6. Gift Aid recovered on eligible stewardship and donations amounted to £19,908 (2023 - £19,374) and related to donations received from January 2024 through to December 2024.

7. The annual donation from the historic Stanmore Charities totalled £5,103 (2023 - £4,971).
8. After the screen broke, members of the church family donated £6,068 to cover the cost of the replacement. This was unbudgeted income.
9. Additional income of £64,286 (2023 - £58,174) was generated from hiring Church House (our hall) which is represented as follows:

	<u>Total (£)</u>
Stanmore Montessori	36,112
Regular Bookings	11,722
One-Off Bookings x 44 (2023 = 60)	16,452
<u>TOTAL</u>	<u>64,286</u>

There were fewer one-off bookings in 2024.

Church House was needed as a Polling Station by the London Borough of Harrow on two occasions. This generated additional income of £1,500 each time.

10. Rental income from Hollond Lodge and 16 The Chase totalled £31,950 (2023 - £32,050). Agent fees, renewal fees, management fees and rent guarantee insurance (on 16 The Chase) totalled £2,218. This amount is lower owing to some over-charging that was adjusted resulting in a refund being paid by Ellis & Co (who let the residential properties).

The long-standing tenancy agreement at Hollond Lodge was renewed for a further 36 months on 1st December. An increase in rent has been agreed for each year of the new tenancy.

11. A VAT claim of £538 (2023 - £392) was paid under the Listed Places of Worship Scheme. See <http://www.lpwscheme.org.uk/>. This government funded scheme gives grants to cover the VAT incurred in making repairs and certain maintenance to listed buildings in use as places of worship. The scheme covers repairs/maintenance to the fabric of the building, along with associated professional fees, plus repairs to turret clocks, pews, bells and pipe organs. St John's Church is Grade 2* listed.

In addition, a grant was claimed on the VAT charged across 2023 and 2024 on the stonework costs incurred to 31st December (£4,248.36) and 2024 Organ Works (£3,450.40).

These VAT grants have been credited to the cost centres from where the various invoices were paid (£538 = Church Maintenance, £4,248.36 = Quinquennial Inspection and £3,450.40 = Organ Fund).

12. The PCC agreed to accrue £21,816 out of the 2024 surplus:

- £7,816 for the 2025 Common Fund increase
- £9,000 incl. VAT for Art Architects' bill of £9,000 for RIBA Stage 3A of the stonework repairs
- £5,000 for Church House roofing costs

13. The PCC agreed to pay £92,164 towards the Diocesan Common Fund which equated to 100% of the full costs. This sum includes the direct costs of parish ministry such as clergy stipends and housing, together with central Diocesan support costs, education and outreach. 2024 was the fifth successive year that full costs have been met.

14. General premises costs were £55,881 (2023 - £53,040). These are the running costs of the church and hall and include: cleaning, insurance, maintenance, utilities, removal of rubbish, gardening, together with the contract to keep Church Field tidy.

During the year unbudgeted tree works were undertaken on Church Field costing £2,880. New Flooring was laid in the Micklem Hall costing £2,818.

The Church and Church House 2022 electricity contracts were renewed during the year. Fortunately, the cost of electricity has reduced a little resulting in a cheaper tariff being secured. The 2021 Church House gas contract was renewed, but unfortunately the cost of gas has risen significantly since the 2021 was executed. Three smart meters were fitted.

15. The full cost of employing our part-time Parish Administrator (15 hours per week) was £11,826 (2023 - £11,209). This amount includes salary, pension and National Insurance contributions.

16. No legacies were received during the year.

There are seven legacies totalling £41,305 currently being held as follows:

- *2014 Mary Webb - £5,023 now designated for the upkeep of her memorial stone (original legacy £5,000. A separate account is held with the CCLA which attracts quarterly interest).
- 2014 Alison Carey - £982 restricted for use by the choir (original legacy totalled £1,250. Some money has been spent on music books for the choir).
- 2021 Elizabeth Bowen - £7,650 (restricted for use by the bell ringers).
- 2021 Elizabeth Bowen - £7,650 unrestricted.
- 2022 Patricia Stevens - £5,000 unrestricted (placed in the organ fund).
- 2022 Florence Anita Walton - £5,000 unrestricted (placed in the organ fund).
- **2023 Jenny Gurdon - £10,000 unrestricted (placed in a new designated fund for the replacement of the church heating).

* It transpired that the Mary Webb legacy had been incorrectly placed in a restricted fund. The PCC made contact with Mrs. Webb's executors (both sons) who agreed that the legacy could be moved to a designated fund for the maintenance of Mrs. Webb's memorial stone and for general use in the churchyard.

** Two unrestricted and anonymous donations were received during the year (£10,000 in April, £5,000 in December). These amounts have been added to a new designated fund set up for the replacement of the church heating system. Gift Aid

totalling £3,750 was claimed on these amounts. The balance on the new church heating fund is £28,750 as at 31st December 2024.

17. Surplus funds are transferred to the Central Board of Finance Church of England Deposit Fund (CCLA Account) when the balance in the Barclays current account becomes too high. No such transfers were made in 2024. The balance on the CCLA Account as at 31st December 2024 was £310,000 (2023 - £310,000). Interest of £16,028 was received (2023 - £13,895).
18. There is a historical holding of 897 investment shares with CCLA. Over many years £897 has been recorded in the balance sheet. This may reflect the original cost of the shares (£1 per share). After taking advice from our Independent Examiner, £897 will continue to be shown in the balance sheet rather than the latest valuation, because the valuation is not a realised asset, and changing the figure to reflect annual valuations will give a false gain/loss against the income in our accounts. The PCC has no current plans to sell the shares. The value as at 31st December 2024 was £20,741.06 (2023 - £19,621.10).
19. The general (unrestricted) fund now totals £277,700 (2023 - £251,953).
20. Total Reserves of £2,929,322 are held (2023 - 2,914,786).
21. The finance policy and risk assessment were reviewed last on 26th November 2024. Bills/invoices are settled by bank transfer with two signatories required for each payment.
22. The various funds are listed in Statement of Asset and Liabilities account. Where money has been given for a specific purpose, it is recorded in a restricted fund. We also have a number of designated funds. These are amounts which have been set aside by the PCC for various purposes but unlike the restricted funds, they can be brought back into general funds.

The monies representing these funds are held in separate bank deposit accounts with the Central Board of Finance Church of England Deposit Fund.
23. There is a full list of the reserves in the notes to the accounts.
24. Long-standing Independent Examiner, Derek Taylor-Mew, attended the 19th March 2024 PCC Meeting to enable PCC members to meet Mr. Taylor-Mew

Reserves Policy

It is the policy of this church to hold as a minimum in reserve the equivalent of three months of general running costs (£50,000) and an additional three month's salary costs (£2,500). It is also our policy to hold £25,000 for any urgent building work that may arise during the year.

I should like to take this opportunity to thank the members of St John's who regularly support the mission and ministry of the church by their [regular] giving. Thanks also to those who have helped with the finances (bank signatories and paying in at the bank) during the year.

Jennifer Neve
PCC Treasurer

Church Workers Pension Fund (CWPF) FRS102 Wording - December 2024 Year End

St John's Church participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections:
 - a) a deferred annuity section known as Pension Builder Classic, and,
 - b) a cash balance section known as Pension Builder 2014 (= St John's Church)

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2024: £489, 2023: £463).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31st December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used. At the most recent annual review effective 1 January 2025, the Board chose to grant a discretionary bonus of 6.7% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 2006 service so that the pension increase was 2.7% (where usually it would be calculated based on inflation up to 2.5%). This followed improvements in the funding position over 2024. There is no requirement for deficit payments at the current time.

The next valuation is due as at 31 December 2025.

For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, St John's Church could become responsible for paying a share of the failed employer's pension liabilities.

Wording supplied by the Church of England Pensions Board

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These accounts were approved by the Trustees on 25th March 2025 and signed by the Chair on their behalf..



**The Revd Matthew Stone
Chair**

Statement of Financial Activities
1st January 2023 to 31st December 2024

	Unrestricted	Restricted	Endowment	2024	2023
Income and endowments from:					
Donations and legacies	107,410	(75)	—	107,335	105,837
Income from charitable activities	14,261	—	—	14,261	13,706
Other trading activities	71,505	—	—	71,505	59,499
Investments	48,253	---	—	48,253	45,994
Other income	---	---	—	---	920
Total income	241,429	(75)	—	241,354	225,957
Expenditure on:					
Expenditure on charitable activities	220,668	—	—	220,668	194,339
Other expenditure	6,152	—	—	6,152	9,482
Total expenditure	226,819	—	—	226,819	203,821
Net income / (expenditure)	14,610	(75)	—	14,535	22,135
Transfers					
Gross transfers between funds - in	9,283	5,199	—	14,482	12,566
Gross transfers between funds - out	(9,383)	(5,099)	—	(14,482)	(12,566)
Net movement in funds	14,510	25	—	14,535	22,135
Total funds brought forward	2,913,024	1,763	—	2,914,787	2,892,651
Total funds carried forward	2,927,535	1,788	—	2,929,322	2,914,787
Represented by					
Unrestricted					
General fund	277,700	—	—	277,700	251,953
Designated					
Church Heating Fund	(2,500)	---	---	(2,500)	---
Clergy Housing Fund	(4,158)	---	---	(4,158)	---
Legacies Fund	500	—	—	500	500
M Webb Legacy Fund	(76)	—	—	(76)	---
Organ Repair Fund	(34,633)	—	—	(34,633)	(31,182)
Property Account Fund	2,680,000	—	—	2,680,000	2,680,000
Rectory Decoration Fund	(7,200)	—	—	(7,200)	(6,399)
Restricted Interest	17,750	—	—	17,750	18,153
Restricted					
Bell Ringers Fund	—	(7,585)	—	(7,585)	(7,585)
Great Stanmore Old Church Fund	---	(75)	---	(75)	---
Legacies Fund	—	7,650	—	7,650	7,650
M Webb Legacy Fund	—	---	—	---	75
Restricted Interest	—	1,677	—	1,677	1,501
Weber Grave Fund	—	120	—	120	120

There are minor discrepancies in the totals because the pence are not being shown.

Balance Sheet
1st January 2024 to 31st December 2024

	2024	2023
Fixed assets		
Tangible assets	2,679,971	2,680,000
	2,679,971	2,680,000
Current assets		
Investments	897	868
Cash at bank and in hand	348,184	321,293
	349,081	322,161
Liabilities		
Creditors: Amounts falling due in one year	22,316	13,329
Provision for liabilities and charges due within one year	2,082	1,520
	324,683	307,312
Net current assets less current liabilities	324,683	307,312
Total assets less current liabilities	3,004,654	2,987,312
Liabilities		
Creditors: Amounts falling due after more than one year	48,098	35,800
Provision for liabilities after one year	27,234	36,725
	2,929,322	2,914,786
Total net assets less liabilities	2,929,322	2,914,786
Represented by		
Unrestricted		
Unrestricted - General fund	277,700	251,953
Designated		
Designated - Restricted Interest	17,750	18,153
Designated - Organ Fund	(34,633)	(31,182)
Designated - Rectory Decoration Fund	(7,200)	(6,399)
Designated - Legacies Fund	500	500
Designated - Property Account Fund	2,680,000	2,680,000
Restricted		
Restricted - Bell Ringers' Fund	(7,585)	(7,585)
Restricted - Restricted Interest	1,677	1,501
Restricted – Mary Webb Legacy Fund	0	75
Restricted – Legacies' Fund	7,650	7,650
Restricted - Weber Grave Fund	120	120
	2,929,322	2,914,786
Funds of the church	2,929,322	2,914,786

Notes to the Financial Statements

1st January 2024 to 31st December 2024

Accounting Policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations, together with applicable accounting standards and the Statement of Recommended Practice (SORP).

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

Unrestricted funds – general funds which can be used for PCC ordinary purposes.

Designated funds – monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.

Restricted funds:

- a) Income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest;
- b) Donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

Endowment funds: funds the capital of which must be maintained; only income arising from the investment of the endowment may be used, either as restricted or unrestricted funds, depending on the purpose set out in the terms of the original endowment.

c. Incoming resources

All incoming resources are accounted for gross.

Voluntary income

Collections are recognised when received.

Planned giving receivable is recognised only when received.

Income Tax recoverable on gift aid donations is recognised when the income is recognised.

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue.

All other income

All other income is recognised when it is receivable.

Gains and losses on investments

Realised gains are recognised when the investments are sold.

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

Grants

Grants and donations are accounted for when paid over, or when awarded where the award creates a binding obligation on the PCC.

Church Activities

The Diocesan Parish Share (= Common Fund) is accounted for when paid. Any Parish Share unpaid at 31st December is provided for in these accounts as an operational (though not legal) liability and is shown as a creditor in the balance sheet. The Parish Share has always been in full.

e. Fixed Assets

Tangible fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s.96 (2) of the Charities Act 1993.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected. For some inalienable property acquired in the past there may not be sufficient cost information surviving and therefore such assets may not be valued in the accounts. Individual items acquired since 1st January 2009 have been capitalised in the accounts and depreciated over their useful economic life (see note (d)).

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over a five-year period which is to the end of their expected useful lives. There are no assets currently being depreciated.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

Investments

Investments are stated at book value in the accounts and recorded at market value at balance sheet date in the accompanying notes.

f. Current assets

Amounts owing to the PCC at 31st December in respect of fees, rents or other income are shown as debtors, less provision for amounts that may prove uncollectable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the Bank.

g. Trustees

Apart from the Rector and Assistant Curate, who are in receipt of stipends paid by the Church Commissioners, no other elected PCC Member was remunerated in 2024. The aggregate amount given by serving PCC Members in 2024 was £12,607.

The Rector, Assistant Curate and Pastoral Assistant were reimbursed expenses of office totalling £1,032 of which £327 relates to mileage, and £132 relates to travel on public transport. No other payments were made to PCC Members, nor persons closely connected to them.

Income and Expenditure
1st January 2024 to 31st December 2024

Year to date: 01 Jan 2024 - 31 Dec 2024

	Budget	Actual	Variance	2023
Income				
Standing Orders	75,000	76,520	1,520	77,000
Gift Aid – White Envelopes	200	30	(170)	330
Stewardship Cheques	620	312	(308)	620
Donations Other Gift Aid	600	1,116	516	3,498
Curate (Ordination Gift)	—	—	—	855
Donations Other not Gift Aided	2,000	4,044	2,044	2,700
Church Plate Collections	1,500	5,144	3,644	2,074
Open Church Collections	240	261	21	238
Tax recoverable on Gift Aid	18,500	19,909	1,409	19,374
Stanmore Charities (Clerk Staple/Hollond Lodge)	5,000	5,103	103	4,971
Fundraising	—	6,068	6,068	
Dividends & Interest	30	—	(30)	49
CBF Bank Interest	7,640	16,028	8,388	13,895
Rent - 16 The Chase	20,850	21,000	150	20,950
Rent - Hollond Lodge	11,100	11,225	125	11,100
Funeral Fees PCC	1,200	1,770	570	1,595
Wedding Fees PCC	600	706	106	1,254
Listed Place of Worship Grant	400	—	(400)	392
Church Hall Caretaker Fee	—	1,150	1,150	1,325
Church Hall Lettings – One-Off	16,200	16,452	252	20,388
Montessori School Letting	31,000	36,112	5,112	32,419
Church Hall Lettings – Regular	6,000	11,722	5,722	5,367
Youth Group	100	312	212	80
Café St Jean	1,800	1,915	115	1,828
Social Events	900	2,413	1,513	2,144
Church Flowers	1,355	1,153	(203)	875
Little Fishers Parent and Toddler Group	100	192	92	120
Junior Church	300	698	398	446
Church Bell Tower	—	—	—	65
Income – totals	203,235	241,354	38,120	225,957

Year to date: 01 Jan 2024 - 31 Dec 2024

	Budget	Actual	Variance	2023
Expenditure				
Giving to Missionary Societies	4,100	4,100	—	3,175
Secular Charities (B. Care, Flyspec, TLG)	2,000	2,000	—	2,000
Ministry Parish Share (plus School Mission Fund)	92,164	92,164	—	88,652
Ministry Parish Share - Extra	—	3,427	(3,427)	4,389
Parish Administrator – Salary	11,170	11,170	—	10,546
Parish Administrator – National Insurance	166	281	(115)	200
Parish Administrator – Pension/Life Insurance	491	489	2	463
Employer's NI Allocation HMRC £5,000	—	(295)	295	-207
Church Quinquennial	10,000	22,401	(12,401)	7,302
Maintenance - Hollond Lodge	1,662	1,409	253	1,207
Maintenance - Church House Cottage	600	460	140	100

	Budget	Actual	Variance	2023
Maintenance – The Chase	1,920	1,839	80	1,419
Legal & Professional Fees	4,000	2,218	1,782	5,574
Honoraria	—	269	(269)	594
Working Expenses of Incumbent	800	665	135	692
Parsonage House Expenses	600	1,459	(859)	1,407
Pastoral Assistant	100	5	95	53
Working Expenses of Curate	500	362	138	293
Curate (Ordination Gift)	—	—	—	888
Parish Training	500	779	(279)	1,450
Hospitality Expenses	142	425	(283)	875
Youth Group	600	617	(17)	572
Home Group	—	32	(32)	3
Administration	160	1,245	(1,085)	215
Postage & Telephone	872	976	(104)	900
Photocopier – Costs	1,100	1,003	98	977
Photocopier – Lease	1,330	1,390	(60)	1,390
Parish Office Costs	199	301	(102)	195
Printing/Stationery	1,000	2,052	(1,052)	1,531
Harrow Deanery Expenses	25	—	25	—
Bank Charges	200	221	(21)	199
Church Cleaning	2,400	2,698	(298)	2,600
Church Insurance	6,697	6,757	(60)	7,686
Church Maintenance	3,500	2,932	568	2,612
Church Flag	—	327	(327)	594
Church Flowers	769	879	(110)	1,071
Church Lighting	—	—	—	174
Church Organ/Piano Tuning	1,200	696	504	1,077
Church Projection System	—	6,018	(6,018)	991
Church Garden Waste (Brown Bin)	—	69	(69)	140
Upkeep of Services	1,200	2,169	(969)	1,876
Service Sundries	750	619	131	665
Music & Choir & Licenses	420	353	67	401
Church Publicity	250	(183)	433	207
Sundry Expenses	750	312	438	186
Junior Church	876	867	9	904
Social Events	1,500	1,499	1	1,934
Café St Jean	852	1,239	(387)	1,015
Church Electricity	4,200	3,819	381	4,070
Church Water	425	288	137	256
Church Heating	5,000	4,451	549	4,363
Church Hall Electricity & Gas	10,000	11,775	(1,775)	9,870
Church Hall Rubbish Removal	517	636	(119)	508
Church Hall Sundry Expenses	—	120	(120)	3
Church Hall Insurance	3,348	3,360	(11)	3,682
Church Hall Maintenance	7,575	9,353	(1,778)	8,567
Church Hall Mowing	3,000	6,772	(3,772)	5,214
Church Hall Cleaning	3,000	2,550	450	2,512
Church Hall Cleaning Materials	750	1,280	(530)	883
Church Hall Caretaking Fee	1,200	1,275	(75)	2,317
Church Hall Water	400	427	(27)	366
Church House Cottage – Repairs	2,000	—	2,000	—
Hollond Lodge - Repairs	2,000	—	2,000	—
16 The Chase - Repairs	2,000	—	2,000	—
Expenditure – totals	202,980	226,819	(23,839)	203,821
Overall totals	255	14,535	14,280	22,135

**Statement of Assets and Liabilities
as at 31st December 2024**

2,929,322

Cash

CBF Deposit Account	315,687	
Barclays Current Account	32,497	
		348,184

Investments

CCLA Shares	897	
		897

Tangible Assets

Property	2,680,000	
		2,679,971

Liabilities (due within a year)

Accruals (Architect, CF Extra, CH Roof)	21,816	
Returnable Deposit (Stanmore Montessori)	500	
Deferred Income (2025 CH Bookings, Flowers)	2,082	
		-24,398

Liabilities (due after one year)

Organ Fund	13,048	
Rectory Decoration	6,300	
Legacies (x 3)	14,321	
Restricted Fund (Old Church & Bell Ringers)	12,913	
Church Heating Fund	28,750	
		-75,332

2,929,322

Fund Statement of Change
1st January 2024 to 31st December 2024

Fund	Brought forward				Movement				Carried forward			
	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment
Bell	0	0	(7,585)	0	0	0	0	0	0	0	(7,585)	0
Choir	0	0	0	0	0	0	0	0	0	0	0	0
Churchyard	0	0	0	0	0	0	0	0	0	0	0	0
Comextra	0	0	0	0	0	0	0	0	0	0	0	0
Heating	0	0	0	0	0	(2,500)	0	0	0	(2,500)	0	0
MWeb	0	0	76	0	0	76	(76)	0	0	76	0	0
Oldchurch	0	0	0	0	0	0	(75)	0	0	0	(75)	0
Organ	0	(31,183)	0	0	0	(3,450)	0	0	0	(34,633)	0	0
Rectory	0	(6,400)	0	0	0	(800)	0	0	0	(7,200)	0	0
Churchfab	0	0	0	0	0	0	0	0	0	0	0	0
General	251,954	0	0	0	25,746	0	0	0	277,700	0	0	0
Clergyhse	0	0	0	0	0	(4,158)	0	0	0	(4,158)	0	0
Legacies	0	500	7,650	0	0	0	0	0	0	500	7,650	0
Property	0	2,680,000	0	0	0	0	0	0	0	2,680,000	0	0
Mission	0	0	0	0	0	0	0	0	0	0	0	0
Creation	0	0	0	0	0	0	0	0	0	0	0	0
Webergrav	0	0	120	0	0	0	0	0	0	0	120	0
Interest	0	18,153	1,502	0	0	(403)	175	0	0	17,750	1,677	0
Loan	0	0	0	0	0	0	0	0	0	0	0	0
Totals	251,954	2,661,070	1,763	0	25,746	(11,236)	25	0	277,700	2,649,835	1,788	0

**Statement of Assets and Liabilities (by code)
as at 31st December 2024**

Class and nominal code	General	Designated	Restricted	Endowment	2024	2023
Fixed assets - Tangible assets						
6000000 : Church House at	—	1,100,000	—	—	1,100,000	1,100,000
6000001 : St Johns House at Cost The Chase	—	775,000	—	—	775,000	775,000
6000017 : Hollond Lodge at cost	—	380,000	—	—	380,000	380,000
6000018 : Church House Cottage at cost	—	425,000	—	—	425,000	425,000
6000050 : Investments	(29)	—	—	—	(29)	—
Total	(29)	2,680,000	—	—	2,679,971	2,680,000
Current assets - Cash at bank and in hand						
A1504 : Bank current account	45,220	(28,105)	15,382	—	32,496	5,893
A1520 : CBF CofE deposit A/c	255,898	59,488	302	—	315,687	315,400
Total	301,117	31,383	15,684	—	348,184	321,293
Current assets - Investments						
A1559 : Investment Shares (CCLA)	897	—	—	—	897	868
Total	897	—	—	—	897	868
Liabilities - Creditors: Amounts falling due after more than one year						
A1612 : Rectory Decoration Fund	—	6,300	—	—	6,300	5,500
A1670 : Organ Repair	—	13,048	—	—	13,048	30,300
A1671 : Church Heating Fund	—	28,750	—	—	28,750	—
Total	—	48,098	—	—	48,098	35,800
Liabilities - Creditors: Amounts falling due in one year						
A1613 : Montessori returnable deposit	500	—	—	—	500	500
A1647 : Accruals	21,816	—	—	—	21,816	12,829
Total	22,316	—	—	—	22,316	13,329
Liabilities - Provision for liabilities after one year						
A1700 : M Webb Fund	—	5,687	—	—	5,687	5,199
A1701 : A Carey Fund	—	—	983	—	983	982
A1710 : Bell Fund	—	—	7,881	—	7,881	7,936
A1711 : E Bowen	—	7,650	—	—	7,650	7,650
A1714 : Old Church Fund	—	—	5,032	—	5,032	4,956
A1715 : Jenny Gurdon	—	—	—	—	—	10,000
Total	—	13,338	13,896	—	27,234	36,725

**Statement of Assets and Liabilities (by code)
as at 31st December 2024**

Class and nominal code	General	Designated	Restricted	Endowment	2024	2023
Liabilities - Provision for liabilities and charges due within one year						
A1610 : Deferred Income	2,082	—	—	—	2,082	1,520
Total	2,082	—	—	—	2,082	1,520
Net total assets	277,587	2,649,947	1,788	—	2,929,322	2,914,786

Represented by

Unrestricted - General	277,700	—	—	—	277,700	251,953
Designated - Heating	—	(2,500)	—	—	(2,500)	—
Designated - M Webb	—	76	—	—	76	—
Designated - Organ	—	(34,633)	—	—	(34,633)	(31,182)
Designated - Rectory	—	(7,200)	—	—	(7,200)	(6,399)
Designated - Clergy House	—	(4,158)	—	—	(4,158)	—
Designated - Legacies	—	500	—	—	500	500
Designated - Property	—	2,680,000	—	—	2,680,000	2,680,000
Designated - Interest	—	17,750	—	—	17,750	18,153
Restricted - Bell	—	—	(7,585)	—	(7,585)	(7,585)
Restricted - MWeb	—	—	—	—	—	75
Restricted – Old Church	—	—	(75)	—	(75)	—
Restricted - Legacies	—	—	7,650	—	7,650	7,650
Restricted – Weber Grave	—	—	120	—	120	120
Restricted - Interest	—	—	1,677	—	1,677	1,501
Total	277,700	2,649,835	1,788	—	2,929,322	2,914,786

There are minor discrepancies in the totals because the pence are not being shown.

