

**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:

Mrs. Sylvia Daniels	<u>End of Term</u> 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:

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

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
	<u>2,680,000</u>	<u>2,200,000</u>
Current assets		
Investments	868	868
Cash at bank and in hand	285,338	232,195
	<u>286,206</u>	<u>233,063</u>
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
	<u>275,031</u>	<u>228,405</u>
Net current assets less current liabilities	<u>275,031</u>	<u>228,405</u>
Total assets less current liabilities	<u>2,955,031</u>	<u>2,428,405</u>
Liabilities		
Creditors: Amounts falling due after more than one year	35,600	24,800
Provision for liabilities after one year	26,780	21,448
	<u>2,892,651</u>	<u>2,382,156</u>
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	<u>2,892,651</u>	<u>2,382,156</u>

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				
Giving 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	<u>4,810</u>	
		285,338

Investments

CCLA Shares	<u>868</u>	
		868

Tangible Assets

Property	<u>2,680,000</u>	
		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)	<u>2,375</u>	
		-11,175

Liabilities (due after one year)

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

2,892,651

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

Brought forward					Movement				Carried forward			
Fund	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

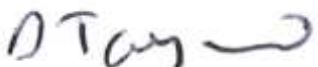
Basis of independent examiner's report

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