Independent Examiner's Report to the Trustees of: The PCC of St John the Evangelist, Great Stanmore

I report on the financial statements for the year ended 31st December 2024 which are set out in the foregoing pages.

Respective responsibilities of the trustees and examiner

The PCC (Trustees) are responsible for the preparation of the accounts. The PCC consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an Independent Examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act,
- to state whether particular matters have come to my attention.


Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. The examination includes a review of the accounting records kept by the PCC and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act,
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed 

D. Taylor-Mew FMAAT

123 Park Lane, Harrow, Middlesex, HA2 8NN

Date: 13th February 2025

Accounts

**The Parochial Church Council
of the Ecclesiastical Parish of
St John the Evangelist, Great Stanmore**

Otherwise known as: **St John's Church PCC, Stanmore**

**Annual Report
and
Financial Statements
for the year ended 31st December 2023**

**Presented to the Annual Parochial Church Meeting
28th April 2024**

Rector

The Revd Matthew Stone
The Parish Office
Old Church Lane
Stanmore
Middlesex, HA7 2QX

Registered Charity Number 1127658

Annual Report of the Parochial Church Council for the year 1st January to 31st December 2023

Administrative Information

St John the Evangelist, Great Stanmore, is situated on Church Road, Stanmore. It is part of the Willesden Episcopal Area of the Diocese of London within the Church of England. Contact details: The Parish Office, Church House, Old Church Lane, Stanmore, HA7 2QX. Telephone number 020 8954 7064. Email parishoffice@stjohnschurchstanmore.org.uk
Website: <http://www.stjohnschurchstanmore.org.uk/>

The Parochial Church Council (PCC) of St John the Evangelist, Great Stanmore, is a registered charity. The number is 1127658.

PCC Members (Trustees)

The Members of the PCC are the trustees of the charity. During the year, the following served as members of the PCC:

Rector: The Revd Matthew Stone – Chair
Churchwardens: Mrs. Pam Curran
Mr. Graham Nicholson (also Vice-Chair)

<u>Deanery Synod Representatives:</u>	<u>End of Term</u>
Mrs. Sylvia Daniels	30 th June 2023
<i>Ms. Susan Jones</i>	<i>resigned January 2024</i>
Mrs. Beverley McKeon	30 th June 2023
Mr. Daniel McKeon	30 th June 2023

The following were elected to serve in the new triennium from 1st July 2023:

Mrs. Beverley McKeon	30 th June 2026
Miss Lauren McKeon	30 th June 2026
Mr. Frederick Oshunniyi	30 th June 2026
<u>Elected Members:</u> <i>Mrs. Maureen Davter</i>	<i>retired APCM 2023</i>
<i>Mr. Jack Prentice</i>	<i>retired APCM 2023</i>
<i>Mr. Frederick Oshunniyi</i>	<i>retired APCM 2023</i>
<i>Mrs. Marianne Wright</i>	<i>retired APCM 2023</i>
Mr. Graham Denman	to retire APCM 2024
Mr. Shaun Knevett	to retire APCM 2024
Mrs. Jackie Peters	to retire APCM 2024
Miss Victoria Ward	to retire APCM 2024
Mr. Nigel Bayliss	to retire APCM 2025
Ms Jennifer Neve	to retire APCM 2025
Mrs. Jane Prentice	to retire APCM 2025

The fourth PCC Member elected on 24th April 2022 was granted a Charity Commission, so the name is not published.

Mrs. Sylvia Daniels (from 30 th April 2023)	to retire APCM 2026
Mr. Davd Galt (from 30 th April 2023)	to retire APCM 2026
Mr. Anthony Murphy (from 30 th April 2023)	to retire APCM 2026
Dr. Lorna Wyon (from 30 th April 2023)	to retire APCM 2026

Ex-officio: The Revd Wendy Wall – Assistant Curate

Bankers:

- Barclays Bank PLC, 126 Station Road, Edgware, Middlesex, HA8 7RY
- CCLA Investment Management Ltd, Senator House, 85 Queen Victoria Street, London, EC4V 4ET

Independent Examiner:

- Mr. Derek Taylor-Mew FMAAT
123, Park Lane, Harrow, Middlesex, HA2 8NN

Charity Commission Correspondent:

- The Revd Matthew Stone
Church House, Old Church Lane, Stanmore, Middlesex, HA7 2QX

Structure, Governance and Management

The PCC is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The method and appointment of PCC members is set out in the Church Representation Rules. The PCC is registered with the Charity Commission under the full title of "The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Great Stanmore" with a working name of "St John's PCC, Stanmore" (No. **1127658**). The members of the PCC are the trustees of the charity. All regular Church attendees are encouraged to register on the Electoral Roll and stand for election on to the PCC as a Churchwarden, Deanery Synod Representative or PCC Member. We are keen to ensure those elected fully represent the congregation.

- Churchwardens serve a one-year term of office.
- Deanery Synod Representatives serve a three-year term of office. In 2023 a new triennium began on 1st July and will end on 30th June 2026. One of our existing representatives, Beverley McKeon, was elected to serve another term.
- PCC members also serve a three-year term of office before standing down for a period of twelve months before they can seek re-election (unless they are co-opted because of their particular skills/role).

This policy was reconfirmed at the Annual Parochial Church Meeting on 24th April 2022. PCCs can appoint co-opted members who can be clerical or lay. If this happens, the total number co-opted must either be less than one-fifth of the elected members on the Council, or two, whichever is the greater. The PCC met seven times during the year – three meetings were held on Zoom, the others were in person.

The Standing Committee is the only committee legally required. It has power to transact the business of the PCC between meetings, subject to any directions given by the PCC. Whilst a Standing Committee was appointed, it did not need to meet in 2023.

Aims and Purposes

The PCC has the responsibility of co-operating with the Rector, the Revd Matthew Stone, in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has the responsibility for the maintenance of the Church Building, Churchyard, Old Brick Church, Church House, Church Field, Church House Cottage, Hollond Lodge and St John's House (16 The Chase).

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of the parish community. This is underpinned by our Mission Statement: "Drawn together by Christ's love, we seek by his grace to live out his commandments to love the Lord our God with all of our being; and to love everyone we come across as we love ourselves."

We are an open Church: welcoming of all people. Our services and worship put faith into action through prayer and scripture, music and sacrament.

When planning our activities for the year, the Rector and PCC have considered the Charity Commission's guidance on public benefit and, in particular, the supplementary guidance to charities for the advancement of religion. Specifically, we try to enable ordinary people to live out their faith as part of our parish community through:

- Worship, prayer, learning about the Gospel; developing knowledge and trust in Jesus,
- Provision of pastoral care for people living in the parish,
- Missionary and outreach work.

An important (and essential) part of each PCC Meeting were the discussions about our mission strategy, and in particular what responses we might make to "Listening to London, Listening to God" – the new collective vision for the Diocese of London. After extensive consultations in 2019, to which we contributed, the Diocese identified four ambitions: Confident Disciples, Compassionate Communities, Creative Growth and Connected Young People. A report on our PCC discussions on mission and other work can be found on pages A9-15.

Church Attendance

There are 181 parishioners on the Church Electoral Roll, 66 of whom are resident in the parish, and 115 of whom are not resident in the parish. The average weekly attendance in church across all services, counted in October 2023, was 136 (107 adults, 29 children). It is pleasing that the attendance figures suggest a very good recovery from the Covid-19 pandemic, with new growth. A link is always available from the website to facilitate access to the weekly Church of England's 'worship at home' service for those who need it.

Achievements and Performance

Worship and Prayer, Discipleship and Pastoral Care

An 8am Holy Communion and 9.30am Parish Communion take place every Sunday (on the first Sunday the Parish Communion is an All-Age). A monthly contemporary service 'Engage' takes place, except August and December. A midweek service is held every Tuesday at 10.30am in the chapel.

In addition, the whole community worships together for major festivals, including Mothering Sunday, Easter Day, Dedication Festival, Harvest Festival and Christmas Day.

We hope our services enable attendees to draw closer to God, worship with one another, and be spiritually refreshed. All are welcome to attend. Refreshments are served after the Parish Communion (and All-Age Service) in Church House (or the Church) provided by our dedicated Café St Jean team.

To cater for the younger members of our Church community, we offer Junior Church on the second and fourth Sundays of each month. On the third Sunday afternoon of each month, a Junior Church games session takes place. The children enjoy participating in the monthly All-Age Service on the first Sunday in the month. The children are also invited to form a Junior Choir on the third Sunday each month and to sing in the Nine Lessons and Carols Service in December. The PCC paid for the Junior Children to play crazy golf in October and to see 'Beauty and the Beast' at Radlett Theatre in December. Most weeks there are 29 children in church which is very encouraging.

A growing partnership with Stanmore Baptist Church continued to deepen with joint events being held for children on two occasions during the year (Shrove Tuesday Pancake Party and a Light Party on Halloween). We also jointly led an Alpha Course in the Autumn Term.

A youth group was set up in January which meets twice each term (in line with the wishes of the young people) and caters for those in Years 7-13. By the end of the year there were 24 young people attending regularly. Different activities were arranged including games, BBQ, Laser Tag and Ten Pin Bowling. The PCC made a contribution to cover the costs of the outings.

The annual Battle of Britain Service took place on Sunday, 24th September. The attendance included the Mayor of Harrow, Representative Deputy Lieutenant along with large numbers of ATC cadets and others. The sum of £178.27 was collected during the service and split equally between Bentley Priory Museum, the RAF Benevolent Fund and the Royal Air Forces Association.

A Memorial Service took place on Sunday, 5th November to which the families of those who have received our funeral ministry across 2021, 2022 and 2023 were invited. The sum of £150 was collected during the service to support the work of Bereavement Care. Refreshments were provided in Church House after the service.

A very well attended Act of Remembrance took place at the War Memorial in the Churchyard on Remembrance Sunday (12th November). The PCC paid £95 to have The Last Post and Reveille played on the trumpet.

The Bishop of Willesden, the Rt. Revd Lusa Nsenga-Ngoy, came to confirm 17 candidates (two adults, 15 young people) on 10th December. Within the same service, two baptisms took place, and 10 children were admitted to communion before confirmation. The sum of £500 was collected to support the Bishop of Willesden's Discretionary Fund.

A new catering team provided a delicious Pre-Lent Lunch and Harvest Lunch that were very well attended. A community BBQ was arranged to celebrate the Coronation of His Majesty King Charles III in May. A bouncy castle and other inflatables were hired to entertain the children.

The children from St John's Church of England School attend a service at least termly (Easter, end of term in July, Harvest and Christmas). There was also a Key Stage 2 School Carol Service held on 13th December. The clergy also deliver regular collective worship.

The Clergy enjoy good relationships with a number of other local schools: Aylward Primary School, Avanti House Secondary School (new), Bentley Wood High School, North London Collegiate School (new), Stanburn Primary School, Stanmore Montessori and Whitchurch Primary School. Different year groups from each of these schools visit the church during the year. The clergy deliver termly assemblies in Aylward Primary School.

During 2023 the church was used for:

- **12** (8) baptisms mostly taking place within the Parish Communion,
- **17** (0) candidates for confirmation,
- **10** (3) children were admitted to Holy Communion before confirmation,
- **4** (3) weddings,
- **1** (0) wedding blessing after civil marriage,
- **5** (4) funerals were held in church, a further **6** (10) were conducted at local crematoria,
- **9** (9) interments of ashes took place in the churchyard.

(numbers in brackets relate to 2022)

The Rector, Assistant Curate and PCC are committed to the pastoral care of all people in the parish of St John's. Holy Communion was taken regularly to four housebound parishioners (and others as and when required) by a commissioned team of lay people in addition to the Rector and Assistant Curate. The Rector and Assistant Curate make time to visit parishioners at home or in hospital with the assistance of the Licensed Lay Ministers, Pastoral Assistant and Bereavement Visiting Team.

In addition to worship, spiritual growth is encouraged through Home Groups, of which there are now three meeting regularly. The Assistant Curate is leading a new monthly prayer group.

The Rector meets regularly with the Assistant Curate, Churchwardens, Treasurer, Deputy Wardens and Parish Administrator to plan the workload for the ensuing months. As part of the meetings, priorities are agreed for upcoming fabric works.

The achievements of the PCC are only possible because of the large number of volunteers who give generously of their time and energy. Volunteers undertake a wide variety of tasks including (but not restricted to) membership of the various committees and visiting teams, stewardship of buildings, stewardship of finances, children's & youth work, Little Fishers, Tea & Chat, flower arranging, music, gardeners amongst many others. The PCC gratefully acknowledges all these contributions.

Missionary and Outreach Work

During the course of the year the PCC decided to make the following donations:

Bereavement Care	£200
Flyspec	£2,000
Mission to Seafarers	£2,000
Transforming Lives for Good (TLG)	£975
Total	£5,175

Risks

The trustees confirm that the major risks (namely financial, health & safety and safeguarding) as identified by the trustees, to which the charity is exposed, have been reviewed and systems or procedures have been established to manage those risks.

Safeguarding and Clergy Discipline

The PCC have complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 in relation to having due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding remains a substantive agenda item on each PCC agenda and we use the Church of England's Safeguarding Dashboard.

The Revd Matthew Stone
Rector

Deanery Synod Report

The Deanery Synod met for three sessions during the year with a time of worship led by the host church or school, who were invited to give a profile of the parish (or school) and its mission and ministries before the Synod prayed for them. Hosts also kindly provided refreshments. At each meeting reports were tabled or presented on the recent sessions by those elected to the Diocesan and General Synods. There was also a short business meeting held using the Zoom Software. During the year a new triennium started on 1st July, and elections were held in preparation for the opening meeting.

The first meeting was held on 8th February at St Alban's North Harrow with the theme of "Modern Slavery – what is it and what can we do about it?". Pattie Gercke, Development Worker for the Compassionate Communities Team of the Diocese, gave a presentation on Modern Slavery. Modern Slavery is a serious crime in which people are coerced or deceived into a situation where they are exploited for the purpose of making a profit. The offence is punishable by up to life imprisonment under the 2015 Modern Slavery Act. She described the various forms of slavery, the victims, the signs to look out for, the resources available, and what we in the parishes can do about it. She then answered questions.

At the Parish APCMs new lay representatives on the Synod were elected. Elections were made for the Triennium. John Dolling was re-elected as Lay Chairman; Robert May as Secretary; David Green, Barry Hingston, Ajay More and Emma Webber as Clergy Members of the Standing Committee; Mary Abbott, Toby Partridge and Clive Scowen as Lay Members of the Standing Committee; Derek Taylor-Mew as Independent Examiner; John Spencer as Representative on Bereavement Care Management Committee and Clementina Pagano as Foundation Governor of St John's School Stanmore. The three representatives on Harrow SACRE (Standing Advisory Committee for Religious Education) had agreed to continue and were confirmed (Revd James Power, Alison Stowe, and Mary Abbott).

A meeting to discuss Synod business was held using the Zoom software on 15th June. Five applications for a grant from the Deanery Mission Fund had been received from: St Mary's Kenton for notice boards; All Saints' Harrow Weald for sound system improvements; St Peter's West Harrow for Messy Church equipment; Re:Generation Schools Work for equipment and materials and Holy Trinity Wealdstone for outreach events. These were all approved. The

Deanery Accounts for 2022 were received and approved, subject to Independent Examination. Toby Partridge was confirmed as the Deanery representative on the Area Finance Committee.

The new triennium opened with the 4th July session, which was held at St Mary-the-Virgin Kenton and started with a Eucharist. The Bishop of Willesden, the Rt. Revd Bishop Lusa Nsenga-Ngoy, addressed the Synod and answered questions. Synod agreed to co-opt the Headteachers of two Church of England Schools to be members of the Synod. Jo Hester at St John's Stanmore and Daniel Norris at St Jerome's Harrow.

The third meeting was held on 23rd November at Bishop Ramsey Church of England School Ruislip. Executive Head, Dr. Hilary Macaulay, gave an introduction to the school and its vision and activities. These included three projects: 'The Big Feast' providing a different experience of worship; the 'Willessden Area Church of England Choir Project' where over two days twelve schools in the Area worked with the London Gospel Community Choir; 'Common Good Schools' which was designed through the lessons and assemblies to get schools working with their community. Synod was then given fifteen minutes for conversation in groups to consider three questions:- "What is your response to these projects?", "What volunteering opportunities could your church offer for students in your community?" and "Do you have any other ideas for how your church community could link with your local schools?". Alison Stowe gave a report from Harrow SACRE (Standing Advisory Committee for Religious Education). Ann Lynes announced that she is stepping down as Area Dean and the Bishop of Willesden will appoint a successor. A By-Election had been held to fill a vacancy for a Lay Representative of the Synod on the London Diocesan Synod. Noah Kelly of St Alban's North Harrow had been elected to fill this vacancy.

Robert May
Honorary Secretary

Church House

During 2023 Church House generated income of £58,174 (2022 £67,950). It is accepted that the 2022 level of income was unusually high, given that it was the first 'normal' year since the start of the Covid-19 pandemic. In 2023 there were 60 one-off bookings with an additional 9 days of holiday camps and 12 days of ante-natal classes taking place (2022 – 64 one-off bookings). The bookings in 2022 were longer in length possibly reflecting a desire from families to hold functions that had been postponed because of the Covid-19 pandemic.

For comparison purposes, the Church House income across the previous three years was as follows:

2019 £56,457
2020 £29,628
2021 £46,427

Church House is first and foremost the church hall for St John's Church and priority will always be given to church groups/activities ahead of third parties.

The following church groups use the premises on a regular basis:

1. Junior Church (including the monthly games session)
2. Little Fishers Parents & Toddler Group
3. Tea & Chat
4. Youth Group

It was also pleasing to hold a Pre-Lent Lunch, Harvest Lunch and Christmas Afternoon Tea during the year. These are popular events with delicious food.

The following non-church groups use the premises on a regular basis:

1. Brazilian Jiu-Jitsu (Wednesday evening)
2. Karate (Thursday afternoon)
3. Metropolitan Police Cadets (Tuesday evening)
4. Rainbows/Brownies/Guides (Friday evenings during term time)
5. Stanmore Montessori (Monday to Friday during term time)
7. Taekwondo (Thursday evening)

A hiring agreement is signed on an annual basis with each regular hirer, apart from Stanmore Montessori where the legal instrument in place is a three-year lease (signed in 2021). Each group submits a copy of their safeguarding policy each year as well as their current insurance certificate, in confirmation that they have cover in place for their activity.

A robust booking system for hiring Church House on a one-off basis has been in place since 2014 (reviewed annually by the PCC), which is administered most efficiently through the Parish Office. This ensures we maintain a professional and consistent approach towards all bookings.

Terms & Conditions of hire are in place for all Church House users (both regular and one-off). These include reference to the hirer putting in place their own safeguarding procedures if children will be on the premises during their booking, food hygiene/allergy information, insurance cover and risk assessments. All hirers of Church House must sign a booking form which confirms their agreement to the Terms & Conditions.

An agreed pricing structure is in place for one-off bookings:

Wolstenholme Hall

£85 per hour (daytime)

£110 per hour (after 6pm)

£250 Good Conduct Deposit payable every time

Engagement Parties/Wedding Receptions

£2,500 for the day

£500 Good Conduct Deposit payable every time

An appointed keyholder oversees one-off bookings. They are paid a fee of £25 (£50 if after a 9pm finish) per booking for providing a service to handover the premises to a one-off hirer. The keyholder is not an employee but rather a contractor who submits invoices for their services. The handover covers emergency evacuation, fire extinguishers' locations, health & safety, safeguarding and security, as well as the practical elements of using the premises (eg how to operate the heating). At the end of the booking, the keyholder returns to Church House to ensure the premises are left clean and tidy before locking up.

Karen Stirrup

Parish Administrator

PCC Secretary's Report

The PCC met seven times in 2023: 9th February, 28th March, 30th April, 24th May, 18th July, 27th September and 22nd November. All meetings were held in Church House.

Attendance at PCC meetings measured as a percentage was 75% (2022 - 75%) across the year. At every meeting, PCC Members received an update on the financial position to the end of the previous month. Updates on fabric matters, safeguarding and mission remained substantive agenda items.

With St John's Church being a registered charity, PCC Members were reminded on two occasions of their obligations as trustees, especially the responsibility to ensure our 'charity' is operated in a way that carries out its purposes in respect of public benefit. PCC Members are confident that they have done this.

PCC meetings are always efficiently organised with the agenda, minutes, financial information and other papers being circulated electronically at least one full week ahead of each meeting. This gives PCC Members the opportunity to read the papers in advance so they can prepare for each meeting. Whilst PCC Members view the papers online to save printing and environmental costs, hardcopies of the agenda, minutes and financial information are placed in the church porch for others to read to ensure transparency and accountability. PCC Members are invited to declare any interests (financial or otherwise) at the beginning of each meeting and withdraw whilst the conflicted item is discussed. Draft minutes are usually circulated within 48 hours of the meeting to enable actions points to be taken forward promptly. Financial information is circulated monthly to PCC Members in between PCC meetings to ensure they are kept up-to-date.

As other reports will invariably contain business that has been transacted by the PCC during the year, this report will be focused only on matters that are unlikely to appear elsewhere.

February

- Noted the attendance across our Christmas services in 2022 was 551 (2021 – 309).
- Noted that The Church of England's General Synod voted on 9th February to endorse a proposal to offer blessings, but not marriage, to same-sex couples. Resources will be available by the end of the year.
- Agreed that a Pre-Lent Lunch could take place in Church House on 19th February.
- Agreed to support the Diocese of London's 2023 Lent Appeal which sought to raise money to train leaders in partnership with [MANNA](#) (= Mozambique Angola Anglican Association), to provide pastoral care and support for those living with trauma in Mozambique.
- Agreed that the 'Warm Welcome' initiative to offer Church House as a warm space would cease as there had been no take up in 2022.
- The annual subscription to Bereavement Care was renewed at a cost of £200.
- Discussed the arrangements for the Annual Parochial Church Meeting to be held on 30th April.
- Thanked Jane Prentice and her family for donating a good quality drum kit to be used in certain church services.
- Discussed the reinstatement of the chalice and agreed it would happen in March. The use of the chalice had been suspended as a precaution during the Covid-19 pandemic.

March

- The Church Field maintenance contract was renewed for a further 12 months.
- The 2022 Accounts were approved following the independent examination, and the 2022 Annual Report was noted in preparation for the Annual Parochial Church Meeting to be held on 30th April.
- Thanked Shaun Knevett and his team for organising a very successful Pre-Lent Lunch on 19th February.
- Agreed to have a Coronation themed All-Age Service on 7th May followed by a Community BBQ on Church Field. A bouncy castle and a slide was hired.

April

- This very short PCC meeting took place immediately after the Annual Parochial Church Meeting.
- All new PCC Members completed Trustee Declarations and HMRC 'Fit and Proper Person' forms. Existing PCC Members were asked to complete both forms if their circumstances had changed since they last completed them.
- Various appointments were made: Vice-Chair, Treasurer, PCC Secretary, Electoral Roll Officer, Deputy Wardens, Stewardship Recorder and Standing Committee members.
- The signatories on the various bank accounts were re-confirmed, together with the arrangements for managing the funds held with CCLA Investment Management Limited.

May

- Noted the current regular users of Church House, and that they had each signed a hiring agreement, supplied a copy of their current insurance certificate and, where appropriate, submitted a copy of the current safeguarding policy.
- Noted that the sum of £687.50 was sent to the Diocese of London representing money that had been given to support the Lent Appeal.
- Noted the attendance at the Holy Week and Easter services: 2023 was 710 (2022 – 572).
- PCC Members were pleased to learn that the Year 10 students from Avanti House Secondary School would be visiting St John's Church in February 2024 as part of their GCSE RE Curriculum. The Rector visited the school and spoke to these students in July with help from Sylvia Daniels, Christy Oommen, Becky Stone and Lorna Wyon.
- Rejoiced that the Assistant Curate would be ordained priest at St John's Church in June.
- Approved the re-licensing of Lydia McLean, Jean Orpwood and Frances Westcott as Licensed Lay Ministers (LLMs) for a further five years. The LLMs were thanked for their ministry. The re-licensing service took place at St Paul's Cathedral on 21st November.
- The annual subscription to Harrow Inter-Faith was renewed at a cost of £25.
- The brown bin subscription had been renewed retrospectively for 2022/2023 at a cost of £75. Noted that the London Borough of Harrow were changing their policy and the subscription would be paid in advance from 2023/2024 so a further £65 was paid.
- Agreed to purchase a replacement second-hand bass amp at a cost of £219.

July

- The booking arrangements for the hiring of Church House were reviewed. The 2024 hiring rates were approved together with an amended set of Terms and Conditions of Hire (which include matters of health and safety, food hygiene, risk assessments, safeguarding, security and Covid-19).
- Approved the annual PCC donations of £2,000 each to FlySpec and the Mission to Seafarers.

- The PCC agreed to fund the cost of the 'It's Your Move' booklets produced by Scripture Union as a gift to the Year 6 Leavers at St John's School. Cost £67.50.
- Noted that the AGM of the Bell Ringers had taken place on 8th June 2023 in the Ringing Room.

September

- Noted the renewal of the Data Protection Fee with the Information Commissioner's Office (ICO) at a cost of £35. The Parish Administrator is listed as the Data Protection Officer. Registration is necessary because of the personal data that 'we' hold in respect of baptisms, weddings and funerals. Also, because of the video doorbell fitted to the main front door of Church House. Our two privacy notices (one for 'office holders', the other is 'general') were reviewed and ratified. Updated copies are on display in the church porch and on the website.
- Discussed the proposed development of the Old Rectory site into "a world-class, post-operative physical rehabilitation centre" which will have over 50 private bedrooms. It was agreed that the PCC would object if planning permission is sought because of the lack of car parking spaces within the development and the overall size of the new building.
- Noted that the Battle of Britain Service had taken place on 24th September. The Revd David Skillen, Principal Roman Catholic Chaplain (RAF) & Station Chaplain RAF Northolt, delivered the sermon.
- Noted that the Clergy and Deanery Synod Representatives had attended a 'Deanery Roadshow' on 20th September where the Diocese of London's Vision was discussed (see below for our response).
- Agreed to cover the cost of four members of the Bereavement Visiting Team's attendance at the annual Bereavement Care conference which was titled "Coping with life alone" and held at Emmanuel Church in Northwood.
- Objected to a planning application (Case No P/2201/23) for 12 Elm Park the rear of which overlooks Church Field.
- Agreed that a Harvest Lunch could take place on 8th October in Church House, and to obtain a Temporary Events Notice for the glass of wine included in the ticket price.
- Agreed a budget of £4,000 to purchase a new cooker for Church House in 2024.

November

- The Complaints Policy was reviewed and ratified.
- The Conflicts of Interest Policy was reviewed and ratified.
- The Finance Policy & Risk Assessment was reviewed and ratified.
- The Health and Safety Policy was reviewed and ratified.
- The Legacy Policy was reviewed and ratified.
- The Lone Working Policy was reviewed and ratified.
- The Reserves Policy was reviewed and ratified.
- The Social Media Policy was reviewed and ratified.
- The Emergency Plans folder for evacuating the church was reviewed. Folders are kept in the vestry, Parish Office and Rectory. Laminated copies of emergency evacuation instructions are also kept in the Rector's and Assistant Curate's stalls and the Churchwardens' pews.
- Thanked Shaun Knevett and his team for organising a very successful Harvest Lunch on 8th October.
- Agreed to a temporary banner being fitted to the churchyard hedge for two weeks to advertise the Harrow Fireworks. A £100 donation was received from the organisers.

- Noted that an Environmental Health Officer from the London Borough of Harrow inspected Church House on 10th October 2023. The purpose of the inspection was to make sure the premises met legal food hygiene and safety requirements. The top rating (5*) was awarded.
- Noted that a Memorial Service took place on 6th November. The retiring collection of £150 was sent to support the work of Bereavement Care.
- PCC Members were pleased to learn that the Year 3 children from North London Collegiate School visited the church on 8th November to learn about Christianity.
- Agreed to pay a trumpeter £95 to play for the Act of Remembrance on Remembrance Sunday.
- Agreed to stop the pursuit of £486.53 through the courts from a hirer of Church House who, in August 2021, left a disgraceful mess after their booking and refused to put things right. After a case held in Watford County Court the judge awarded in the PCC's favour, but the defendant did not respond. Three visits from a bailiff followed but the defendant was always out. Rather than commit any more time, the PCC agreed not to pursue the recovery of the money, because the defendant now has a County Court Judgement which will remain on the Register of Judgments, Orders and Fines for 6 years. This will affect their credit rating.
- Agreed that a Christmas Afternoon Tea could take place on 3rd December in Church House and to obtain a Temporary Events Notice for the mulled wine included in the ticket price.
- Noted (with much joy!) that 10 children will be admitted to communion before confirmation, and 17 candidates (including 2 adults) will be confirmed by the Bishop of Willesden, the Rt. Revd Lusa Nsenga-Ngoy on 10th December.
- Approved a £250 bonus for the Parish Administrator.
- The PCC agreed to fund the cost of two Christmas trees (internal = £79.99, external = £119.99).
- Approved the additional parochial fees that would be payable in 2024 (eg organist, bell ringing).

At various points during the year, the congregation were invited to make online donations if desired to support Christian Aid, Harrow Foodbank, The Children's Society and Firm Foundation. Online donations were apposite as the usual collections in Church no longer take place.

The produce collected in the Harvest Festival on 1st October was taken to the Harrow Foodbank. There is no longer a collecting box in the church as Sainsbury's in Stanmore have a collection point which is more convenient for people to use.

Mission

The Diocese of London's current vision is as follows:



The PCC continue to support four mission areas: children & young people, discipleship, environment and outreach which have become the major focus of our new mission action plan. Each PCC Member joined one of these groups which have met in between PCC meetings during 2023 to discuss, agree and implement new goals/priorities to further the mission of St John's Church.

Some of the work discussed and actioned in 2023 is as follows:

Children & Young People

- Publicised details of online webinars organised by 'HeadsUp' Harrow with information about coping with exam stress for Years 11 & 13.
- Organised a Pancake Party with Stanmore Baptist Church on 21st February.
- Progressed the setting up of a mentoring programme with 'Transforming Lives for Good.' This included training three mentors, obtaining DBS checks, and liaising with St John's School to identify three suitable children. The programme will be launched in January 2024.
- Organised a Light Party with Stanmore Baptist Church on 31st October.
- Established a new youth group which has over 20 members in Years 7-13. Various activities took place across the year.
- Arranged trips to Adventure Golf and the pantomime for Junior Church.

Discipleship

- An online Lent Course titled 'Close Encounters' took place.
- A monthly prayer group was established which meets in the chapel.
- A Quiet Day was organised and held at St Mary's Harrow-on-the-Hill. The Revd Canon Alison Christian led the day.
- An online Advent Course was held.
- Established a third Home Group which meets each month in Hatch End.
- An online Advent through to Lent Course titled "From the stable through the grave" took place.

- 10 children were admitted to communion before confirmation.
- 17 candidates (including 2 adults) were confirmed.

Environment

- Members of St John's Church were encouraged to have a "plastic free July" with information shared in advance of how it might work in practice.
- Continued with the use of compostable cups.
- Purchased LED light bulbs for the Wolstenholme Hall.
- Continued to explore alternative heating solutions.

Outreach

- Organise a BBQ to celebrate the Coronation of HM King Charles III which was very well attended.
- Organised an Alpha Course with Stanmore Baptist Church which ran from September to November.

During the year it was pleasing to engage with our local schools as follows:

- Avanti House Secondary School
A new relationship commenced with this school. The Rector was invited into school to speak to the Year 9 students (180 students) about aspects of Christianity they need to know for their GCSE RE. Sylvia Daniels, Christy Oommen, Becky Stone and Lorna Wyon kindly accompanied the Rector and spoke about their faith. In 2024, the school will bring Year 10 to church for a visit.
- Aylward Primary School
The Year 3s (x 60 children) visited to learn about prayer. The Year 4s (x 60 children) visited to learn about Christmas. The Rector continues to deliver assemblies in school at Christmas, Easter and Harvest each year.
- Bentley Wood High School
The Year 11 RE Students (x 240 students) from Bentley Wood High School visited to learn about Christianity which forms part of the GCSE RE syllabus.
- North London Collegiate School
The Years 3s (x 50 children) from North London Collegiate School visited for the first time to learn about Christianity.
- St John's School
The Year 6s (x 60 children) visited to learn about baptism. The whole school visit each term for a service. A Key Stage 2 Carol Service was held in December.
- Stanburn Primary School
The Year 4s (x 120 children) visited to learn about the church.
- Stanmore Montessori
The Assistant Curate was invited to speak to the children about Christmas.
- Whitchurch Primary School
The Year 5s (x 120 children) visited to learn about Christmas. Earlier in the year, the Rector was invited into the school to teach the Year 2s about the parables of Jesus.

In closing, 2023 felt like we were back to normal after the Covid-19 pandemic, with lots of activities and events taking place, together with a large number of engagements with the community especially through our work with the local schools. The numbers of people attending the church services continues to increase.

Thank you to all those who work so hard to ensure the smooth running of St John’s Church – far too many to name – but all equally valued and appreciated.

Karen Stirrup
PCC Secretary

Financial Review

1. A budget for 2023 was approved by the PCC on 22nd November 2022. A copy of the current budget is always displayed in the church porch.
2. The accounts are operated on an accruals basis.
3. Total expenditure was £203,821 compared to total income of £225,957 resulting in a surplus of £22,135 (2022 - £31,047).
4. Planned giving has increased by £7,477 to £77,950 (2022 - £70,473). Other donations have also increased: £8,510 (2022 - £7,851)
5. An annual ‘thank you’ letter was sent by the Treasurer in respect of all regular donations received during the year.
6. Gift Aid recovered on eligible stewardship and donations amounted to £19,374 (2022 - £18,107) and related to donations received from January 2023 through to December 2023.
7. The annual donation from the historic Stanmore Charities totalled £4,971 (2022 - £4,668).
8. Additional income of £58,174 (2022 - £67,950) was generated from hiring Church House (our hall) which is represented as follows:

	<u>Total (£)</u>
Stanmore Montessori	32,419
Regular Bookings	5,367
One-Off Bookings x 60 (2022 = 64)	20,388
<u>TOTAL</u>	<u>58,174</u>

The bookings in 2022 were longer in length possibly reflecting a desire from families to hold functions that had been postponed because of the Covid-19 pandemic. The position regularised in 2023 to a level similar to 2019.

9. Rental income from Hollond Lodge and 16 The Chase totalled £31,950 (2022 - £31,500). Agent fees, renewal fees, management fees and rent guarantee insurance (on 16 The Chase) totalled £5,574.

The tenancy agreement at 16 The Chase was renewed for a further 24 months on 3rd March.

10. A VAT claim of £392 (2022 - £359) was paid under the Listed Places of Worship Scheme. See <http://www.lpwscheme.org.uk/>. This government funded scheme gives grants that cover the VAT incurred in making repairs and certain maintenance to listed buildings in use as places of worship. The scheme covers repairs/maintenance to the fabric of the building, along with associated professional fees, plus repairs to turret clocks, pews, bells and pipe organs. St John's Church is Grade 2* listed.

11. The PCC agreed to accrue £12,829 in 2023 which are payable in 2024 as follows:

- £4,389 Common Fund increase.
- £3,540 Arta Architects bill (for RIBA Stage 1 towards stonework project).
- £4,000 New cooker for Church House.
- £900 Clergy Conference Costs for Rector and Assistant Curate.

12. The PCC agreed to pay £87,775 towards the Diocesan Common Fund which equated to 100% of the full costs. This sum includes the direct costs of parish ministry such as clergy stipends and housing, together with central Diocesan support costs, education and outreach. 2023 was the fourth successive year that full costs have been met.

We also paid the 1% Deanery Schools' Levy of £877.75 (1% of Common Fund) which is shared amongst the Church of England Schools in the Willesden Episcopal Area through the Mission Grant scheme administered by the Archdeacon of Northolt.

13. General premises costs were £53,040 (2022 - £47,409). These are the running costs of the church and hall and include: cleaning, insurance, maintenance, utilities, removal of rubbish, gardening, together with the contract to keep Church Field tidy.

The total in 2023 was higher because it includes: decorating and fitting new blinds in the Micklem Hall (£3,300) and unexpected Tree Works on Church Field (£3,010) as well as the higher cost of utilities (£1,871 on Church House electricity).

The budget of £1,000 set for Church electricity was incorrect (actual cost £4,070).

14. The full cost of employing our part-time Parish Administrator (15 hours per week) was £11,189 (2022 - £11,192). This amount includes salary, pension and National Insurance contributions.

15. One unrestricted legacy of £10,000 was received from the estate of the late Jenny Gurdon.

There are now seven legacies totalling £41,481 being held as follows:

- 2014 Mary Webb - £5,199 restricted for the upkeep of her memorial stone (original legacy £5,000. A separate account is held with the CCLA which attracts quarterly interest).
- 2014 Alison Carey - £982 restricted for use by the choir (original legacy totalled £1,250. Some money has been spent on music books for the choir).
- 2021 Elizabeth Bowen - £7,650 (restricted for use by the bell ringers).
- 2021 Elizabeth Bowen - £7,650 unrestricted.
- 2022 Patricia Stevens - £5,000 unrestricted (placed in the organ fund).
- 2022 Florence Anita Walton - £5,000 unrestricted (placed in the organ fund).
- 2023 Jenny Gurdon - £10,000 unrestricted.

16. Surplus funds were transferred to the CCLA Deposit Account at various times during the year to reduce the balance in the current account. The balance in this account as at 31st December 2023 was £310,000 (2022 - £225,000). With the general rise in interest rates, together with the additional investment, interest was earned totalling £13,895 (2022 - £1,584).

17. There is a historical holding of 868 investment shares with CCLA. Over many years £868 has been recorded in the balance sheet. This may reflect the original cost of the shares (£1 per share). After taking advice from our Independent Examiner, £868 will continue to be shown in the balance sheet rather than the latest valuation, because the valuation is not a realised asset, and changing the figure to reflect annual valuations will give a false gain/loss against the income in our accounts. The PCC has no current plans to sell the shares. The value as at 31st December 2023 was £19,621.40 (2022 - £17,934.10).

18. The general (unrestricted) fund now totals £251,953 (2022 - £222,054).

19. Total Reserves of £2,914,786 are held (2022 - 2,892,651).

20. The finance policy and risk assessment were reviewed last on 22nd November 2023. Bills/invoices are settled by bank transfer with two signatories required for each payment.

21. The various funds are listed in Statement of Asset and Liabilities account. Where money has been given for a specific purpose, it is recorded in a restricted fund. We also have a number of designated funds. These are amounts which have been set aside by the PCC for various purposes but unlike the restricted funds, they can be brought back into general funds.

The monies representing these funds are held in separate bank deposit accounts with the Central Board of Finance Church of England Deposit Fund.

22. There is a full list of the reserves in the notes to the accounts.

Reserves Policy

It is the policy of this church to hold as a minimum in reserve the equivalent of three months of general running costs (£50,000) and an additional three month's salary costs (£2,500). It is also our policy to hold £25,000 for any urgent building work that may arise during the year.

I should like to take this opportunity to thank the members of St John's who regularly support the mission and ministry of the church by their [regular] giving. Thanks also to those who have helped with the finances (bank signatories and paying in at the bank) during the year.

Jennifer Neve
PCC Treasurer

Church Workers Pension Fund (CWPF) **FRS102 Wording - December 2023 Year End**

St John's Church participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two sub-sections:
 - a) a deferred annuity section known as Pension Builder Classic, and,
 - b) a cash balance section known as Pension Builder 2014 (= St John's Church).

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2023: £463, 2022: £409).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019.

For the Pension Builder Classic section, the 2019 valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review effective 1 January 2024, the Board chose to grant a discretionary bonus of 6.7% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 2006 service so that the pension increase was 5% (where usually it would be calculated based on inflation up to 2.5%). This followed improvements in the funding position over 2023. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the 2019 valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The next valuation is due as at 31 December 2022. Calculations for this are currently under way.

The legal structure of the scheme is such that if another employer fails St John's Church could become responsible for paying a share of the failed employer's pension liabilities.

The Revd Matthew Stone
Rector

Wording supplied by the Church of England Pension Scheme

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These accounts were approved by the Trustees on 19th March 2024 and signed by the Chair on their behalf.



The Revd Matthew Stone
Chair

Statement of Financial Activities
1st January 2023 to 31st December 2023

	Unrestricted	Restricted	Endowment	2023	2022
Income and endowments from:					
Donations and legacies	105,836	—	—	105,836	96,433
Income from charitable activities	13,706	—	—	13,706	12,088
Other trading activities	59,499	—	—	59,499	69,875
Investments	45,687	307	—	45,994	33,088
Other income	855	65	—	920	1,300
Total income	225,584	372	—	225,957	212,786
Expenditure on:					
Raising funds	—	—	—	—	—
Expenditure on charitable activities	194,339	—	—	194,339	171,926
Other expenditure	9,482	—	—	9,482	10,364
Total expenditure	203,821	—	—	203,821	182,291
Gains / losses on investment assets	—	—	—	—	—
Net income / (expenditure) resources before transfer	21,763	372	—	22,135	30,494
Transfers					
Gross transfers between funds - in	10,882	—	—	10,882	8,270
Gross transfers between funds - out	(10,882)	—	—	(10,882)	(8,270)
Other recognised gains / losses					
Gains on revaluation, fixed assets, charity's own use	—	—	—	—	480,000
Net movement in funds	21,763	372	—	22,135	510,494
Total funds brought forward	2,891,261	1,390	—	2,892,651	2,382,156
Total funds carried forward	2,913,024	1,762	—	2,914,786	2,892,651
Represented by					
Unrestricted					
General fund	251,953	—	—	251,953	224,054
Designated					
Legacies Fund	500	—	—	500	500
Organ Fund	(31,182)	—	—	(31,182)	(21,222)
Property Account Fund	2,680,000	—	—	2,680,000	2,680,000
Rectory Decoration Fund	(6,399)	—	—	(6,399)	(5,600)
Restricted Interest	18,153	—	—	18,153	13,529
Restricted					
Bell Ringers Fund	—	(7,585)	—	(7,585)	(7,650)
Legacies Fund	—	7,650	—	7,650	7,650
M Webb Legacy Fund	—	75	—	75	75
Restricted Interest	—	1,501	—	1,501	1,194
Weber Grave Fund	—	120	—	120	120
Endowment					
Legacies Fund	—	—	—	—	—
M Webb Legacy Fund	—	—	—	—	—
Weber Grave Fund	—	—	—	—	—

Balance Sheet
1st January 2023 to 31st December 2023

	2023	2022
Fixed assets		
Tangible assets	2,680,000	2,680,000
	2,680,000	2,680,000
Current assets		
Investments	868	868
Cash at bank and in hand	321,293	285,338
	322,161	286,206
Liabilities		
Creditors: Amounts falling due in one year	13,329	8,800
Provision for liabilities and charges due within one year	1,520	2,375
	14,849	11,175
Net current assets less current liabilities	307,312	275,031
Total assets less current liabilities	2,987,312	2,955,031
Liabilities		
Creditors: Amounts falling due after more than one year	35,800	35,600
Provision for liabilities after one year	36,725	26,780
	72,525	62,380
Total net assets less liabilities	2,914,786	2,892,651
Represented by		
Unrestricted		
Unrestricted - General fund	251,953	224,054
Designated		
Designated - Restricted Interest	18,153	13,529
Designated - Organ Fund	(31,182)	(21,222)
Designated - Rectory Decoration Fund	(6,399)	(5,600)
Designated - Legacies Fund	500	500
Designated - Property Account Fund	2,680,000	2,680,000
Restricted		
Restricted - Bell Ringers' Fund	(7,585)	(7,650)
Restricted - Restricted Interest	1,501	1,194
Restricted – Mary Webb Legacy Fund	75	75
Restricted – Legacies' Fund	7,650	7,650
Restricted - Creation Garden Fund	—	—
Restricted - Weber Grave Fund	120	120
	11,114	10,989
Funds of the church	2,914,786	2,892,651

Notes to the Financial Statements **1st January 2023 to 31st December 2023**

Accounting Policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations, together with applicable accounting standards and the Statement of Recommended Practice (SORP).

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

Unrestricted funds – general funds which can be used for PCC ordinary purposes.

Designated funds – monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.

Restricted funds:

- a) Income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest;
- b) Donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

Endowment funds: funds the capital of which must be maintained; only income arising from the investment of the endowment may be used, either as restricted or unrestricted funds, depending on the purpose set out in the terms of the original endowment.

c. Incoming resources

All incoming resources are accounted for gross.

Voluntary income

Collections are recognised when received.

Planned giving receivable is recognised only when received.

Income Tax recoverable on gift aid donations is recognised when the income is recognised.

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue.

All other income

All other income is recognised when it is receivable.

Gains and losses on investments

Realised gains are recognised when the investments are sold.

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

Grants

Grants and donations are accounted for when paid over, or when awarded where the award creates a binding obligation on the PCC.

Church Activities

The Diocesan Parish Share (= Common Fund) is accounted for when paid. Any Parish Share unpaid at 31st December is provided for in these accounts as an operational (though not legal) liability and is shown as a creditor in the balance sheet. The Parish Share has always been in full.

e. Fixed Assets

Tangible fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s.96 (2) of the Charities Act 1993.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected. For some inalienable property acquired in the past there may not be sufficient cost information surviving and therefore such assets may not be valued in the accounts. Individual items acquired since 1st January 2009 have been capitalised in the accounts and depreciated over their useful economic life (see note (d)).

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over a five-year period which is to the end of their expected useful lives. There are no assets currently being depreciated.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

Investments

Investments are stated at book value in the accounts and recorded at market value at balance sheet date in the accompanying notes.

f. Current assets

Amounts owing to the PCC at 31st December in respect of fees, rents or other income are shown as debtors, less provision for amounts that may prove uncollectible.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the Bank.

g. Trustees

Apart from the Rector and Assistant Curate, who are in receipt of stipends paid by the Church Commissioners, no other elected PCC Member was remunerated in 2023. The aggregate amount given by serving PCC Members in 2023 was £11,444.

The Rector, Assistant Curate and Pastoral Assistant were reimbursed expenses of office totalling £1,040 of which £359 relates to mileage, and £109 relates to travel on public transport. No other payments were made to PCC Members, nor persons closely connected to them.

Income and Expenditure

1st January 2023 to 31st December 2023

Year to date: 01 Jan 2023 - 31 Dec 2023

	Budget	Actual	Variance	2022
Income				
Standing Orders	64,731	77,000	12,269	69,853
Gift Aid – White Envelopes	—	330	330	20
Stewardship Cheques	600	620	20	600
Donations Other Gift Aid	504	3,498	2,994	3,698
Curate (leaving collection)	—	855	855	1,300
Donations Other not Gift Aided	1,500	2,700	1,200	2,160
Church Plate Collections	600	2,074	1,474	1,745
Open Church Collections	240	238	-1	250
Tax recoverable on Gift Aid	16,000	19,374	3,374	18,107
Stanmore Charities (Clerk Staple/Hollond Lodge)	5,000	4,971	-29	4,668
Dividends & Interest	4	49	45	5
CBF Bank Interest	1,500	13,895	12,395	1,584
Rent - 16 The Chase	20,850	20,950	100	20,400
Rent - Hollond Lodge	11,100	11,100	—	11,100
Funeral Fees PCC	1,200	1,595	395	2,192
Wedding Fees PCC	612	1,254	642	1,154
Listed Place of Worship Grant	—	392	392	360
Church Hall Caretaker Fee	1,200	1,325	125	1,925
Church Hall Lettings – One-Off	18,000	20,388	2,388	27,420
Montessori School Letting	30,467	32,419	1,952	28,099
Church Hall Lettings – Regular	6,000	5,367	-633	12,431
Youth Group	—	80	80	—
Café St Jean	1,800	1,828	28	1,582
Social Events	900	2,144	1,244	715
Church Flowers	804	875	71	775
Little Fishers Parent and Toddler Group	200	120	-80	284
Junior Church	300	446	146	359
Church Bell Tower	—	65	65	—
Income - totals	184,112	225,957	41,844	212,786

Year to date: 01 Jan 2023 - 31 Dec 2023

	Budget	Actual	Variance	2022
Expenditure				
Giving to Missionary Societies	3,100	3,175	-75	2,800
Secular Charities (B. Care, Flyspec, TLG)	2,000	2,000	—	2,000
Ministry Parish Share (plus School Mission Fund)	88,652	88,652	—	86,052
Ministry Parish Share - Extra	—	4,389	-4,389	—
Parish Administrator – Salary	10,546	10,546	—	10,546
Parish Administrator – National Insurance	180	200	-19	183
Parish Administrator – Pension/Life Insurance	463	463	—	463
Employer’s NI Allocation HMRC £4,000	—	-207	207	(183)
Church Quinquennial	10,000	7,302	2,698	—
Maintenance - Hollond Lodge	1,169	1,207	-38	1,945
Maintenance - Church House Cottage	202	100	102	1,001

	Budget	Actual	Variance	2022
Maintenance – The Chase	1,385	1,419	-33	1,475
Legal & Professional Fees	4,068	5,574	-1,506	4,497
Honoraria	—	594	-594	820
Working Expenses of Incumbent	800	692	107	782
Parsonage House Expenses	876	1,407	-531	1,478
Pastoral Assistant	100	53	46	31
Working Expenses of Curate	500	293	206	99
Curate (leaving gift)	—	888	-888	1,500
Parish Training	225	1,450	-1,225	271
Hospitality Expenses	—	875	-875	135
Youth Group	—	572	-572	—
Home Group	—	3	-3	—
Administration	160	215	-55	160
Postage & Telephone	761	900	-139	648
Photocopier – Costs	500	977	-477	1,087
Photocopier – Lease	1,944	1,390	554	1,874
Parish Office Costs	184	195	-10	188
Printing/Stationery	150	1,531	-1,381	879
Harrow Deanery Expenses	—	—	—	—
Bank Charges	199	199	—	199
Church Cleaning	2,400	2,600	-200	2,868
Church Insurance	8,008	7,686	321	7,678
Church Maintenance	3,746	2,612	1,133	1,897
Church Flag	—	594	-594	—
Church Flowers	600	1,071	-471	849
Church Lighting	—	174	-174	88
Church Organ/Piano Tuning	1,200	1,077	122	1,310
Church Projection System	—	991	-991	—
Church Garden Waste (Brown Bin)	—	140	-140	75
Upkeep of Services	680	1,876	-1,196	1,314
Service Sundries	200	665	-465	1,585
Music & Choir & Licenses	375	401	-26	375
Church Publicity	100	207	-107	48
Sundry Expenses	25	186	-161	236
Junior Church	800	904	-104	896
Social Events	—	1,934	-1,934	776
Café St Jean	696	1,015	-319	1,297
Church Electricity	1,000	4,070	-3,070	1,645
Church Water	425	256	168	230
Church Heating	4,500	4,363	136	4,688
Church Hall Electricity & Gas	8,000	9,870	-1,870	5,030
Church Hall Rubbish Removal	483	508	-25	534
Church Hall Sundry Expenses	—	3	-3	509
Church Hall Insurance	3,683	3,682	0	3,514
Church Hall Maintenance	5,000	8,567	-3,567	11,201
Church Hall Mowing	2,640	5,214	-2,574	4,527
Church Hall Cleaning	3,000	2,512	487	3,016
Church Hall Cleaning Materials	780	883	-103	690
Church Hall Caretaking Fee	1,200	2,317	-1,117	2,825
Church Hall Water	400	366	33	337
Church House Cottage – Repairs	2,000	—	2,000	831
Hollond Lodge - Repairs	2,000	—	2,000	(82)
16 The Chase - Repairs	2,000	—	2,000	—
Expenditure – totals	184,112	203,821	-19,709	182,291
Overall totals	—	22,135	22,135	30,494

**Statement of Assets and Liabilities
as at 31st December 2023**

2,914,786

Cash

CBF Deposit Account	315,400		
Barclays Current Account	5,893		
			321,293

Investments

CCLA Shares	868		
			868

Tangible Assets

Property	2,680,000		
			2,680,000

s

Liabilities (due within a year)

Accruals (Architect, CF Extra, Clergy Conf, Cooker)	12,829		
Returnable Deposit (Stanmore Montessori)	500		
Deferred Income (2024 Church H'se Bookings)	1,520		
			-14,849

Liabilities (due after one year)

Organ Fund	30,300		
Rectory Decoration	5,500		
Legacies (x 4)	23,834		
Restricted Fund (Old Church & Bell Ringers)	12,892		
			-72,526

2,914,786

Fund Statement of Change 1st January 2023 to 31st December 2023

Fund	Brought forward				Movement				Carried forward			
	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment
Bell	—	—	(7,650)	—	—	—	65	—	—	—	(7,585)	—
Choir	—	—	—	—	—	—	—	—	—	—	—	—
Churchyard	—	—	—	—	—	—	—	—	—	—	—	—
Comextra	—	—	—	—	—	—	—	—	—	—	—	—
Web	—	—	75	—	—	—	—	—	—	—	75	—
Oldchurch	—	—	—	—	—	—	—	—	—	—	—	—
Organ	—	(21,222)	—	—	—	(9,960)	—	—	—	(31,182)	—	—
Rectory	—	(5,600)	—	—	—	(799)	—	—	—	(6,399)	—	—
Churchfab	—	—	—	—	—	—	—	—	—	—	—	—
General	224,054	—	—	—	27,899	—	—	—	251,953	—	—	—
Clergyhouse	—	—	—	—	—	—	—	—	—	500	—	—
Legacies	—	500	7,650	—	—	—	—	—	—	2,680,000	7,650	—
Property	—	2,680,000	—	—	—	—	—	—	—	—	—	—
Mission	—	—	—	—	—	—	—	—	—	—	—	—
Creation	—	—	—	—	—	—	—	—	—	—	—	—
Webergraw	—	—	120	—	—	—	—	—	—	—	120	—
Interest	—	13,529	1,194	—	—	4,624	307	—	—	18,153	1,501	—
Loan	—	—	—	—	—	—	—	—	—	—	—	—
Totals	224,054	2,667,206	1,390	—	27,899	(6,135)	372	—	251,953	2,661,070	1,762	—

**Statement of Assets and Liabilities (by code)
as at 31st December 2023**

Class and nominal code	General	Designated	Restricted	Endowment	2023	2022
Fixed assets - Tangible assets						
6000000 : F/H Church House at	—	1,100,000	—	—	1,100,000	1,100,000
6000001 : F/H St Johns House at Cost The Chase	—	775,000	—	—	775,000	775,000
6000017 : F/H Hollond Lodge at cost	—	380,000	—	—	380,000	380,000
6000018 : F/H Church House Cottage at cost	—	425,000	—	—	425,000	425,000
Total	—	2,680,000	—	—	2,680,000	2,680,000
Current assets - Cash at bank and in hand						
A1504 : Bank current account	14,108	(23,652)	15,437	—	5,892	50,295
A1505 : Bank deposit account	(4,183)	4,183	—	—	—	4,810
A1520 : CBF CofE deposit A/c	225,897	54,102	5,400	—	315,400	230,233
Total	265,821	34,633	20,837	—	321,293	285,338
Current assets - Investments						
A1559 : Investment Shares (CCLA)	868	—	—	—	868	868
Total	868	—	—	—	868	868
Liabilities - Creditors: Amounts falling due after more than one year						
A1612 : Rectory Decoration Fund	—	5,500	—	—	5,500	5,600
A1670 : Organ Repair	—	30,300	—	—	30,300	30,000
Total	—	35,800	—	—	35,800	35,600
Liabilities - Creditors: Amounts falling due in one year						
A1613 : Montessori returnable deposit	500	—	—	—	500	500
A1647 : Accruals	12,829	—	—	—	12,829	8,300
Total	13,329	—	—	—	13,329	8,800
Liabilities - Provision for liabilities after one year						
A1700 : M Webb Fund	—	—	5,199	—	5,199	5,199
A1701 : A Carey Fund	—	—	982	—	982	982
A1710 : Bell Fund	—	—	7,936	—	7,936	8,006
A1711 : E Bowen	—	7,650	—	—	7,650	7,650
A1714 : Old Church Fund	—	—	4,956	—	4,956	4,941
A1715 : Jenny Gurdon	—	10,000	—	—	10,000	-
Total	—	17,650	19,075	—	36,725	26,780

**Statement of Assets and Liabilities (by code)
as at 31st December 2023**

Class and nominal code	General	Designated	Restricted	Endowment	2023	2022
Liabilities - Provision for liabilities and charges due within one year						
A1610 : Deferred Income	1,520	—	—	—	1,520	2,375
Total	1,520	—	—	—	1,520	2,375
<hr/>						
Net total assets	250,158	2,662,866	1,762	—	2,914,786	2,892,651

Represented by

Unrestricted - General	251,953	—	—	—	252,953	224,054
Designated - Organ	—	(31,182)	—	—	(31,182)	(21,222)
Designated - Rectory	—	(6,399)	—	—	(6,399)	(5,600)
Designated - Legacies	—	500	—	—	500	500
Designated - Property	—	2,680,000	—	—	2,680,000	2,680,000
Designated - Interest	—	18,153	—	—	18,153	13,529
Restricted - Bell	—	—	(7,585)	—	(7,585)	(7,650)
Restricted - MWeb	—	—	75	—	75	75
Restricted - Legacies	—	—	7,650	—	7,650	7,650
Restricted - Webergrav	—	—	120	—	120	120
Restricted - Interest	—	—	1,501	—	1,501	1,194
Total	252,953	2,662,070	1,762	—	2,914,786	2,892,651

Independent Examiner's Report to the Trustees of: The PCC of St John the Evangelist, Great Stanmore

I report on the financial statements for the year ended 31st December 2023 which are set out in the foregoing pages.

Respective responsibilities of the trustees and examiner

The PCC (Trustees) are responsible for the preparation of the accounts. The PCC consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an Independent Examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act,
- to state whether particular matters have come to my attention.

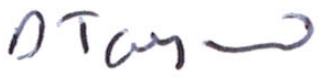
Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. The examination includes a review of the accounting records kept by the PCC and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act,
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed 

D. Taylor-Mew FMAAT

123 Park Lane, Harrow, Middlesex, HA2 8NN

Date 19th March 2024

Accounts

**The Parochial Church Council
of the Ecclesiastical Parish of
St John the Evangelist, Great Stanmore**

Otherwise known as: **St John's Church PCC, Stanmore**

**Annual Report
and
Financial Statements
for the year ended 31st December 2022**

**Presented to the Annual Parochial Church Meeting
30th April 2023**

Rector

The Revd Matthew Stone
The Parish Office
Old Church Lane
Stanmore
Middlesex, HA7 2QX

Registered Charity Number 1127658

Annual Report of the Parochial Church Council for the year 1st January to 31st December 2022

Administrative Information

St John the Evangelist, Great Stanmore, is situated on Church Road, Stanmore. It is part of the Willesden Episcopal Area of the Diocese of London within the Church of England. Contact details: The Parish Office, Church House, Old Church Lane, Stanmore, HA7 2QX. Telephone number 020 8954 7064. Email parishoffice@stjohnschurchstanmore.org.uk
Website: <http://www.stjohnschurchstanmore.org.uk/>

The Parochial Church Council (PCC) of St John the Evangelist, Great Stanmore, is a registered charity. The number is 1127658.

PCC Members (Trustees)

The Members of the PCC are the trustees of the charity. During the year, the following served as members of the PCC:

Rector: The Revd Matthew Stone – Chairman

Churchwardens: Mrs. Jane Prentice (*until 24th April 2022*)
The other Churchwarden was granted a dispensation by the Charity Commission so the name is not published. Their term ended on 24/04/22.

In line with the Churchwardens Measure 2001, both Churchwardens stood down at the Annual Meeting of Parishioners (The Vestry Meeting) held on 24th April 2022 as they each had completed six successive years in office. The following persons were elected as new Churchwardens at the same meeting:

Mrs. Pam Curran (from 24th April 2022, also Vice Chair)
Mr. Graham Nicholson (from 24th April 2022)

Deanery Synod Representatives:

	<u>End of Term</u>
Mrs. Sylvia Daniels	30 th June 2023
Ms. Susan Jones	30 th June 2023
Mrs. Beverley McKeon	30 th June 2023
Mr. Daniel McKeon	30 th June 2023

Elected Members: *Miss Belinda Burnand*
Mrs. Pamela Curran
Mr. Keith McKenzie
Mr. Michael Okyere

retired APCM 2022
retired APCM 2022
retired APCM 2022
retired APCM 2022

Mrs. Maureen Davter	to retire APCM 2023
Mr. Jack Prentice	to retire APCM 2023
Mr. Frederick Oshunniyi	to retire APCM 2023
Mrs. Marianne Wright	to retire APCM 2023

Mr. Graham Denman	to retire APCM 2024
Mr. Shaun Knevett	to retire APCM 2024
Mrs. Jackie Peters	to retire APCM 2024
Miss Victoria Ward	to retire APCM 2024

Mr. Nigel Bayliss (from 24th April 2022) to retire APCM 2025
Ms Jennifer Neve (from 24th April 2022) to retire APCM 2025
Mrs. Jane Prentice (from 24th April 2022) to retire APCM 2025
The fourth PCC Member elected on 24th April 2022 was the Churchwarden mentioned above. The Charity Commission dispensation remains in place, so the name is not published.

Co-opted (by PCC): Ms Jenny Neve – Treasurer (*until 24th April 2022*)
Mr. Graham Nicholson (*until 24th April 2022*)

Ex-officio: The Revd Jonny Rapson – Assistant Curate (*until 1st May 2022*)
The Revd Wendy Wall – Assistant Curate (from 3rd July 2022)

Bankers:

- Barclays Bank PLC, 126 Station Road, Edgware, Middlesex, HA8 7RY
- CCLA Investment Management Ltd, Senator House, 85 Queen Victoria Street, London, EC4V 4ET

Independent Examiner:

- Mr. Derek Taylor-Mew FMAAT
123, Park Lane, Harrow, Middlesex, HA2 8NN

Charity Commission Correspondent:

- The Revd Matthew Stone
Church House, Old Church Lane, Stanmore, Middlesex, HA7 2QX

Structure, Governance and Management

The PCC is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The method and appointment of PCC members is set out in the Church Representation Rules. The PCC is registered with the Charity Commission under the full title of "The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Great Stanmore" with a working name of "St John's PCC, Stanmore" (No. **1127658**). The members of the PCC are the trustees of the charity. All Church attendees are encouraged to register on the Electoral Roll and stand for election on to the PCC as a Churchwarden, Deanery Synod Representative or PCC Member.

Churchwardens serve a one-year term of office.

Elected Deanery Synod Representatives serve a three-year term of office.

PCC members also serve a three-year term of office before standing down for a period of twelve months before they can seek re-election (unless they are co-opted because of their particular skills/role). This policy was reconfirmed at the Annual Parochial Church Meeting on 24th April 2022. PCCs can appoint co-opted members who can be clerical or lay. If this happens, the total number co-opted must either be less than one-fifth of the elected members on the Council, or two, whichever is the greater. The PCC met seven times during the year – three meetings were held on Zoom, the others were in person.

The Standing Committee is the only committee legally required. It has power to transact the business of the PCC between meetings, subject to any directions given by the PCC. Whilst a Standing Committee was appointed, it did not need to meet in 2022.

The other committees usually appointed include: Energy, Fabric, Finance, Old Church Working Group and Peace, Justice and Environment as well as Social. No committees were appointed in 2022.

Aims and Purposes

The PCC has the responsibility of co-operating with the Rector, the Revd Matthew Stone, in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has the responsibility for the maintenance of the Church Building, Churchyard, Old Brick Church, Church House, Church Field, Church House Cottage, Hollond Lodge and St John's House (16 The Chase).

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of the parish community. This is underpinned by our Mission Statement: "Drawn together by Christ's love, we seek by his grace to live out his commandments to love the Lord our God with all of our being; and to love everyone we come across as we love ourselves."

We are an open Church: welcoming of all people. Our services and worship put faith into action through prayer and scripture, music and sacrament.

When planning our activities for the year, the Rector and PCC have considered the Charity Commission's guidance on public benefit and, in particular, the supplementary guidance to charities for the advancement of religion. Specifically, we try to enable ordinary people to live out their faith as part of our parish community through:

- Worship, prayer, learning about the Gospel; developing knowledge and trust in Jesus.
- Provision of pastoral care for people living in the parish.
- Missionary and outreach work.

An important (and essential) part of each PCC Meeting were the discussions about our mission strategy, and in particular what responses we might make to "Listening to London, Listening to God" – the new collective vision for the Diocese of London. After extensive consultations in 2019, to which we contributed, the Diocese identified four ambitions: Confident Disciples, Compassionate Communities, Creative Growth and Connected Young People. A report of our PCC discussions can be found on pages A8-A13.

Church Attendance

There are 189 parishioners on the Church Electoral Roll, 74 of whom are resident in the parish, and 115 of whom are not resident in the parish. The average weekly attendance in church across services, counted in October 2022, was 101 (78 adults, 23 children). This figure, which includes Sundays and our midweek service, reflects a continuing recovery from the Covid-19 pandemic. Weekly online services were produced until the end of July when a decision was made by the PCC that they should cease. A link is now uploaded onto the website each week to facilitate access to the Church of England's 'worship at home' service.

Achievements and Performance

Worship and Prayer, Discipleship and Pastoral Care

An 8am Holy Communion and 9.30am Parish Communion take place every Sunday (on the first Sunday the Parish Communion is an all-age). A monthly service 'Engage' takes place at 5pm most months. A midweek service is held every Tuesday at 10.30am in the chapel.

We hope our services enable attendees to draw closer to God, worship with one another, and be spiritually refreshed. All are welcome to attend our services. Refreshments are served after the Parish Communion (and All-Age Service) in Church House.

To cater for the younger members of our Church community, we offer Junior Church on the second and fourth Sundays of each month. On the third Sunday afternoon of each month, a Junior Church games session takes place. The children participate in the monthly all-age service.

During 2022 the church was used for:

- **8** (5) baptisms mostly taking place within the Parish Communion
- **0** (8) candidates for confirmation
- **3** (4) children were admitted to Holy Communion before confirmation
- **3** (2) weddings
- **4** (5) funerals were held in church, a further **10** (9) were conducted at local crematoria
- **9** (9) interments of ashes took place in the churchyard

(numbers in brackets relate to 2021)

The Rector, Assistant Curate and PCC are committed to the pastoral care of all people in the parish of St John's. Holy Communion was taken regularly to two housebound parishioners (and others as and when required) by a commissioned team of lay people in addition to the Rector and Assistant Curate. The Rector and Assistant Curate make time to visit parishioners at home or in hospital with the assistance of the Licensed Lay Ministers, Pastoral Assistant and Bereavement Visiting Team.

In addition to worship, spiritual growth is encouraged through Home Groups, of which there are two meeting regularly.

The Rector meets regularly with the Assistant Curate, Churchwardens, Treasurer, Deputy Wardens and Parish Administrator to plan the workload for the ensuing months. As part of the meetings, priorities are agreed for upcoming fabric works.

The achievements of the PCC are only possible because of the large number of volunteers who give generously of their time and energy. Volunteers undertake a wide variety of tasks including (but not restricted to) membership of the various committees and visiting teams, stewardship of buildings, stewardship of finances, children's & youth work, Little Fishers, Tea & Chat, flower arranging, music, gardeners amongst many others. The PCC gratefully acknowledges all these contributions.

Missionary and Outreach Work

During the course of the year the PCC decided to make the following donations:

Bereavement Care	£200
Flyspec	£2,000
Mission to Seafarers	£2,000
Total	£4,200

Risks

The trustees confirm that the major risks (namely financial, health & safety and safeguarding) to which the charity is exposed, as identified by the trustees, have been reviewed and systems or procedures have been established to manage those risks.

Safeguarding and Clergy Discipline

The PCC have complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 in relation to having due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding remains a substantive agenda item on each PCC agenda and we use the Church of England's Safeguarding Dashboard.

The Revd Matthew Stone
Rector

Deanery Synod Report

The first meeting was held on 23rd February at Christ Church Roxeth. The Revd Elaine Weaver (Self-Supporting Minister) shared information about the parish and led the opening worship. Emmanuel Gill spoke about the purpose and work of the London City Mission in Harrow. They work alongside teams from the churches to reach out to the Hindu and Muslim populations. The Area Dean, the Revd Ann Lynes (Vicar of Holy Trinity Northwood) introduced a discussion on the focus of the Deanery Synod to assist the Standing Committee with the choice of subjects for future meetings.

A service to welcome the new Bishop of Willesden, the Rt. Revd Lusa Nsenga-Ngoy to Episcopal Area was held at Emmanuel Church Northwood on 27th February. A Deanery Eucharist celebrated by Bishop Lusa was held in Holy Trinity Church Northwood on 7th June. The service was followed by a time of fellowship when members of the churches could meet Bishop Lusa informally over refreshments.

A meeting to discuss Synod business was held using the Zoom software on 6th July. One application for a grant from the Deanery Mission Fund had been received from St Peter's West Harrow for £1,000 towards their work with young people; this was approved. The Deanery Accounts for 2021 were received and approved, subject to Independent Examination. The Revd Emma Webber was elected to the vacancy for a clergy representative on the Deanery Standing Committee. Pam Clissold was standing down as Deanery Treasurer and it was agreed that the Revd David Green (Vicar of St Anselm Hatch End) would act as Treasurer until an election is held in July 2023.

The third meeting was held on 10th November at St John's Church of England School, Stanmore. The school choir welcomed Synod to the school by singing some songs. The Headteacher Jo Hester gave an introduction to the school and the pupil composition. She explained the school's ethos and vision, and that it is recognised as an Early Years, Music and RE Hub which means they provide support and training to other schools. The music teacher explained that the school orchestra had over 50 members and they have choirs in both Lower School (Infants) and Upper School (Juniors). One of the Assistant Headteachers explained the curriculum and the main drivers. Four of the children shared their experiences at the school. The choir sang their vision song including the words "we make a difference".

Becky Frost and Hilary Millard from Harrow Re:generation shared the resources that they provide to churches and schools in Harrow and their involvement during the year. They asked for continuing support from the churches for their work as a charity including volunteering, financial giving and prayer.

James Wood and Helen Wolstencroft shared information about the Church of England Growth Report in respect of young people and the changes that churches need to make as a result of the pandemic. They explained that churches, some of whom do not have the volunteers for youth work that they had previously, need to partner with other churches and organisations and use the resources available from the Diocese. There was then a time for prayer in small groups. The 2021 Deanery Accounts had been Independently Examined successfully.

Reports on the sessions of the London Diocesan Synod and of the General Synod were received at meetings during the year.

Robert May
Honorary Secretary

Church House

During 2022 Church House generated income of £67,951 (2021 £46,427). There were a significant number of one-off bookings which may have occurred because many families were unable to hold their parties/events across 2020 and 2021 as a result of the Covid-19 pandemic.

Church House is first and foremost the church hall for St John's Church and priority will always be given to church groups/activities ahead of third parties. The following church groups used the premises on a regular basis:

1. Junior Church
2. Little Fishers Parents & Toddler Group
3. Tea & Chat

It was also pleasing to hold a Harvest Lunch and Christmas Afternoon Tea during the year.

The following non-church groups used the premises on a regular basis:

1. All About Antenatal (Tuesday evening)
2. Brazilian Jiu-Jitsu (Wednesday evening)
3. Karate (Thursday afternoon)
4. Metropolitan Police Cadets (Monday evening)
5. Rainbows/Brownies/Guides (Friday evenings during term time)
6. Stanmore Montessori (Monday to Friday during term time)
7. Taekwondo (Thursday evening)

The Brazilian Jiu-Jitsu group and the Metropolitan Police Cadets were new bookings 2022.

A hiring agreement is signed on an annual basis with each regular hirers, apart from Stanmore Montessori where the legal instrument in place is a three-year lease (signed in 2021). Each group submits a copy of their safeguarding policy each year as well as their current insurance certificate, in confirmation that they have cover in place for their activity.

A robust system for hiring Church House on a one-off basis has been in place since 2014, which is administered through the Parish Office with some assistance from the Rector. This ensures we maintain a professional and consistent approach towards all bookings.

Terms & Conditions of hire are in place. They include reference to the hirer putting in place their own safeguarding procedures if children will be on the premises during their booking, food hygiene/allergy information, insurance cover and risk assessments. The importance of following any prevailing Covid-19 guidance was added in 2020. All hirers of Church House must sign a booking form which confirms their agreement to the Terms & Conditions.

An agreed pricing structure is in place for one-off bookings:

Wolstenholme Hall

£80 per hour (daytime)

£100 per hour (after 6pm)

£250 Good Conduct Deposit payable every time

Engagement Parties/Wedding Receptions

£200 for the first hour, £150 for each subsequent hour

£500 Good Conduct Deposit payable every time

Short Notice Bookings (less than seven days' notice)

£125 for the first hour, £100 for subsequent hours

£250 Good Conduct Deposit payable every time

An appointed keyholder oversees one-off bookings. They are paid a fee of £25 (£50 if after a 9pm finish) per booking for providing a service to handover the premises to a one-off hirer. The handover covers emergency evacuation, fire extinguishers' locations, health & safety, safeguarding and security, as well as the practical elements of using the premises (eg how to operate the heating). At the end of the booking, the keyholder returns to Church House to ensure the premises are left clean and tidy before locking up. The booking system was reviewed last in July 2022

In 2022 there were 64 one-off bookings with 11 days of holiday camps (2021 – 35 one-off bookings).

The Revd Matthew Stone
Rector

PCC Secretary's Report

The PCC met seven times in 2022: 26th January, 17th March, 24th April, 25th May, 19th July, 28th September and 22nd November. The January, March and July meetings were held on Zoom. When meeting on Zoom, all PCC Members had access to the internet and were able to participate remotely.

Attendance at PCC meetings measured as a percentage was 75% (2021 - 79%) across the year. At every meeting, PCC Members received an update on the financial position to the end of the previous month. Updates on fabric matters, safeguarding and mission remained substantive agenda items as did the receipt of a Covid-19 report on St John's action to maintain services and activities in line with the prevailing Government guidance. Covid-19 risk assessments were completed as appropriate.

With St John's Church being a registered charity, PCC Members were reminded on two occasions of their obligations as trustees, especially the responsibility to ensure our 'charity' is operated in a way that carries out its purposes in respect of public benefit. PCC Members are confident that they have done this.

PCC meetings are always efficiently organised with the agenda, minutes, financial information and other papers being circulated electronically one full week ahead of each meeting. This gives PCC Members the opportunity to read the papers in advance so they can prepare for each meeting. Whilst PCC Members view the papers online to save printing and environmental costs, hardcopies of the agenda, minutes and financial information are placed in the church porch for others to read to ensure transparency and accountability. PCC Members are invited to declare any interests (financial or otherwise) at the beginning of each meeting and withdraw whilst the conflicted item is discussed. This arrangement continued on Zoom. Draft minutes are usually circulated within 48 hours of the meeting to enable actions points to be taken forward promptly. Financial information is circulated monthly to PCC Members in between PCC meetings to ensure they are kept up-to-date.

As other reports will invariably contain business that has been transacted by the PCC during the year, this report will be focused only on matters that are unlikely to appear elsewhere.

January (held on Zoom)

- Agreed that the Parish Administrator should be allowed to engage in hybrid working split between the Parish Office and home.
- Noted with grateful thanks the retirement of Peter Scott, Steeple Keeper, after 40 years in post. The PCC agreed to have a plaque engraved which will be fitted in the ringing room within the bell tower. 'Thank you' gifts were presented in church to Peter and his wife Darina at the end of one of the Sunday services.
- Renewed the (or issued new) permissions for church members to administer the chalice, take communion services by extension, take communion to the sick at home and preach. The sharing of the chalice at communion remains suspended.
- Noted the attendance at our Christmas services in 2021 = 309 in person (2020 = 160 in person, 390 online).
- Agreed to provide a meal for Firm Foundation's [scaled down] winter night shelter.
- Agreed to support the Diocese of London's 2022 Lent Appeal which focused on mental health and isolation. Three UK charities will be supported:

Renew Wellbeing

helping churches create quiet safe spaces where it's ok to not be ok.

Restored

equipping the Church to end domestic abuse and create a safe place for survivors of abuse.

Be Headstrong

supporting young people and those who come alongside them in their social, emotional, and spiritual development (Part of Youthscape).

- The annual subscription to Bereavement Care was renewed at a cost of £200.
- Discussed the arrangements for the Annual Parochial Church Meeting to be held on 24th April.
- Rejoiced at the news that PCC Member Michael Okyere was getting married to Mina Coker at St John's Church on 30th April.

March (held on Zoom)

- The Church Field maintenance contract was renewed for a further 12 months.
- Executed a new two-year contract with BT for the provision of the telephone/broadband at a monthly cost of £62.99 (previously £59.34 p/m).
- The 2021 Accounts were approved following the independent examination, and the 2021 Annual Report was noted in preparation for the Annual Parochial Church Meeting to be held on 24th April.
- Agreed to have a Jubilee Picnic on 1st June as part of The Queen's Platinum Jubilee Celebrations. Stanmore Baptist Church and Stanmore Chapel also put on events to mark this historic occasion.
- Received the news with some sadness that the Assistant Curate, the Revd Jonny Rapson and his wife Jenna, would be leaving in May after three very successful years at St John's Church. Jonny had been appointed Rector of Amersham with Coleshill within the Diocese of Oxford.

April

- This very short PCC meeting took place immediately after the Annual Parochial Church Meeting.
- All new PCC Members completed Trustee Declarations and HMRC 'Fit and Proper Person' forms. Existing PCC Members were asked to complete both forms if their circumstances had changed since they last completed them.
- Various appointments were made: Vice-Chair, Treasurer, PCC Secretary, Electoral Roll Officer, Deputy Wardens, Stewardship Recorder and Standing Committee members.
- The signatories on the various bank accounts were re-confirmed, together with the arrangements for managing the funds held with CCLA Investment Management Limited.

May

- Noted the current regular users of Church House, and that they had each signed a hiring agreement, supplied a copy of their current insurance certificate and, where appropriate, submitted a copy of the current safeguarding policy.
- Noted that the sum of £981.25 was sent to the Diocese of London representing money that had been given to support the Lent Appeal.
- Noted the attendance at the Holy Week and Easter services: 2022 = 572 (2021 = 277 in person, 133 online).
- Received the delightful news that we will be receiving a new Assistant Curate from the beginning of July.

- The PCC agreed to fund the cost of the 'It's Your Move' booklets produced by Scripture Union as a gift to the Year 6 Leavers' at St John's School. Cost £67.50.

July (held on Zoom because of 39°C temperatures)

- Executed a five-year lease with Ethos for a new photocopier.
- The booking arrangements for the hiring of Church House were reviewed. The 2023 hiring rates were approved together with an amended set of Terms and Conditions of Hire (which include matters of health and safety, food hygiene, risk assessments, safeguarding, security and Covid-19).
- Approved the annual PCC donations of £2,000 each to FlySpec and the Mission to Seafarers.
- Agreed that the provision of weekly online services would cease at the end of this month.
- Noted that the court hearing scheduled for 16th June was being vacated as no judge was available. The court case was being progressed by the PCC because of one-off booking in August 2021 where the hirer and guests caused an unacceptable level of damage and abused Church House. The hirer would not cover the cost of the damage.
- Agreed the return of the Welcome Team who would be on duty for the 9.30am Parish Communion/All-Age Services.
- The annual subscription to Harrow Inter-Faith was renewed at a cost of £25.
- Noted that the brown bin subscription had been renewed for 12 months with the London Borough of Harrow at a cost of £75.

September

- Acknowledged the death of HM The Queen on 8th September and noted that the church had been kept open for longer (8am-6pm each day) during the period of mourning. A book of condolence was made available inside the church and the flag was flown at half-mast response. The bell was tolled at various times in line with protocol.
- Acknowledged the accession of The Prince of Wales to the throne as King Charles III. The coronation will take place on 6th May 2023.
- Noted that three children will be admitted to communion before confirmation in the 4th December All-Age Christingle Service. The Archdeacon of Northolt, the Ven. Catherine Pickford, presided and preached.
- Noted that Beverley Singleton succeeded Rosemary Mackenzie-Corby as the Leader of Café St Jean. Rosemary (and her husband John) were thanked for their sterling service over many years and presented with 'thank you' gifts at the end of one of the Sunday services.
- Agreed the cost of provide a sanitary bin in the gents toilet in Church House to cater for any transgender visitors.
- Noted that the Battle of Britain Service had taken place on 25th September (after being missed for two years owing to the Covid-19 pandemic). The Revd (Group Captain) Al Nicoll, Deputy Chaplain-in-Chief (Operations) from HQ Air Command, RAF High Wycombe, was invited to preach.
- Agreed that a Harvest Lunch could take place on 2nd October.
- Agreed to cover the cost of four members of the Bereavement Visiting Team's attendance at the annual Bereavement Care conference which was titled "Back to the Future: New Ways of Being". Four places were booked at a cost of £230.
- Noted the new court date was set for 23rd February 2023 to seek redress from a difficult Church Booking that took place on August 2021.
- The PCC registered St John's Church with the Information Commissioner's Office (ICO) and paid the £40 fee which will need to be renewed annually. The Parish Administrator

is listed as the Data Protection Officer. Registration is necessary because of the personal data that 'we' hold in respect of baptisms, weddings and funerals. Also, because of the video doorbell fitted to the main front door of Church House. Our two privacy notices (one for 'office holders', the other is 'general') were reviewed and ratified. Updated copies are on display in the church porch and on the website.

November

- The Complaints Policy was reviewed and ratified.
- The Conflicts of Interest Policy was reviewed and ratified.
- The Finance Policy & Risk Assessment was reviewed and ratified.
- The Health and Safety Policy was reviewed and ratified.
- The Legacy Policy was reviewed and ratified.
- The Lone Working Policy was reviewed and ratified.
- The Reserves Policy was reviewed and ratified.
- The Social Media Policy was reviewed and ratified.
- The Emergency Plans folder for evacuating the church was reviewed. Folders are kept in the vestry, Parish Office and Rectory. Laminated copies of emergency evacuation instructions are also kept in the Rector's and Assistant Curate's stalls and the Churchwardens' pews.
- The PCC agreed to fund the cost of two Christmas trees (internal = £79.99, external = £229.99).
- Approved the extra parochial fees that would be payable in 2023 (eg organist, bell ringing).
- Approved the new two-year electricity contracts for the Church and Church House. The costs have risen exponentially because of the significant increase in energy costs.
- Noted that a Memorial Service took place on 6th November which was very well attended. The retiring collection of £268.10 was sent to support the work of Bereavement Care.
- Confirmed that a Christmas Afternoon Tea could take place on 4th December in Church House, with a Temporary Events Notice obtained for the sale of mulled wine.
- Noted the proposed 2022 Christmas Services.
- Approved a £250 bonus for the Parish Administrator.
- Approved a £250 cost of living payment to the Church House Cleaner.
- Approved a £1,000 donation to Re:generation.
- Approved a £500 donation to the Archdeacon of Northolt's Discretionary Fund.

At various points during the year, the congregation were invited to make online donations if desired to support Christian Aid, Harrow Foodbank, The Children's Society and Firm Foundation. Online donations were apposite as the usual collections in Church no longer take place.

The produce collected in the 2nd October Harvest Festival was taken to the Harrow Foodbank. There is no longer a collecting box in the church as Sainsbury's in Stanmore have a collection point.

Mission

The Diocese of London's current vision is as follows:



The PCC are supporting four missional areas: children & young people, discipleship, environment and outreach which have become the major focus of our new mission action plan. Each PCC Member joined one group which has met in between PCC meetings during 2022 to discuss, agree and implement new goals/priorities to further the mission of St John's Church.

Some of the work discussed is as follows:

Children & Young People

- Organised an evening for parents on 27th April to discuss issues of mental health in young people and how best to provide support.
- Publicised details of online webinars organised by 'HeadsUp' Harrow.
- Progressed the setting up of a mentoring programme in school with 'Transforming Lives for Good.' It is hoped this programme will be launched in 2023.
- Organised a Light Party with Stanmore Baptist Church on 31st October.
- Progressed the plans to establish a new youth group. The first meeting is booked for 15th January 2023.

Discipleship

- An online Lent Course was held using the 'Embrace Justice' material.
- An online Advent Course was held.
- Members of the congregation have been invited to lead prayers in services.

Environment

- A guided tour of Pear Wood was organised by Mick Oliver on 24th September and led by the Warden and Deputy Warden from Harrow Nature Conservation Forum.
- Introduced the use of compostable cups.
- Agreed to fit LED bulbs in the Wolstenholme Hall once the existing supply of spare bulbs has been exhausted.
- Continued to explore alternative heating solutions.

Outreach

- Organise an Open Day to showcase what is on offer at St John's Church.
- Explore new ways of connecting to the local community.

During the years it was pleasing to engage with our local schools as follows:

- The Year 6s (x 60 children) from St John's School visited to learn about baptism.
- The Year 4s (x 60 children) from Aylward Primary School visited the church to learn specifically about baptism and again later in the year for a church visit. The Rector continues to deliver assemblies in school at Christmas, Easter and Harvest each year.
- The Year 4s (x 120) from Stanburn Primary School visited to learn about the church.
- The Year 2s (x 120) and Year 5s (x 120) from Whitchurch Primary School visited the church to learn about Christmas. Earlier in the year, the Rector was invited into school to teach the Year 2s about the parables of Jesus.
- The Year 11 RE Students (x 240) from Bentley Wood High School visited the church to learn about Christianity which forms part of the GCSE RE syllabus.
- The whole of St John's School visited in July and October for services. A Key Stage 2 Carol Service was held in December.

After a challenging (and frustrating) two years because of Covid-19, it was wonderful to see St John's Church largely recover and open up all activities once again. The number of people attending the services is good, especially the vast quantity of children who are part of Junior Church. It has been great to welcome some new members to our church family.

Thank you to all those who work so hard to ensure the smooth running of St John's Church – far too many to name – but all equally valued and appreciated.

Karen Stirrup
PCC Secretary

Financial Review

1. A budget for 2022 was approved by the PCC on 23rd November 2021. A copy of the current budget is always displayed in the church porch.
2. The accounts are operated on an accruals basis.
3. Total expenditure was £182,292 compared to total income of £212,787 resulting in a surplus of £30,495 (2021 - £18,216).
4. Planned giving has increased by £10,052 to £70,473 (2021 - £60,421). All other donations have largely remained the same: £7,853 (2021 - £8,103).
5. An annual 'thank you' letter was sent in respect of all regular donations received during the year.
6. Gift Aid recovered on eligible stewardship and donations amounted to £18,107 (2021 - £16,040) and related to donations received from January 2022 through to December 2022.

7. The annual donation from the historic Stanmore Charities totalled £4,668 (2021 - £4,070).
8. Additional income of £67,951 (2021 - £46,427) was generated from hiring Church House (our hall) which is represented as follows:

	Total (£)
Stanmore Montessori	28,099.29
Regular Bookings	12,431.42
One-Off Bookings x 64 (2021 = 35)	27,420.00
TOTAL	67,950.71

9. Rental income from Hollond Lodge and 16 The Chase totalled £31,500 (2021 - £30,675). Agents' fees of £4,498 were charged (2021 - £3,992). These cover the renewal fees (£2,014), management fees (£1,890) and Rent Guarantee Insurance on 16 The Chase (£522) and smaller items totalling (£72).

At the time the 2022 budget was set (November 2021), we were unaware that St John's Church would be blessed with another Assistant Curate. The original plan was to rent Church House Cottage after the Revd Jonny Rapson and his wife had vacated in May 2022. However, in April 2022, we were delighted to learn that Wendy Wall was going to be joining as the new Assistant Curate following her ordination. She moved in at the end of June 2022. This explains the -£4,400 figure (see Page A23).

10. A VAT claim of £360 (2021 - £479) was paid under the Listed Places of Worship Scheme. See <http://www.lpwcheme.org.uk/>. This government funded scheme gives grants that cover the VAT incurred in making repairs and certain maintenance to listed buildings in use as places of worship. The scheme covers repairs/maintenance to the fabric of the building, along with associated professional fees, plus repairs to turret clocks, pews, bells and pipe organs. St John's Church is Grade 2* listed.
11. The PCC agreed to pay £85,200 towards the Diocesan Common Fund which equated to 100% of the full costs. This sum includes the direct costs of parish ministry such as clergy stipends and housing, together with central Diocesan support costs, education and outreach. 2022 was the third year that full costs have been met.

We also paid the 1% Deanery Schools' Levy of £852 (1% of Common Fund) which is shared amongst the Church of England Schools in the Willesden Episcopal Area through the Mission Grant scheme administered by the Archdeacon of Northolt.

12. General premises costs were £47,171 (2021 - £30,793). These are the running costs of the church and hall and include: cleaning, insurance, maintenance, utilities, removal of rubbish, together with the contract to keep Church Field tidy.

The Church and Church House electricity contract were renewed during the Autumn and regrettably they are much more expensive owing to the significant increase in

costs. The cost of heating oil also increased. The Diocese of London paid a grant of £2,641 towards these costs.

The maintenance costs were much higher because they included: rewiring the Micklem Hall (£2,940), roofing works to Church House and Church House Cottage (£6,300), Tree Works on Church Field (£2,000). Furthermore, the Church and Church House were also fully open unlike in 2020 and 2021 when these buildings were closed for periods of time owing to the Covid-19 pandemic. As a result, cleaning costs were higher.

13. The full cost of employing our part-time Parish Administrator (15 hours per week) was £11,293 (2021 - £10,961). This amount includes salary, pension and National Insurance contributions.

14. Two unrestricted legacies were received during the year:

£5,000 – Patricia Stevens

£5,000 – Florence Anita Walton

The PCC agreed that these legacies should be placed in the Organ Fund.

There are now six legacies totalling £31,482 being held as follows:

- 2014 Mary Webb - £5,199 restricted for the upkeep of her memorial stone (original legacy £5,000. A separate account is held with the CCLA which attracts quarterly interest).
- 2014 Alison Carey - £983 restricted for use by the choir (original legacy totalled £1,250. Some money has been spent on music books for the choir).
- 2021 Elizabeth Bowen - £7,650 (restricted for use by the bell ringers).
- 2021 Elizabeth Bowen - £7,650 unrestricted.
- 2022 Patricia Stevens - £5,000 unrestricted (organ fund).
- 2022 Florence Anita Walton - £5,000 unrestricted (organ fund).

15. For many years, the Bell Ringers had a separate account for their funds held with HSBC. These two accounts were closed in 2022 and the balances transferred to the PCC (reported at the May PCC Meeting). These funds were added to the restricted fund opened in 2021 to hold the £7,650 legacy the Bell Ringers received from the estate of the late Elizabeth Bowen. The balance of this restricted fund as at 31st December 2022 was £8,007.

For many years there has been a separate Barclays Bank account held for the monies relating to the Old Church. This account was closed in December 2022 and the balance of £4,942 transferred to the control of the PCC. This money has been placed in a restricted fund.

16. Towards the end of 2017, the Diocese of London issued an instruction to PCCs which said they needed to obtain up-to-date valuations (every five years) of all property owned by them. It is acceptable to obtain a casual or desk top valuation from a local estate agent. Ellis & Co in Stanmore supplied the following updated casual valuations in November 2022:

Church House	£1,100,000 (£1,000,000)
Church House Cottage	£425,000 (£325,000)
Hollond Lodge	£380,000 (£275,000)
The Chase	£775,000 (£600,000)

2017 valuations are in brackets.

17. There is a historical holding of 868 investment shares with CCLA. Over many years £868 has been recorded in the balance sheet. This may reflect the original cost of the shares (£1 per share). After taking advice from our Independent Examiner, £868 will continue to be shown in the balance sheet rather than the latest valuation, because the valuation is not a realised asset, and changing the figure to reflect annual valuations will give a false gain/loss against the income in our accounts. The PCC has no current plans to sell the shares. The value as at 31st December 2022 was £17,934.10.
18. The general (unrestricted) fund now totals £224,055 (2021 - £194,704).
19. Total Reserves of £2,892,651 are held (2021 - 2,382,156).
20. The finance policy and risk assessment was reviewed last on 22nd November 2022. Bills/invoices are settled by bank transfer with two signatories required for each payment.
21. The various funds are listed in the Statement of Asset and Liabilities account. Where money has been given for a specific purpose, it is recorded in a restricted fund. We also have a number of designated funds. These are amounts which have been set aside by the PCC for various purposes but unlike the restricted funds, they can be brought back into general funds.

The monies representing these funds are held in separate bank deposit accounts with the Central Board of Finance Church of England Deposit Fund.

Reserves Policy

It is the policy of this church to hold as a minimum in reserve the equivalent of three months of general running costs (£50,000) and an additional three month's salary costs (£2,500). It is also our policy to hold £25,000 for any urgent building work that may arise during the year.

Finally...

I should like to take this opportunity to thank Graham Denman and the Rector for their continuous support, the bank signatories and those who have banked the money during the year.

We could not manage as a church without the support of those who fund the mission and ministry of the church by their [regular] giving.

Jennifer Neve
PCC Treasurer

Church Workers Pension Fund (CWPF) FRS102 Wording - December 2022 Year End

St John's Church participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

The CWPF has a section known as the Defined Benefits Scheme, a deferred annuity section known as the Pension Builder Classic and a cash balance section known as Pension Builder 2014. St John's Church is a member of the Pension Builder 2014.

The Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65. There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2022: £463, 2021: £463).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31st December 2019. The next valuation is due as at 31st December 2022.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time. The legal structure of the scheme is such that if another employer fails, St John's Church could become responsible for paying a share of the failed employer's pension liabilities.

*The Revd Matthew Stone
Rector*

Wording supplied by the Church of England Pension Scheme

These accounts were approved by the Trustees on 28th March 2023 and signed by the Chairman on their behalf..

A handwritten signature in black ink, appearing to read 'Matthew Stone', written in a cursive style.

**The Revd Matthew Stone
Chairman**

Statement of Financial Activities
1st January 2022 to 31st December 2022

	Unrestricted	Restricted	Endowment	2022	2021
Income and endowments from:					
Donations and legacies	96,433	—	—	96,433	84,564
Income from charitable activities	11,729	—	—	11,729	7,971
Other trading activities	69,876	—	—	69,876	47,402
Investments	33,055	34	—	33,089	31,594
Other income	1,660	—	—	1,660	479
Total income and endowments	212,753	34	—	212,787	172,009
Expenditure on:					
Expenditure on charitable activities	176,425	—	—	176,425	148,816
Other expenditure	5,867	—	—	5,867	4,977
Total expenditure	182,292	—	—	182,292	153,793
Net income / (expenditure)	30,461	34	—	30,495	18,216
Transfers					
Gross transfers between funds - in	500	7,771	—	8,271	7,263
Gross transfers between funds - out	(500)	(7,650)	(120)	(8,271)	(7,263)
Net income/(expenditure)	30,461	154	(120)	30,495	18,216
Other recognised gains / losses					
Gains on revaluation, fixed assets, charity's own use	480,000	—	—	480,000	—
Net movement in funds	510,461	154	(120)	510,495	18,216
Total funds brought forward	2,380,800	1,236	120	2,382,156	2,363,940
Total funds carried forward	2,891,261	1,390	—	2,892,651	2,382,156
Represented by					
Unrestricted					
General fund	224,055	—	—	224,055	194,704
Designated					
Legacies Fund	500	—	—	500	—
Organ Fund	(21,223)	—	—	(21,223)	(21,223)
Property Account Fund	2,680,000	—	—	2,680,000	2,200,000
Rectory Decoration Fund	(5,600)	—	—	(5,600)	(4,800)
Restricted Interest	13,529	—	—	13,529	12,119
Restricted					
Bell Ringers' Fund	—	(7,650)	—	(7,650)	—
Legacies Fund	—	7,650	—	7,650	—
Mary Webb Legacy Fund	—	76	—	76	76
Restricted Interest	—	1,194	—	1,194	1,160
Weber Grave Fund	—	120	—	120	—
Endowment					
Weber Grave Fund	—	—	—	—	120

Balance Sheet
1st January 2022 to 31st December 2022

	2022	2021
Fixed assets		
Tangible assets	2,680,000	2,200,000
	2,680,000	2,200,000
Current assets		
Investments	868	868
Cash at bank and in hand	285,338	232,195
	286,206	233,063
Liabilities		
Creditors: Amounts falling due in one year	8,800	2,959
Provision for liabilities and charges due within one year	2,375	1,700
	275,031	228,405
Net current assets less current liabilities	275,031	228,405
Total assets less current liabilities	2,955,031	2,428,405
Liabilities		
Creditors: Amounts falling due after more than one year	35,600	24,800
Provision for liabilities after one year	26,780	21,448
	2,892,651	2,382,156
Total net assets less liabilities	2,892,651	2,382,156
Represented by		
Unrestricted		
Unrestricted - General fund	224,055	194,704
Designated		
Designated - Restricted Interest	13,529	12,119
Designated - Organ Fund	(21,223)	(21,223)
Designated - Rectory Decoration Fund	(5,600)	(4,800)
Designated - Legacies Fund	500	—
Designated - Property Account Fund	2,680,000	2,200,000
Restricted		
Restricted - Bell Ringers' Fund	(7,650)	—
Restricted - Restricted Interest	1,194	1,160
Restricted – Mary Webb Legacy Fund	76	76
Restricted – Legacies' Fund	7,650	—
Restricted - Creation Garden Fund	—	—
Restricted - Weber Grave Fund	120	—
Endowment		
Endowment - Weber Grave Fund	—	120
Funds of the church	2,892,651	2,382,156

Notes to the Financial Statements

1st January 2022 to 31st December 2022

Accounting Policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations, together with applicable accounting standards and the Statement of Recommended Practice (SORP).

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

Unrestricted funds – general funds which can be used for PCC ordinary purposes.

Designated funds – monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.

Restricted funds:

- a) Income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest;
- b) Donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

Endowment funds – funds the capital of which must be maintained; only income arising from the investment of the endowment may be used, either as restricted or unrestricted funds, depending on the purpose set out in the terms of the original endowment.

c. Incoming resources

All incoming resources are accounted for gross.

Voluntary income

Collections are recognised when received.

Planned giving receivable is recognised only when received.

Income Tax recoverable on gift aid donations is recognised when the income is recognised.

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue.

All other income

All other income is recognised when it is receivable.

Gains and losses on investments

Realised gains are recognised when the investments are sold.

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

Grants

Grants and donations are accounted for when paid over, or when awarded where the award creates a binding obligation on the PCC.

Church Activities

The Diocesan Parish Share (= Common Fund) is accounted for when paid. Any Parish Share unpaid at 31st December is provided for in these accounts as an operational (though not legal) liability and is shown as a creditor in the balance sheet. The Parish Share has always been in full.

e. Fixed Assets

Tangible fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s.96 (2) of the Charities Act 1993.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected. For some inalienable property acquired in the past there may not be sufficient cost information surviving and therefore such assets may not be valued in the accounts. Individual items acquired since 1st January 2009 have been capitalised in the accounts and depreciated over their useful economic life (see note (d)).

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over a five-year period which is to the end of their expected useful lives. There are no assets currently being depreciated.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

Investments

Investments are stated at book value in the accounts and recorded at market value at balance sheet date in the accompanying notes.

f. Current assets

Amounts owing to the PCC at 31st December in respect of fees, rents or other income are shown as debtors, less provision for amounts that may prove uncollectible.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the Bank.

g. Trustees

Apart from the Rector and Assistant Curate, who are in receipt of stipends paid by the Church Commissioners, no other elected PCC Member was remunerated in 2022. The aggregate amount given by PCC Members in 2022 was £9,856.

The Rector, Assistant Curate and Pastoral Assistant were reimbursed expenses of office totalling £914 of which £310.42 related to travel costs. No other payments were made to PCC Members, nor persons closely connected to them.

Income and Expenditure
1st January 2022 to 31st December 2022

Year to date: 01 Jan 2022 - 31 Dec 2022

	Budget	Actual	Variance	2021
Income				
Standing Orders	58,546	69,853	11,307	59,721
Gift Aid – White Envelopes	—	20	20	—
Stewardship Cheques	700	600	(100)	700
Donations Other Gift Aid	5,520	3,698	(1,822)	7,061
Curate (leaving collection)	—	1,300	1,300	—
Donations Other not Gift Aided	2,550	2,160	(390)	715
Church Plate Collections	220	1,745	1,525	225
Open Church Collections	60	250	190	102
Tax recoverable on Gift Aid	16,000	18,107	2,107	16,040
Stanmore Charities (Clerk Staple/Hollond Lodge)	4,500	4,668	168	4,070
Dividends & Interest	7	5	(3)	0
CBF Bank Interest	708	1,584	876	918
Rent - 16 The Chase	20,400	20,400	—	20,400
Rent - Hollond Lodge	11,100	11,100	—	10,275
Rent - Church House Cottage	4,400	—	(4,400)	—
Funeral Fees PCC	1,500	2,192	692	2,591
Wedding Fees PCC	900	1,154	254	295
Listed Place of Worship Grant	—	360	360	479
Church Hall Caretaker Fee	600	1,925	1,325	975
Church Hall Lettings – one off	12,000	27,420	15,420	13,815
Montessori School Letting	27,900	28,099	199	30,102
Church Hall Lettings – Regular	4,008	12,431	8,423	2,510
Café St Jean	600	1,582	982	451
Social Events	—	715	715	293
Church Flowers	600	775	175	141
Little Fishers Parent and Toddler Group	—	284	284	130
Junior Church	—	359	359	—
Income - totals	172,819	212,787	39,967	172,009

Year to date: 01 Jan 2022 - 31 Dec 2022

	Budget	Actual	Variance	2021
Expenditure				
Gving to Missionary Societies	3,100	2,800	300	2,200
Secular Charities (Flyspec)	2,000	2,000	—	2,000
Ministry Parish Share (plus School's Levy)	86,052	86,052	—	82,992
Parish Administrator – Salary	10,296	10,546	(250)	10,296
Parish Administrator – National Insurance	209	184	25	202
Parish Administrator – Pension/Life Insurance	463	463	—	463
Employer's NI Allocation HMRC £4,000	—	(184)	184	(390)
Maintenance - Hollond Lodge	1,238	1,945	(707)	1,203
Maintenance - Church House Cottage	132	1,002	(870)	131
Maintenance - The Chase	1,617	1,476	141	1,478
Legal & Professional Fees	6,274	4,498	1,776	3,992
Honoraria	—	820	(820)	95

Year to date: 01 Jan 2022 - 31 Dec 2022

	Budget	Actual	Variance	2021
Working Expenses of Incumbent	750	783	(33)	576
Parsonage House Expenses	848	1,479	(631)	5,241
Pastoral Assistant	80	32	48	39
Working Expenses of Curate	250	99	151	224
Curate (leaving gift)	—	1,500	(1,500)	—
Parish Training	25	272	(247)	125
Hospitality Expenses	—	136	(136)	13
Administration	170	160	10	160
Postage & Telephone	894	648	246	831
Photocopier – Costs	500	1,088	(588)	558
Photocopier – Lease	1,816	1,875	(59)	1,800
Parish Office Costs	233	189	44	207
Printing/Stationery	125	879	(754)	840
Harrow Deanery Expenses	100	—	100	120
Bank Charges	200	200	—	200
Church Cleaning	3,240	2,868	372	2,496
Church Insurance	7,529	7,679	(150)	7,674
Church Maintenance	8,100	1,897	6,203	1,916
Church Flowers	600	849	(249)	369
Church Lighting	—	89	(89)	—
Church Organ/Piano Tuning	750	1,310	(560)	1,015
Church Garden Waste (Brown Bin)	—	75	(75)	—
Upkeep of Services	680	1,314	(634)	488
Service Sundries	200	1,586	(1,386)	488
Music & Choir & Licenses	564	375	189	564
Church Publicity	112	48	64	112
Little Fishers Parent and Toddler Group	—	642	(642)	155
Tea & Chat	—	1	(1)	49
Upkeep of Churchyard	—	160	(160)	187
Sundry Expenses	—	237	(237)	1,758
Junior Church	275	896	(621)	118
Social Events	—	777	(777)	388
Café St Jean	600	1,298	(698)	433
Church Electricity	1,500	1,645	(145)	778
Church Water	250	231	19	221
Church Heating	4,000	4,688	(688)	2,199
Church Hall Electricity & Gas	5,500	5,031	469	4,149
Church Hall Rubbish Removal	484	535	(51)	512
Church Hall Sundry Expenses	—	510	(510)	218
Church Hall Insurance	3,459	3,515	(56)	3,423
Church Hall Repairs	—	(250)	250	—
Church Hall Maintenance	5,838	11,202	(5,364)	2,508
Church Hall Mowing	3,300	4,527	(1,227)	3,273
Church Hall Cleaning	2,700	3,016	(316)	1,568
Church Hall Cleaning Materials	350	690	(340)	547
Church Hall Caretaking Fee	1,200	2,825	(1,625)	1,050
Church Hall Water	326	337	(11)	326
Church House Cottage – Repairs	1,892	832	1,060	165
Hollond Lodge - Repairs	1,000	(83)	1,083	1,112
16 The Chase - Repairs	1,000	—	1,000	655
Expenditure – totals	172,819	182,292	(9,472)	156,512
Overall totals	—	30,495	30,495	15,497

**Statement of Assets and Liabilities
as at 31st December 2022**

2,892,651

Cash

CBF Deposit Account	225,034	
CBF Deposit Account (Mary Webb Grave)	5,199	
Barclays Current Account	50,295	
Barclays Deposit Account	4,810	
		285,338

Investments

CCLA Shares	868	
		868

Tangible Assets

Property	2,680,000	
		2,680,000

Liabilities (due within a year)

Accruals (Church House Roofing/Trees)	8,300	
Returnable Deposit (Stanmore Montessori)	500	
Deferred Income (2023 Church H'se Bookings)	2,375	
		-11,175

Liabilities (due after one year)

Organ Fund	30,000	
Rectory Decoration	5,600	
Legacies	13,832	
Restricted Fund (Old Church & Bell Ringers)	12,948	
		-62,380

2,892,651

Fund Statement of Change
1st January 2022 to 31st December 2022

Fund	Brought forward				Movement				Carried forward			
	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment
Bell	—	—	—	—	—	—	(7,650)	—	—	—	(7,650)	—
MWeb	—	—	76	—	—	—	—	—	—	—	76	—
Organ	—	(21,223)	—	—	—	—	—	—	—	(21,223)	—	—
Rectory	—	(4,800)	—	—	—	(800)	—	—	—	(5,600)	—	—
General	194,704	—	—	—	29,351	—	—	—	224,055	—	—	—
Legacies	—	—	—	—	—	500	7,650	—	—	500	7,650	—
Property	—	2,200,000	—	—	—	480,000	—	—	—	2,680,000	—	—
Webergrav	—	—	—	120	—	—	120	(120)	—	—	120	—
Interest	—	12,119	1,160	—	—	1,410	34	—	—	13,529	1,194	—
Totals	194,704	2,186,096	1,236	120	29,351	481,110	154	(120)	224,055	2,667,206	1,390	—

**Statement of Assets and Liabilities (by code)
as at 31st December 2022**

Class and nominal code	General	Designated	Restricted	Endowment	2022	2021
Fixed assets - Tangible assets						
6000000 : F/H Church House at	—	1,100,000	—	—	1,100,000	1,000,000
6000001 : F/H St Johns House at Cost The Chase	—	775,000	—	—	775,000	600,000
6000017 : F/H Hollond Lodge at cost	—	380,000	—	—	380,000	275,000
6000018 : F/H Church House Cottage at cost	—	425,000	—	—	425,000	325,000
Total	—	2,680,000	—	—	2,680,000	2,200,000

Current assets - Cash at bank and in hand

A1504 : Bank current account	72,725	(37,717)	15,287	—	50,295	72,225
A1505 : Bank deposit account	626	4,184	—	—	4,810	4,806
A1520 : CBF CofE deposit A/c	170,898	54,103	5,233	—	230,233	155,165
Total	244,249	20,569	20,520	—	285,338	232,195

Current assets - Investments

A1559 : Investment Shares (CCLA)	868	—	—	—	868	868
Total	868	—	—	—	868	868

Liabilities - Creditors: Amounts falling due after more than one year

A1612 : Rectory Decoration Fund	—	5,600	—	—	5,600	4,800
A1670 : Church Fund Raising/Organ	10,000	20,000	—	—	30,000	20,000
Total	10,000	25,600	—	—	35,600	24,800

Liabilities - Creditors: Amounts falling due in one year

A1613 : Montessori returnable deposit	500	—	—	—	500	500
A1647 : Accruals	8,300	—	—	—	8,300	—
A1709 : Weber Trust Fund	—	—	—	—	—	2,459
Total	8,800	—	—	—	8,800	2,959

Liabilities - Provision for liabilities after one year

A1700 : M Webb Fund	—	—	5,199	—	5,199	5,165
A1701 : A Carey Fund	—	—	983	—	983	983
A1710 : Bell Fund	—	—	8,007	—	8,007	7,650

**Statement of Assets and Liabilities (by code)
as at 31st December 2022**

Class and nominal code	General	Designated	Restricted	Endowment	2022	2021
A1711 : E Bowen	—	7,650	—	—	7,650	7,650
A1714 : Old Church Fund	—	—	4,942	—	4,942	—
Total	—	7,650	19,130	—	26,780	21,448

Liabilities - Provision for liabilities and charges due within one year						
A1610 : Deferred Income	2,375	—	—	—	2,375	1,700
Total	2,375	—	—	—	2,375	1,700

Net total assets	223,942	2,667,319	1,390	—	2,892,651	2,382,156
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Represented by

Unrestricted - General	224,055	—	—	—	224,055	194,704
Designated - Organ	—	(21,223)	—	—	(21,223)	(21,223)
Designated - Rectory	—	(5,600)	—	—	(5,600)	(4,800)
Designated - Legacies	—	500	—	—	500	—
Designated - Property	—	2,680,000	—	—	2,680,000	2,200,000
Designated - Interest	—	13,529	—	—	13,529	12,119
Restricted - Bell	—	—	(7,650)	—	(7,650)	—
Restricted - MWeb	—	—	76	—	76	76
Restricted - Legacies	—	—	7,650	—	7,650	—
Restricted - Webergrav	—	—	120	—	120	—
Restricted - Interest	—	—	1,194	—	1,194	1,160
Endowment - Webergrav	—	—	—	—	—	120
Total	224,055	2,667,206	1,390	—	2,892,651	2,382,156

Independent Examiner's Report to the Trustees of: The PCC of St John the Evangelist, Great Stanmore

I report on the financial statements for the year ended 31st December 2022 which are set out in the foregoing pages.

Respective responsibilities of the trustees and examiner

The PCC (Trustees) are responsible for the preparation of the accounts. The PCC consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an Independent Examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act
- to state whether particular matters have come to my attention

Basis of independent examiner's report

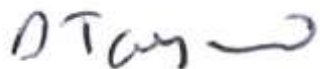
My examination was carried out in accordance with the General Directions given by the Charity Commission. The examination includes a review of the accounting records kept by the PCC and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed _____



D. Taylor-Mew FMAAT

123 Park Lane, Harrow, Middlesex, HA2 8NN

Date 16th February 2023

Accounts

**The Parochial Church Council
of the Ecclesiastical Parish of
St John the Evangelist, Great Stanmore**

Otherwise known as: **St John's PCC, Stanmore**

**Annual Report
and
Financial Statements
for the year ended 31st December 2021**

**Presented to the Annual Parochial Church Meeting
24th April 2022**

Rector

The Revd Matthew Stone
The Parish Office
Old Church Lane
Stanmore
Middlesex, HA7 2QX

Registered Charity Number 1127658

Annual Report of the Parochial Church Council for the year 1st January to 31st December 2021

Administrative Information

St John the Evangelist, Great Stanmore, is situated on Church Road, Stanmore. It is part of the Willesden Episcopal Area of the Diocese of London within the Church of England. Contact details: The Parish Office, Church House, Old Church Lane, Stanmore, HA7 2QX. Telephone number 020 8954 7064. Email parishoffice@stjohnschurchstanmore.org.uk
Website: <http://www.stjohnschurchstanmore.org.uk/>

The Parochial Church Council (PCC) of St John the Evangelist, Great Stanmore, is a registered charity. The number is 1127658.

PCC Members (Trustees)

The Members of the PCC are the trustees of the charity. During the year, the following served as members of the PCC:

Rector: The Revd Matthew Stone – Chairman

Churchwardens: Mrs. Jane Prentice – Vice Chair (*until 25th April 2021*)
The other Churchwarden appointed on 25th April 2021, has been granted a dispensation by the Charity Commission so the name is not published.

Deanery Synod Representatives:

	<u>End of Term</u>
Mrs. Sylvia Daniels	30 th June 2023
Ms. Susan Jones	30 th June 2023
Mrs. Beverley McKeon	30 th June 2023
Mr. Daniel McKeon	30 th June 2023

Elected Members:	<i>Mrs. Sheila Enaboifo</i>	<i>retired 25th April 2021</i>
	<i>Ms Jennifer Neve</i>	<i>retired 25th April 2021</i>
	<i>Mr. Graham Nicholson</i>	<i>retired 25th April 2021</i>
	<i>Mr. William Wyon</i>	<i>retired 25th April 2021</i>

Miss Belinda Burnand	retiring APCM 2022
Mrs. Pamela Curran	retiring APCM 2022
Mr. Keith McKenzie	retiring APCM 2022
Mr. Michael Okyere	retiring APCM 2022

Mrs. Maureen Davter	retiring APCM 2023
Mr. Jack Prentice	retiring APCM 2023
Mr. Frederick Oshunniyi	retiring APCM 2023
Mrs. Marianne Wright	retiring APCM 2023

Mr. Graham Denman (from 25 th April 2021)	retiring APCM 2024
Mr. Shaun Knevett (from 25 th April 2021)	retiring APCM 2024
Mrs. Jackie Peters (from 25 th April 2021)	retiring APCM 2024
Miss Victoria Ward (from 25 th April 2021)	retiring APCM 2024

Co-opted (by PCC): Ms Jenny Neve - Treasurer
Mr. Graham Nicholson

Ex-officio: The Revd Jonny Rapson – Assistant Curate

Bankers:

- Barclays Bank PLC, 1, The Broadway, Stanmore, Middlesex, HA7 4DB
- CCLA Investment Management Ltd, Senator House, 85, Queen Victoria Street, London, EC4V 4ET

Independent Examiner:

- Mr. Derek Taylor-Mew FMAAT
123, Park Lane, Harrow, Middlesex, HA2 8NN

Charity Commission Correspondent:

- The Revd Matthew Stone
Church House, Old Church Lane, Stanmore, Middlesex, HA7 2QX

Structure, Governance and Management

The PCC is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The method and appointment of PCC members is set out in the Church Representation Rules. The PCC is registered with the Charity Commission under the full title of "The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Great Stanmore" with a working name of "St John's PCC, Stanmore" (No. **1127658**). The members of the PCC are the trustees of the charity. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

Elected PCC members serve a three-year term of office and then they stand down for a period of twelve months before seeking re-election (unless they are co-opted because of their particular skills/role). This policy was reconfirmed at the Annual Parochial Church Meeting on 26th April 2015. PCCs can appoint co-opted members who can be clerical or lay. If this happens, the total number co-opted must either be less than one-fifth of the elected members on the Council, or two, whichever is the greater.

At the first PCC meeting held immediately after the APCM on 25th April 2021, Jenny Neve and Graham Nicholson were co-opted for a period of one year as their elected terms had expired. Ms Neve was reappointed PCC Treasurer, and Mr. Nicholson was reappointed as one of the two Deputy Wardens. The PCC met seven times during the year – all meetings were held on Zoom apart from the meeting on 25th April 2021.

The Standing Committee is the only committee legally required. It has power to transact the business of the PCC between meetings, subject to any directions given by the PCC. Whilst a Standing Committee was appointed, it did not need to meet in 2021. The other committees usually appointed include: Energy, Finance, Old Church Working Group and Peace, Justice and Environment as well as Social.

A Fabric Committee was not appointed this time. Owing to the Covid-19 pandemic, there were no committees appointed in 2021.

Aims and Purposes

The PCC has the responsibility of co-operating with the Rector, the Revd Matthew Stone, in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has the responsibility for the maintenance of the Church Building, Churchyard, Old Brick Church, Church House, Church Field, Church House Cottage, Hollond Lodge and St John's House (16, The Chase).

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of the parish community. This is underpinned by our Mission Statement: "Drawn together by Christ's love, we seek by his grace to live out his commandments to love the Lord our God with all of our being; and to love everyone we come across as we love ourselves."

We are an open Church: welcoming of all people. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

When planning our activities for the year, the Rector and PCC have considered the Charity Commission's guidance on public benefit and, in particular, the supplementary guidance to charities for the advancement of religion. Specifically, we try to enable ordinary people to live out their faith as part of our parish community through:

- Worship, prayer, learning about the Gospel; developing knowledge and trust in Jesus.
- Provision of pastoral care for people living in the parish.
- Missionary and outreach work.

An important (and essential) part of each PCC Meeting were the discussions about our mission strategy, and in particular what responses we might make to "Listening to London, Listening to God" – the new collective vision for the Diocese of London. After extensive consultations in 2019, to which we contributed, the Diocese identified four ambitions were identified: Confident Disciples, Compassionate Communities, Creative Growth and Connected Young People. A report of our PCC discussions can be found on pages A8-A14.

Church Attendance

There are 184 parishioners on the Church Electoral Roll, 66 of whom are resident in the parish, and 118 of whom are not resident in the parish. The average weekly attendance at in church services, counted in October 2021, was 93 (77 adults, 16 children). This figure, which includes Sundays and weekday worship, continues to be affected because of the Covid-19 pandemic. Weekly online services were produced along with a range of other measures to ensure we were functioning, as far as we were able, during another extraordinary year.

Achievements and Performance

Worship and Prayer, Discipleship and Pastoral Care

An 8am Holy Communion and 9.30am Parish Communion take place every Sunday (on the first Sunday the Parish Communion is all-age). A monthly contemporary service 'Engage' takes place at 5pm. A midweek service is held every Wednesday at 10.30am in the chapel. Our services hopefully enable attendees to draw closer to God, worship with one another, and be spiritually refreshed. All are welcome to attend our services. Refreshments are served after the Parish Communion in Church House.

To cater for the younger members of our Church community, we offer Junior Church on the second and fourth Sundays of each month. On the third Sunday afternoon of each month, a Junior Church games session takes place. The children are invited to take part in the monthly all-age service.

As a result of the Covid-19 pandemic and a lockdown across January- March 2021 the church was again closed. Where possible we provided online alternatives which included a weekly communion service.

During 2021 the church was used for:

- **5** (4) baptisms mostly taking place within the Parish Communion
- **8** (0) candidates for confirmation
- **4** (0) children were admitted to Holy Communion before confirmation
- **2** (0) weddings
- **5** (5) funerals were held in church, a further **9** (13) were conducted at local crematoria
- **9** (4) interments of ashes took place in the churchyard

(numbers in brackets relate to 2020)

The Rector, Assistant Curate and PCC are committed to the pastoral care of all people in the parish of St John's. Holy Communion was taken regularly to two housebound parishioners (and others as and when required) by a commissioned team of lay people in addition to the Rector and Assistant Curate. The Rector and Assistant Curate make time to visit parishioners at home or in hospital with the assistance of the Licensed Lay Ministers, Pastoral Assistant and Bereavement Visiting Team.

In addition to worship, spiritual growth is encouraged through Home Groups, of which there are two meeting regularly.

The Rector meets regularly with the Assistant Curate, Churchwardens, Treasurer, Deputy Wardens and Parish Administrator to plan the workload for the ensuing months. As part of the meetings, priorities are agreed for upcoming fabric works.

The achievements of the PCC are only possible because of the large number of volunteers who give generously of their time and energy. Volunteers undertake a wide variety of tasks including (but not restricted to) membership of the various committees and visiting teams, stewardship of buildings, stewardship of finances, children's & youth work, Little Fishers, Tea & Chat, flower arranging, music, gardeners amongst many others. The PCC gratefully acknowledges all these contributions.

Missionary and Outreach Work

During the course of the year the PCC decided to make the following donations:

Bereavement Care	£200
Flyspec	£2,000
Mission to Seafarers	£2,000
Total	£4,200

Risks

The trustees confirm that the major risks (namely financial, health & safety and safeguarding) to which the charity is exposed, as identified by the trustees, have been reviewed and systems or procedures have been established to manage those risks.

Safeguarding and Clergy Discipline

The PCC have complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 in relation to having due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults.

The Revd Matthew Stone
Rector

Deanery Synod Report

2021 has been a year in our churches when we have begun to recover from the Coronavirus Covid-19 pandemic with most of the restrictions previously imposed being lifted giving us more freedom to meet and to worship. However, meetings of the Synod have continued to be held using the Zoom software during 2021.

A new three-year Deanery Synod began in December 2020 with elections taking place for the Deanery Officers and members of the Standing Committee. John Dolling was elected as Lay Chair, Robert May as Honorary Secretary, Pam Clissold as Honorary Treasurer. The Clergy members of the Standing Committee are the Revds Christine Britton, Malcolm Finlay, David Green and Rod Green. The Lay members of the Standing Committee are Mary Abbott, Susan Cooper, Toby Partridge and Clive Scowen. During the year the Revds Christine Britton resigned and Rod Green moved to be Archdeacon of Llandaff. They were replaced as clergy members of Standing Committee by the Revds Barry Hingston and Ajay More. The Revds Stuart Nattrass and David Tuck were elected by the PTO Clergy to represent them on Deanery Synod. Derek Taylor-Mew was appointed Independent Examiner for the Deanery Accounts. Our representatives on Harrow SACRE (Standing Advisory Committee for Religious Education) continue to be Mary Abbott and the Revd James Power. Alison Stowe was elected in July as the third representative. David Poole has continued to represent us on the London Diocesan Board for Schools until the elections this autumn when the process changed. The Headteachers of the two Church of England Schools (both primary), Jo Hester and the Revd Daniel Norris, were co-opted to Synod.

The first meeting of the new Synod was held on 28th January which was the Revd Ian Dowsett's last meeting as Area Dean. We welcomed the Revd Ann Lynes as the new Area Dean from March. We were joined by the new Archdeacon of Northolt, the Ven. Catherine Pickford, who gave us the opening talk based on Matthew 26. This was followed by the confirmation of the elections that had taken place by email. Synod heard about the launch of "Hope Church" reaching out to the residents of the new housing estates in Harrow View, and of "Mosaic Church" an intercultural church reaching out to people of other faiths and cultures in Harrow.

The second meeting was held on 6th July with a talk by the Revd Dave Bookless of St Mary Norwood entitled "Caring for God's Creation" encouraging churches to consider the Eco Church initiative and to take some actions. Toolkits are available for churches to use on "Climate Sunday". A presentation was made to the Revd Ian Dowsett thanking him for his work as Area Dean over the past five years. Synod received presentations from two churches who had applied for grants from the Deanery Mission Fund. Grants of £1,000 for both were approved: Holy Trinity Wealdstone to subsidise their English Class and St Michael and All Angels Harrow Weald towards a camera and internet connection to livestream services. The Deanery Accounts for 2020 were approved, subject to independent examination. Dr. John Spencer of Holy Trinity Northwood was elected as the representative on Bereavement Care Management. Graham Nicholson was elected to serve a further term as Governor of St John's Church of England School Stanmore and Graham Hamwijk was elected as a Governor of Holy Trinity School Northwood.

The third meeting was held on 3rd November with a talk by the Revd Navina Thompson of St Giles Ickenham entitled "Swimming Against the Tide: An Exploration of Engaging with Difference". Navina talked about her experiences as a child of Indian Parents living and working as a woman priest in the Middle East and the diversity in that region. She encouraged us to live with our own prejudices and to live and think differently by embracing cultural and theological diversity. Daniel Escott was elected as a Governor of St John's Church of England School Stanmore.

Following elections in the summer, Clive Scowen and the Revd Jody Stowell had been elected to represent the Diocese on General Synod; Johnette Clarke, Susan Cooper, John Dolling, Toby Partridge, Joshua Tate and the Revds David Green, Stowell, Rachel Campbell and Paul Hullyer had been elected to represent the Deanery on the London Diocesan Synod.

Plans for a Deanery Prayer Evening at St Mary's Harrow for "Thy Kingdom Come" already postponed from 2020 was unable to be held in 2021, but monthly Prayer for Harrow has taken place under the leadership of Revd Malcolm Finlay and using the Zoom software.

Reports on the sessions of the London Diocesan Synod and of the General Synod were received at meetings during the year.

Robert May
Honorary Secretary

Church House

During 2021, Church House generated income of £46,427. The position was much improved on 2020 (£29,628) in spite of it not being possible for Church House to operate normally because of the ongoing challenges presented by the continuation of the Covid-19 pandemic. For example, across January to March 2021 Church House had to be closed apart from being used only by Stanmore Montessori, who were allowed to operate during this time as they are an early years' setting.

Little Fishers Parent & Toddler Group started meeting again on a weekly basis from May, whilst Junior Church and Tea & Chat reopened from September. These are church groups.

When allowed, the following non-church groups used the premises on a regular basis:

1. Kandu (Monday evening)
2. Karate (Thursday afternoon)
3. Rainbows/Brownies/Guides (Friday evenings during term time)
4. Stanmore Montessori (Monday to Friday during term time)
5. Taekwondo (Thursday evening)

Karate and Taekwondo are new groups who started using Church House in April.

A hiring agreement is signed on an annual basis with each regular hirers, apart from Stanmore Montessori where the legal instrument in place is a lease. A new three-year lease was executed in October 2021. Each group submits a copy of their safeguarding policy each year as well as their current insurance certificate in confirmation that they have cover in place for their activity. For some of the year, it was necessary for these groups to supply a copy of their Covid-19 risk assessment. We sent ours to them.

A robust system for hiring Church House on a one-off basis has been in place since 2014, which is administered through the Parish Office with some assistance from the Rector. This ensures we maintain a professional and consistent approach towards all bookings.

Terms & Conditions of hire are in place. They include reference to the hirer putting in place their own safeguarding procedures if children will be on the premises during their booking, food hygiene/allergy information, insurance cover and risk assessments. The importance of following the prevailing Covid-19 guidance was added as a new condition in light of the Covid-19 pandemic.

All hirers of Church House must sign a booking form which confirms their agreement to the Terms & Conditions. On one occasion, a one-off booking went wrong with the hirer breaching their contract with us. After they failed to engage to bring a sensible and fair resolution, the PCC made the decision to commence legal proceedings through the small claims court. The case is ongoing.

An agreed pricing structure is in place for one-off bookings:

General

- £80 per hour (until 6pm)
- £100 per hour (from 6pm)
- £250 refundable Good Conduct Deposit is taken

Weddings/Engagement Parties

- £200 for the first hour, £150 for each subsequent hour
- £500 refundable Good Conduct Deposit is taken

An appointed keyholder oversees one-off bookings. They are paid a fee of £25 (£50 if after a 9pm finish) per booking for providing a service to handover the premises to a one-off hirer. At the end of the booking, the keyholder returns to Church House to ensure the premises are left clean and tidy before locking up.

The booking system was reviewed last in July 2021.

In 2021 there were 35 one-off bookings (2020 – 5 bookings).

The Revd Matthew Stone
Rector

PCC Secretary's Report

The PCC met seven times in 2021: 27th January, 17th March, 25th April, 25th May, 21st July, 16th September and 23rd November. All meetings were held on Zoom apart from 25th April which was a short meeting taking place in the Church immediately after the Annual Parochial Church Meeting. When on Zoom, all PCC Members had access to the internet and were able to participate remotely.

Attendance at PCC meetings measured as a percentage was 79% (2020 - 70%) across the year. At every meeting, PCC Members received an update on the financial position to the end of the previous month. Updates on fabric matters, safeguarding and mission remained substantive agenda items as did the receipt of a Covid-19 report on St John's action to maintain services and activities in line with the prevailing Government guidance.

With St John's Church being a registered charity, PCC Members were reminded on two occasions of their obligations as trustees, especially the responsibility to ensure our 'charity' is run in a way that carries out its purposes in respect of public benefit. PCC Members are confident that they have done this.

PCC meetings are always efficiently organised with the agenda, minutes, financial information and other papers being circulated electronically one full week ahead of each meeting. This gives PCC Members the opportunity to read the papers in advance so they can prepare for each meeting. Whilst PCC Members view the papers online to save printing and environmental costs, hardcopies of the agenda, minutes and financial information are placed in the church porch for others to read to ensure transparency and accountability. PCC Members are invited to declare any interests (financial or otherwise) at the beginning of each meeting and withdraw whilst the conflicted item is discussed. This arrangement continued on Zoom. Draft minutes are usually circulated within 48 hours of the meeting to enable actions points to be taken forward promptly. Financial information is circulated monthly to PCC Members in between PCC meetings to ensure they are kept up-to-date.

As other reports will invariably contain business that has been transacted by the PCC during the year, this report will be focused only on matters that are unlikely to appear elsewhere.

January

- Discussed the expiry of the existing lease in August 2021 with Stanmore Montessori who use Church House. Agreed to renew for a further term.
- Noted the attendance at our Christmas services in 2020 = 160 in person, 390 online (2019 = 657 all in person).
- Agreed to support the Diocese of London's 2021 Lent Appeal which focused on youth violence. The appeal began on 17th February 2021 and raised awareness of this important issue and generated funds for three UK charities:

[The Excel Project](#) (XLP)

[Transforming Lives for Good](#) (TLG)

[Redthread](#)

- The annual subscription to Bereavement Care was renewed at a cost of £200.
- Noted that St John's now has Easyfundraising Page and that church members were encouraged to nominate St John's Church when purchasing online.
- Discussed the arrangements for the Annual Parochial Church Meeting to be held on 25th April 2021.
- Noted that the Archdeacon of Northolt was due to come to St John's Church on 21st October 2021 for the Triennial Visitation. The purpose of the visit is to check the PCC is complying with the requirements of various Measures; in particular, the Inspection of Churches Measures 1955, the Parochial Registers and Records Measure 1978 and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991.
- Noted that the Rector had objected to the latest planning application for 12 Elm Park that overlooks Church Field. Planning reference number P3839/20. The objection was unsuccessful.
- Noted that a Confirmation service would take place on Advent Sunday 2021 (28th November 2021).

March

- Approved the Heads of Terms for a new three-year lease with Stanmore Montessori.
- The annual subscription to Harrow Inter-Faith was renewed at a cost of £25.
- The Church Field maintenance contract was renewed for a further 12 months.
- Agreed that a contribution of £50 would be made towards the retirement present for the Bishop of Willesden's PA, Nikki Court, who had been in post for almost 27 years.
- Noted that the Bishop of Willesden, the Rt. Revd Pete Broadbent, would be retiring in September 2020 after 20 years in post.
- The 2020 Accounts were approved following the independent examination, and the 2020 Annual Report was noted in preparation for the Annual Parochial Church Meeting to be held on 25th April 2021.

April

- This very short PCC meeting took place in the Church immediately after the Annual Parochial Church Meeting.
- All new PCC Members completed Trustee Declarations and HMRC 'Fit and Proper Person' forms. Existing PCC Members were asked to complete both forms if their circumstances had changed since they last completed them.
- Agreed to co-opt Jenny Neve and Graham Nicholson onto the PCC for a period of 12 months (both Jenny's and Graham's terms of office expired at the Annual Parochial Church Meeting held immediately before this PCC meeting). The co-options were made

to enable Jenny to continue as Treasurer and Graham as Deputy Warden, because of their knowledge of these roles.

- Various appointments were made: Vice-Chair, Treasurer, PCC Secretary, Electoral Roll Officer, Deputy Wardens, Stewardship Recorder and Standing Committee members.
- The signatories on the various bank accounts were confirmed, together with the arrangements for managing the funds held with CCLA Investment Management Limited.
- Sidesmen were appointed.

May

- Received an update concerning the execution of the new lease with Stanmore Montessori.
- Noted the current regular users of Church House, and that they had each signed a hiring agreement, supplied a copy of their current insurance certificate and, where appropriate, submitted a copy of the current safeguarding policy. Covid-19 risk assessments were also obtained.
- Noted that the existing Church House cleaner wanted to step down (but would continue cleaning the Church).
- Noted that the sum of £656.25 was sent to the Diocese of London representing money that had been given to support the Lent appeal.
- Confirmed the renewal of the Church House gas contract on a fixed tariff for three years with Total Gas & Power.
- Noted the attendance at the Holy Week and Easter services: 2021 = 277 in person, 133 online (2019 = 456 – *there were no comparison figures for 2020 as all places of worship were closed owing to the Covid-19 pandemic*).
- Appointed PCC Equality, Diversity and Inclusion Officers (Frederick and Tayo Oshunniyi) to help ensure St John's was representative and offered equal chances to all.
- Received information about the AGM of Firm Foundation (Harrow's night shelter project) which Jane Prentice had attended.
- Confirmed the participation of St John's Church in the Church of England's 'Living in Love and Faith' material, which offers teaching and encourages discussion on matters of identity, sexuality, relationships and marriage. The resources used drew together the bible, theology, science and history with powerful real-life stories designed to help every Christian explore the areas outlined. The study course would run across five Thursday evenings following which participants would be invited to submit their own personal responses to the Church of England. The response would help inform future discussion on this matter at General Synod.

July

- The booking arrangements for the hiring of Church House were reviewed. The 2022 hiring rates were approved together with an amended set of Terms and Conditions of Hire (which include matters of health and safety, food hygiene, risk assessments, safeguarding, security and Covid-19).
- Confirmed the appointment of a new cleaner for Church House who is working on a contractual basis, not as an employee of St John's Church. A signed agreement is in place between both parties.
- Approved the new lease with Stanmore Montessori and confirmed its execution by the Diocese of London on behalf of the PCC.
- Approved the annual PCC donations of £2,000 each to FlySpec and the Mission to Seafarers.

- Appointed Jonathan Stephen to serve a four-year term as a PCC Governor for St John's Church of England School.
- Noted that Jane Prentice had rung the church bell on Sunday 14th June 2021 to mark the fourth anniversary of the Grenfell Tower fire.
- The PCC agreed to fund the cost of the 'It's Your Move' booklets produced by Scripture Union as a gift to the Year 6 Leavers' at St John's School. Cost £63.

September

- Noted there had been a minor GDPR breach concerning the weekly dispatch of the pew sheet. Advice was sought from the Information Commissioner's Office. An internal log was created. No further action required.
- Noted that an audit had been done of who had keys to Church and Church House.
- Noted that the new lease with Stanmore Montessori was in the process of being signed. The PCC agreed that the lawyer who had acted for us on a pro-bono basis (saving £2,500 in fees) should be taken out for a meal by the Rector as a 'thank you.'
- Noted that the brown bin subscription has been renewed for 12 months with the London Borough of Harrow at a cost of £75.
- Agreed that a contribution of £100 would be made towards the retirement gift for the Bishop of Willesden.
- Confirmed that the first all-age service since the start of the Covid-19 pandemic (March 2020) would take place on 3rd October 2021 and it would be the Harvest Festival. Harrow Foodbank was chosen as the charity to be supported and members of the congregation were asked to bring some produce on the day, as well as making a donation online.
- Agreed to cover the cost of four members of the Bereavement Visiting Team's attendance at the annual Bereavement Care conference which was titled "It's a Long Journey: the length & complexity of prolonged grief." The conference was held on Zoom and cost £25 per delegate.

November

- Noted that the Archdeacon's Triennial Visitation had taken place on 21st October 2021. The Venerable Catherine Pickford was impressed at the high standard of work being undertaken to ensure the records, fabric, finance and safeguarding remain up to date. Also, that a new Mission Action Plan was in place. There were no follow-up actions (as was the case in 2018).
- Noted that the new lease with Stanmore Montessori was signed on 6th October 2021.
- A new Complaints Policy was approved.
- A new Conflicts of Interests Policy was approved.
- The Finance Policy & Risk Assessment was reviewed and ratified.
- The Health and Safety Policy was reviewed and ratified.
- The Legacy Policy was reviewed and ratified.
- The Lone Working Policy was reviewed and ratified.
- The Reserves Policy was reviewed and ratified.
- The Social Media Policy was reviewed and ratified.
- The Rector reminded PCC Members of the folder containing the emergency plans for the church, which included key contact numbers, site drawings and instructions to be read out from the front in case an emergency evacuation is required. The folder is kept in the vestry with copies in the Parish Office and Rectory. Laminated copies of emergency evacuation instructions are also kept in the Rector's stall and Churchwardens' pews.

- The PCC agreed to fund the cost of two Christmas tree (internal = £79.99, external = £229.99).
- Approved the extra parochial fees that would be payable in 2022 (eg organist, bell ringing).
- Noted that a crew from Stanmore Fire Station had visited to understand the layout of the Church and establish which items were of most value and should be protected (as far as is possible) in the event of a fire/water damage. The stained glass, organ and lectern were nominated.
- Noted that a Memorial Service took place on 7th November 2021 which was well attended (the 2020 service was online). The retiring collection of £250 was sent to support the work of Bereavement Care.
- Approved a new banner costing £148 advertising Church House, Little Fishers Parent & Toddler Group and Tea & Chat which was fitted to the Church hedge.
- Confirmed that a Christmas Afternoon Tea could take place on 5th December 2021 in Church House, with a Temporary Events Notice obtained for the sale of mulled wine.
- Noted the proposed 2021 Christmas Services.
- Noted the appointment of the Revd Canon Lusa Nsenga-Ngoy as the next Bishop of Willesden. He is currently working as the BAME (Black, Asian and minority ethnic) Mission and Ministry Enabler in the Diocese of Leicester.

At various points during the year, the congregation were invited to make online donations if desired to support Christian Aid, Harrow Foodbank, The Children Society and Firm Foundation. Online donations were apposite as the usual collections in Church no longer take place.

We delivered 77kg of produce to the Harrow Foodbank after the Harvest Festival. This was considerably lower than in previous years (not 2020) owing to the church being closed for several months because of Covid-19.

Mission

The Diocese of London has launched a new vision:



In the previous year, the PCC agreed four missional areas: children & young people, discipleship, environment and outreach which have become the major focus of our new mission action plan. Each PCC Member joined one group which has met in between PCC meetings during 2021 to discuss, agree and implement new goals/priorities to further the mission of St John's Church. The mission action plan was issued to the congregation in September. It remains a 'living' document and is updated regularly.

Some of the work discussed is as follows:

Children & Young People

- Set up a mentoring programme in school with 'Transforming Lives for Good.'
- Organise a mental health first aid course and develop a greater understanding of living with mental health.
- Explore possibility of restarting a youth group.

Discipleship

- Deliver an Advent Course.
- Deliver an annual Lent Course.
- Consider introducing additional home groups.
- Invite and support members of the congregation to lead prayers in services.

Environment

- Obtained the A Roche Bronze Award.
- Explore alternative forms of heating the Church (eg solar panels/heat pumps)
- Fit bird feeders/boxes in the Churchyard and Church Field.
- Offer tips during Lent to reduce carbon footprint.
- Organise an annual environment walk in Stanmore during the Great Big Green week.

Outreach

- Develop engagement with Firm Foundation.
- Organise an Open Day to showcase what is on offer at St John's Church.
- Explore new ways of connecting to the local community.

In October it was pleasing to welcome the return of Bentley Wood High School who visited the Church with their Year 11s to learn about Christianity as part of the GCSE RE syllabus. The Year 4s from Aylward Primary School also visited in October to look at the Church from a historical perspective and to learn about the church in action. In December, the Year 4s from Stanburn Primary School visited also from a historical perspective but also to learn about what happens at Christmas. It was very pleasing to have 420 children visit St John's Church from three local schools!

It was also wonderful to see on Advent Sunday, eight people being confirmed and four children admitted to communion before confirmation. With there being no Bishop of Willesden in post, the Rt. Revd John Packer, formerly Bishop of Ripon and Leeds until retirement, presided at this special service. Some of the confirmation classes were held at St John's Church of England School and the Headteacher and other staff attended the service.

Finally, whilst Covid-19 continued to impact our lives in different ways, not least being in lockdown from January to March, the PCC is pleased that the work of the Church was able to take place in different ways. The provision of online services, safe 'in church' services, the reintroduction of Bell Ringing, Café St Jean, Home Groups, Junior Church, Little Fishers Parent

and Toddler Group and Tea & Chat are some of the ways we have returned to more of a normal existence as a church community. Thank you to all those who work so hard to ensure the smooth running of St John's Church – far too many to name – but all equally valued and appreciated.

Pam Curran
PCC Secretary

2021 Financial Review

1. A budget for 2021 was approved by the PCC on 18th November 2020. A copy of the current budget is always displayed in the church porch.
2. The accounts are operated on an accruals basis.
3. Total expenditure was £153,793 compared to total income of £172,009 resulting in a surplus of £18,216 (2020 - £8,786).
4. Planned giving has increased by £3,705 to £60,421 (2020 - £56,716). All other donations have decreased by £5,477 to £8,103 (2020 - £13,580). This decrease reflects the church being closed for the first three months of the year and the fact that in 2020 a number of generous one-off donations were received during the early part of the Covid-19 pandemic.
5. An annual 'thank you' letter was sent by the Treasurer in respect of all regular donations received during the year.
6. Gift Aid recovered on eligible stewardship and donations amounted to £16,040 (2020 - £16,724) and related to donations received from January 2021 through to December 2021.
7. The annual donation from the historic Stanmore Charities totalled £4,070 (2020 - £4,726).
8. Additional income of £46,427 (2021 - £29,628) was generated from hiring Church House (our hall) which is represented as follows:

Group Name	Total (£)
Kaishi Karate School (new)	525
Kandu	200
Stanmore Montessori	30,102
Taekwondo (new)	1,785
One-off bookings (35 in 2021, 5 in 2020)	13,815
TOTAL	46,427

The income generated from Church House in 2021 was significantly higher than in 2020 as it was possible, from July, for the premises to be used once again for one-off bookings.

9. Rental income from Hollond Lodge and 16 The Chase totalled £30,675 (2020 - £30,575). Agents' fees of £3,992 were charged (2020 - £4,166). These cover the renewal fees and management fees. Both tenancies were renewed in 2021 as follows:

- Hollond Lodge - £925 (36 months) from 1st December
- The Chase - £1,700pcm (24 months) from 3rd March

10. A VAT claim of £479 was claimed under the Listed Places of Worship Scheme. See <http://www.lpwscheme.org.uk/>. This government funded scheme gives grants that cover the VAT incurred in making repairs and certain maintenance to listed buildings in use as places of worship. The scheme covers repairs/maintenance to the fabric of the building, along with associated professional fees, plus repairs to turret clocks, pews, bells and pipe organs. St John's Church is Grade 2* listed.

11. The PCC pledged to pay £82,170 towards the Diocesan Common Fund which equated to 96% of the 2020 costs (full costs = £85,200). This sum includes the direct costs of parish ministry such as clergy stipends and housing, together with central Diocesan support costs, education and outreach. At the end of the year, the PCC agreed to make a further payment of £3,030 from the surplus in recognition of the difficult year many parishes had experienced with their finances, resulting in the Diocese of London having to forecast a large deficit. Accordingly, for the second year running, St John's Church paid full costs of £85,200 which is very encouraging.

We also paid £821.70 (1% of the pledged Common Fund) to the Bishop of Willesden's Mission Fund, which is made available for Church of England Schools in the Willesden Episcopal Area. Schools have the opportunity to apply for a grant towards a mission based project. In recent years St John's Church of England School, Stanmore, has successfully applied for a grant. The Mission Fund is overseen by the Willesden Area Council.

12. General premises costs were £30,793 (2020 - £30,087). These are the running costs of the church and hall and include: cleaning, insurance, maintenance, utilities, removal of rubbish, together with the contract to keep Church Field tidy.

13. The full cost of employing our part-time Parish Administrator (15 hours per week) was £10,970 (2020 - £10,970). This amount includes salary, pension and National Insurance contributions. The Parish Administrator was furloughed from January until September and £5,541 was successfully claimed from the Government's Coronavirus Job Retention Scheme to offset some of the salary costs. Regardless of what was claimed from this scheme, the PCC were in full agreement that the Parish Administrator received her usual salary during this time.

14. Two equal legacies were received in September from the estate of the late Elizabeth Bowen, a much-loved member of St John's Church who attended services for many years and sadly died in 2020. Both legacies were for £7,650.34, one of which was restricted for use by the Bell Ringers. The other legacy is unrestricted.

The PCC is currently considering how the unrestricted legacy should be spent to honour Elizabeth's memory.

There are now four legacies totalling £21,448 being held as follows:

- 2014 Alison Carey - £1,250 restricted for use by the choir (current balance £983 as some money has been spent on music books).
- 2014 Mary Webb - £5,000 restricted for the upkeep of her memorial stone (current balance £5,165 which included interest). As the money can only be spent on the upkeep of Mrs. Webb's memorial stone, the £5,000 was placed in a CCLA Deposit Account.
- 2021 Elizabeth Bowen - £7,650 restricted for use by the bell ringers).
- 2021 Elizabeth Bowen - £7,650 unrestricted.

15. The sum of £4,800 was transferred from the income to a designated fund as a prior-years' adjustment. Since 2016, £800 should have been set aside for the future decoration of The Rectory but the transfer was not made until 2021 (5 x £800 = £4,000 + £800 for 2021 = £4,800). In 2021, £5,241 is recorded against "Parsonage House Expenses", the difference of £441 relates to the Affinity Water bills.

16. A memorial donation of £500 (£625) was received in August from the Rapson/Wade family in memory of Rita Wade. This money was used to cover the cost of fitting three new external lights to the shed/Micklem Hall which illuminate a large section of Church Field close to Church House. Additionally, the installation of an external power supply to the side of Micklem Hall.

17. The Weber Trust was established in 1952 for the upkeep of a grave belonging to Mr. and Mrs. Edward Webber. The Diocese of London held the trust on behalf of the PCC in their capacity of Custodian Trust. The original trust deed said *"Capital to be held, income is paid to the St John the Evangelist for use towards the maintenance of the church and churchyard, so long as the grave and memorial stone of Mr. and Mrs. Edward Weber in the churchyard is kept in good order and repair."*

The capital has been held as a permanent endowment (ie it cannot be expended) in a CCLA CBF Investment Fund shares account with the income paid to the PCC each year.

As this particular trust is considered a 'small' charity by the Charity Commission, the PCC, as managing trustee, resolved to remove the permanent restrictions on the capital and spend it [the capital] as if it were income.

The Trust has been settled and proceeds of £3,210.46 were received on Christmas Eve. Local stonemason, P. Brant and Son Ltd, has been contracted to renovate the grave which will cost £2,525.64. A 25% deposit was paid in December and the work will be undertaken in 2022. The difference (£684.82) will be used in 2021 towards the maintenance of the church and churchyard.

18. Towards the end of 2017, the Diocese of London issued an instruction to PCCs which said they needed to obtain up to date valuations (every five years) of all property owned by them. In the guidance, it was acceptable to obtain a casual valuation from a local estate agent. Ellis & Co in Stanmore supplied the following casual valuations:

Church House £1,000,000, Church House Cottage £325,000, Hollond Lodge £275,000 and The Chase £600,000.

These casual valuations significantly changed the value of the fixed assets in the balance sheet from 2017 onwards. Up-to-date casual valuations will be obtained in 2022.

19. There is a historical holding of 868 investment shares with CCLA. Over many years £868 has been recorded in the balance sheet. This may reflect the original cost of the shares (£1 per share). It is unclear why we have not been receiving up-to-date valuations, but when one was requested as at 31st December 2021, it was for £21,008. After taking advice from our Independent Examiner, £868 will continue to be shown in the balance sheet rather than the latest valuation, because the valuation is not a realised asset, and changing the figure to reflect annual valuations will give a false gain/loss against the income in our accounts. The PCC has no current plans to sell the shares.

20. The general (unrestricted) fund now totals £194,704.

21. Total Reserves of £2,382,156 are held.

22. The finance policy and risk assessment was reviewed last on 23rd November 2021. Almost all bills and invoices are now settled by standing order, direct debit or by bank transfer. Two signatories are required for each payment. It is regrettable that a fraud was facilitated through the bank account with the sum of £1,684.17 being erroneously paid to a third party. This matter was reported to Action Fraud but to no avail.

23. The various funds are listed in Statement of Asset and Liabilities account. Where money has been given for a specific purpose, it is recorded in a restricted fund. We also have a number of designated funds. These are amounts which have been set aside by the PCC for various purposes but unlike the restricted funds, they can be brought back into general funds.

The monies representing these funds are held in separate bank deposit accounts with the Central Board of Finance Church of England Deposit Fund.

24. There is a full list of the reserves in the notes to the accounts.

Reserves Policy

It is the policy of the PCC to hold in reserve the equivalent of six months of general running costs (£85,000) and an additional six month's salary costs (£5,000). It is also our policy to hold £10,000 for any urgent building work that may arise during the year. The full policy was reviewed by the PCC on 23rd November 2021. A copy is available from the Parish Office.

I should like to take this opportunity to thank the members of St John's who regularly give money to support the mission and ministry of the church. Thanks also must go to those who have helped with the finances during the year.

Jennifer Neve
PCC Treasurer

Church Workers Pension Fund (CWPF) FRS102 Wording - December 2021 Year End

St John's Church participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board. The CWPF assets are held separately from those of the Employer and other participating employers.

The CWPF has a section known as the Defined Benefits Scheme, a deferred annuity section known as Pension Builder Classic and a cash balance section known as Pension Builder 2014.

Pension Builder 2014

The Pension Builder Scheme of the CWPF is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65. There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2021: £463, 2020: £460).


A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019. The next valuation is due as at 31st December 2022.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time. The legal structure of the scheme is such that if another employer fails, St John's Church could become responsible for paying a share of the failed employer's pension liabilities.

*The Revd Matthew Stone
Rector*

Wording supplied by the Church of England Pension Scheme

These accounts were approved by the Trustees on 17th March 2022 and signed by the Chairman on the Trustees behalf.

A handwritten signature in black ink, appearing to read 'Matthew Stone', written in a cursive style.

**The Revd Matthew Stone
Chairman**

Statement of Financial Activities
1st January 2021 to 31st December 2021

	Unrestricted	Designated	Restricted	Endowment	2021	2020
Income and endowments from:						
Donations and legacies	84,564	—	—	—	84,564	87,020
Income from charitable activities	7,971	—	—	—	7,971	6,715
Other trading activities	47,402	—	—	—	47,402	30,016
Investments	30,924	710	(39)	—	31,594	31,796
Other income	479	—	—	—	479	1,638
Total income and endowments	171,339	710	(39)	—	172,009	157,186
Expenditure on:						
Expenditure on charitable activities	144,016	4,800	—	—	148,816	144,155
Other expenditure	4,977	—	—	—	4,977	4,244
Total expenditure	148,993	4,800	—	—	153,793	148,399
Net income / (expenditure)	22,345	(4,090)	(39)	—	18,216	8,786
Transfers						
Gross transfers between funds - in	5,600	1,600	63	—	7,263	28,243
Gross transfers between funds - out	(1,600)	(5,600)	(63)	—	(7,263)	(28,243)
Net income/(expenditure)	26,345	(8,090)	(39)	—	18,216	8,786
Net movement in funds	26,345	(8,090)	(39)	—	18,216	8,786
Total funds brought forward	168,359	2,194,186	1,275	120	2,363,940	2,355,154
Total funds carried forward	194,704	2,186,096	1,236	120	2,382,156	2,363,940
Represented by						
Unrestricted						
General fund	194,704	—	—	—	194,704	168,359
Designated						
Organ Repair Fund	—	(21,223)	—	—	(21,223)	(21,223)
Property Account Fund	—	2,200,000	—	—	2,200,000	2,200,000
Rectory Decoration Fund	—	(4,800)	—	—	(4,800)	4,000
Restricted Interest	—	12,119	—	—	12,119	11,409
Restricted						
M Webb Legacy Fund	—	—	76	—	76	12
Restricted Interest	—	—	1,160	—	1,160	1,263
Endowment						
Weber Grave Fund	—	—	—	120	120	120

Balance Sheet
1st January 2021 to 31st December 2021

	2021	2020
Fixed assets		
Tangible assets	2,200,000	2,200,988
	2,200,000	2,200,988
Current assets		
Investments	868	0
Cash at bank and in hand	232,195	190,193
	233,063	190,193
Liabilities		
Creditors: Amounts falling due in one year	(2,959)	(687)
Provision for liabilities and charges due within one year	(1,700)	(356)
	228,405	189,150
Net current assets less current liabilities	228,405	189,150
Total assets less current liabilities	2,428,405	2,390,138
Liabilities		
Creditors: Amounts falling due after more than one year	(24,800)	(20,113)
Provision for liabilities after one year	(21,448)	(6,085)
	2,382,156	2,363,940
Total net assets less liabilities	2,382,156	2,363,940
Represented by		
Unrestricted		
Unrestricted - General fund	194,704	168,359
Designated		
Designated - Restricted Interest	12,119	11,409
Designated - Organ Repair Fund	(21,223)	(21,223)
Designated - Rectory Decoration Fund	(4,800)	4,000
Designated - Property Account Fund	2,200,000	2,200,000
Restricted		
Restricted - M Webb Legacy Fund	76	12
Restricted - Restricted Interest	1,160	1,263
Endowment		
Endowment - Weber Grave Fund	120	120
Funds of the church	2,382,156	2,363,940

Notes to the Financial Statements

1st January 2021 to 31st December 2021

Accounting Policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations, together with applicable accounting standards and the Statement of Recommended Practice (SORP).

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

Unrestricted funds – general funds which can be used for PCC ordinary purposes.

Designated funds – monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.

Restricted funds:

- a) Income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest;
- b) Donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

Endowment funds – funds the capital of which must be maintained; only income arising from the investment of the endowment may be used, either as restricted or unrestricted funds, depending on the purpose set out in the terms of the original endowment.

c. Incoming resources

All incoming resources are accounted for gross.

Voluntary income

Collections are recognised when received.

Planned giving receivable is recognised only when received.

Income Tax recoverable on gift aid donations is recognised when the income is recognised.

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue.

All other income

All other income is recognised when it is receivable.

Gains and losses on investments

Realised gains are recognised when the investments are sold.

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

Grants

Grants and donations are accounted for when paid over, or when awarded where the award creates a binding obligation on the PCC.

Church Activities

The Diocesan parish contribution is accounted for when paid. Any parish contribution unpaid at 31st December is provided for in these accounts as an operational (though not legal) liability and is shown as a creditor in the balance sheet.

e. Fixed Assets

Tangible fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s.96 (2) of the Charities Act 1993.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected. For some inalienable property acquired in the past there may not be sufficient cost information surviving and therefore such assets may not be valued in the accounts. Individual items acquired since 1st January 2009 have been capitalised in the accounts and depreciated over their useful economic life (see note (d)).

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over a five-year period which is to the end of their expected useful lives. There are no assets currently being depreciated.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

Investments

Investments are stated at book value in the accounts and recorded at market value at balance sheet date in the accompanying notes.

f. Current assets

Amounts owing to the PCC at 31st December in respect of fees, rents or other income are shown as debtors, less provision for amounts that may prove uncollectible.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the Bank.

g. Trustees

Apart from the Rector and Assistant Curate, who are in receipt of stipends paid by the Church Commissioners, no other elected PCC Member was remunerated in 2021. The aggregate amount given by PCC Members in 2021 was £7,888.

The Rector, Assistant Curate and Pastoral Assistant were reimbursed expenses of office totalling £839 of which £39 related to travel costs. No other payments were made to PCC Members, nor persons closely connected to them.

Income and Expenditure
1st January 2021 to 31st December 2021

	Actual as at 31/12/2021	Budget as at 31/12/2021	Variance as at 31/12/2021	Actual as at 31/12/2020
<u>Income</u>				
Incoming and Endowments from:				
Donations and Legacies				
Standing Order	59,721	56,928	2,793	56,266
Stewardship Cheques	700	450	250	450
Church Plate Collections	225	-	225	1,380
Open Church Collections	102	-	102	218
Gift Aid White Envelopes	-	-	-	980
Donations Other Gift Aided	7,061	3,600	3,461	9,940
Curate	-	-	-	900
Donation Other not Gift Aided	715	900	- 185	1,062
Tax recoverable on Gift Aid	16,040	16,000	40	16,724
Donations and legacies Totals	84,564	77,878	6,686	87,920
Investments				
Dividends & Interest	0	7	-7	4
CBF Bank Interest	918	1,224	- 306	1,218
Rent Hollond Lodge	10,275	10,200	75	10,200
The Chase	20,400	20,400	-	20,375
Investment Income	-	-	-	.
Legacy Received	-	-	-	-
Investments Totals	31,594	31,831	-237	31,796
Other trading activities				
Church Hall Lettings One off	13,815	3,750	10,065	1,585
Montessori School Letting	30,102	30,000	102	26,665
Church Hall Lettings Regular	2,510	1,992	518	1,378
Parish Administrator Retention	-	1,000	-1,000	-
Other trading activities Totals	46,427	36,742	9,685	29,628
Income from charitable activities				
Clerk Staple/Holland Lodge	4,070	4,000	70	4,726
Funeral Fees PCC	2,591	856	1,735	777
Wedding Fee PCC	295	283	12	-
Ch Hall Caretaker Fee	975	-	975	125
Listed places of worship grant	479	-	479	738
Parish Magazine Sales	-	-	-	147
Parish Magazine Advertising	-	-	-	116
Youth Group	-	-	-	332
The Café St Jean	451	-	451	361
Social Events	293	-	293	227
Church Flowers	141	-	141	200
Little Fishers and Toddler Group	130	-	130	-
Junior Church	-	-	-	1
Tea & Chat	-	-	-	91
Income from charitable activities Totals	9,424	5,139	4,285	7,841
Income Grand Total	<u>172,009</u>	<u>151,590</u>	<u>20,419</u>	<u>157,186</u>

	Actual As at 31/12/2021	Budget As at 31/12/2021	Variance As at 31/12/2021	Actual As at 31/12/2020
<u>Expenditure</u>				
Expenditure on Charitable Activities				
Giving to Missionary Societies	2,200	2,200	-	2,200
Secular Charities (Flyspeg)	2,000	2,000	-	2,000
	4,200	4,200	-	4,200
Ministry Parish Share	82,992	83,027	35	80,592
Ministry Parish Share Extra	3,030	-	-3,030	5,430
	86,022	83,027	- 2,995	86,022
Legal & Professional Fees	3,992	4,785	792	4,166
Sal Hon	95	-	-95	185
Parish Administrator Salary	10,296	10,346	50	10,296
Parish Admin. (Furlough Payments)	-5,749	-2,483	3,266	- 6,086
Parish Administrator NI	202	209	6	214
Employer's NI Allocation HMRC £4,000	- 390	-	390	-
Parish Admin. - Pension Life Insurance	463	463	-	460
Church Quinquennial	-	-	-	378
PCC Property Hollond Lodge	1,203	1,208	4	1,204
PCC Property Church House Cottage	131	121	-10	123
PCC Property The Chase	1,478	1,469	-9	1,505
	11,723	16,118	4,395	12,444
Working Expenses of Incumbent	576	750	174	560
Parsonage House Exp	5,241	-	-5,241	418
Pastoral Assistant	39	212	173	16
Working Expense of Curate	224	250	26	189
Curate	-	-	-	1,200
Hospitality Expenses	13	-	-13	-
	6,093	1,212	- 4,881	2,384
Youth Group	-	-	-	86
Parish Training Mission	125	-	- 125	133
	125	-	-125	219
Visiting Speakers	-	-	-	-
Church Cleaning	2,496	3,240	744	2,550
Church Insurance	7,674	7,390	- 284	7,840
Church Maintenance	1,916	3,645	1,729	1,534
Church Flowers	369	-	- 369	554
Church Organ /Piano Servicing	1,015	500	- 515	503
Upkeep of Services	488	680	193	691
Services Sundries	488	-	- 488	485
Music & Choir Licenses	564	370	- 194	369
Church Publicity	112	-	- 112	10
Junior Church	118	-	- 118	97
Upkeep of Church yard	187	-	- 187	-
Administration	160	170	10	160
Social Events	388	-	- 388	129
Café St Jean	433	-	- 433	118
Postage & Telephone	831	894	63	771
Photocopy Costs	558	1,260	702	872
Photocopier Lease	1,800	1,802	2	1,266
Parish Office Costs	207	192	-15	176
Printing/Stationary	840	1,358	518	799

Sundry Expenses	1,758	-	-1,758	186
Tea & Chat	49	-	-49	-
Little Fishers & Toddlers Group	155	-	- 155	44
	22,605	21,500	- 1,105	19,152
Church Electricity	778	1,826	1,048	1,310
Church Water	221	160	-61	159
Church Heating	2,199	3,800	1,601	2,176
	3,198	5,786	2,588	3,645
Hall Cleaning	1,568	2,880	1,312	2,040
Hall Insurance	3,423	3,411	-12	3,618
Hall Maintenance	2,508	3,338	830	1,035
Hall Mowing	3,273	2,750	- 523	3,119
Hall Rubbish Removal	512	484	-29	474
Hall Cleaning Materials	547	95	- 452	113
Hall Caretaker	1,050	-	-1,050	75
Hall Sundry Expenses	218	-	- 218	
Hall Light Heat	4,149	3,774	- 375	3,919
Hall Water	326	314	-12	313
	17,575	17,045	-530	14,706
Holland Lodge Major Repairs	1,112	1,000	- 112	-
16 The Chase Major Repairs	655	1,000	345	5,478
Church House Cottage Major Repairs	165	502	337	-
	1,932	2,502	570	5,478
Other Expenditure				
Bank Charges	200	200	-	150
Harrow Deanery	120		- 120	-
Other Expenditure Totals	320	200	-120	150
Total Expenditure Totals	<u>153,793</u>	<u>151,590</u>	<u>- 2,203</u>	<u>148,399</u>
Excess Income over Expenditure	18,216	-	18,216	8,786
Balance bfd 01/01/2021	2,363,940	-	-	-
Balance at 31/12/2021	2,382,156	-	18,216	8,786

**Statement of Assets and Liabilities
as at 31st December 2021**

2,382,156

Cash

CBF Deposit Account	150,000	
CBF Deposit Account (Mary Webb)	5,165	
Barclays Current Account	72,225	
Barclays Deposit Account	4,805	
		232,195

Investments

CCLA Shares	868	
		868

Tangible Assets

Property	2,200,000	
		2,200,000

Liabilities (due within a year)

Returnable Deposit (Stanmore Montessori)	500	
Deferred Income (2022 Church House Bookings)	1,700	
Weber Grave Trust Fund	2,459	
		-4,659

Liabilities (due after one year)

Legacies	21,448	
Organ Fund	20,000	
Rectory Decoration	4,800	
		-46,248

2,382,156

Fund Statement of Change
1st January 2021 to 31st December 2021

Fund	Brought Forward				Movement				Carried Forward			
	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment
M. Webb	-	-	12	-	-	-	64	-	-	-	76	-
Organ	-	(21,223)	-	-	-	-	-	-	-	(21,223)	-	-
Rectory	-	4,000	-	-	-	(8,800)	-	-	-	(4,800)	-	-
General	168,359	-	-	-	26,345	-	-	-	194,704	-	-	-
Property	-	2,200,000	-	-	-	-	-	-	-	2,200,000	-	-
Webergrav	-	-	-	120	-	-	-	-	-	-	-	120
Interest	-	11,409	1,263	-	-	710	(103)	-	-	12,119	1,160	-
Totals	168,359	2,194,186	1,275	120	26,345	(8,090)	(39)	-	194,704	2,186,096	1,236	120

**Statement of Assets and Liabilities (by code)
as at: 31 December 2021**

Class and nominal code	General	Designated	Restricted	Endowment	2021	2020
Fixed assets - Tangible assets						
6000000 : F/H Church House at Cost	—	1,000,000	—	—	1,000,000	1,000,000
6000001 : F/H St Johns House at Cost The Chase	—	600,000	—	—	600,000	600,000
6000017 : F/H Hollond Lodge at cost	—	275,000	—	—	275,000	275,000
6000018 : F/H Church House Cottage at cost	—	325,000	—	—	325,000	325,000
6000050 : Investments	—	—	—	—	—	868
6000051 : Investment Weber Grave	—	—	—	—	—	120
Total	—	2,200,000	—	—	2,200,000	2,200,988
Current assets - Cash at bank and in hand						
A1504 : Bank current account	98,904	(39,127)	12,448	—	72,225	70,226
A1505 : Bank deposit account	622	4,184	—	—	4,806	4,805
A1520 : CBF CofE deposit A/c	95,898	54,103	5,165	—	155,165	115,162
Total	195,423	19,159	17,613	—	232,195	190,193
Current assets - Investments						
A1559 : Investment Shares (CCLA)	868	—	—	—	868	—
Total	868	—	—	—	868	—
Liabilities - Creditors: Amounts falling due after more than one year						
A1612 : Rectory Decoration Fund	—	4,800	—	—	4,800	—
A1670 : Church Fund Raising/Organ	—	20,000	—	—	20,000	20,113
Total	—	24,800	—	—	24,800	20,113
Liabilities - Creditors: Amounts falling due in one year						
A1613 : School returnable deposit	500	—	—	—	500	500
A1621 : NI Control	—	—	—	—	—	187
A1709 : Weber Trust Fund	—	—	2,579	(120)	2,459	—
A1712 : D Rapson	(500)	500	—	—	—	—
Total	—	500	2,579	(120)	2,959	687
Liabilities - Provision for liabilities after one year						
A1700 : M Webb Fund	—	—	5,165	—	5,165	5,102
A1701 : A Carey Fund	—	—	983	—	983	983

**Statement of Assets and Liabilities (by code)
as at: 31 December 2021**

Class and nominal code	General	Designated	Restricted	Endowment	2021	2020
A1710 : E Bowen (Bell Fund)	—	—	7,650	—	7,650	—
A1711 : E Bowen	—	7,650	—	—	7,650	—
Total	—	7,650	13,798	—	21,448	6,085
Liabilities - Provision for liabilities and charges due within one year						
A1610 : Deferred Income	1,700	—	—	—	1,700	356
Total	1,700	—	—	—	1,700	356
Net total assets	194,591	2,186,209	1,236	120	2,382,156	2,363,940
Represented by						
Unrestricted - General	194,704	—	—	—	194,704	168,359
Designated - Organ	—	(21,223)	—	—	(21,223)	(21,223)
Designated - Rectory	—	(4,800)	—	—	(4,800)	4,000
Designated - Property	—	2,200,000	—	—	2,200,000	2,200,000
Designated - Interest	—	12,119	—	—	12,119	11,409
Restricted - MWeb	—	—	76	—	76	12
Restricted - Interest	—	—	1,160	—	1,160	1,263
Endowment - Webergrav	—	—	—	120	120	120
Total	194,704	2,186,096	1,236	120	2,382,156	2,363,940

Independent Examiner's Report to the Trustees of: The PCC of St John the Evangelist, Great Stanmore

I report on the financial statements for the year ended 31st December 2021 which are set out in the foregoing pages.

Respective responsibilities of the trustees and examiner

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act
- to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed _____



D. Taylor-Mew FMAAT

123 Park Lane, Harrow, Middlesex, HA2 8NN

Date 8th March 2022