

**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 Knevet 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

=====

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

A handwritten signature in black ink, appearing to read 'Matthew Stone', written over a horizontal line.

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
	<u>2,679,971</u>	<u>2,680,000</u>
Current assets		
Investments	897	868
Cash at bank and in hand	348,184	321,293
	<u>349,081</u>	<u>322,161</u>
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
Net current assets less current liabilities	<u>324,683</u>	<u>307,312</u>
Total assets less current liabilities	<u>3,004,654</u>	<u>2,987,312</u>
Liabilities		
Creditors: Amounts falling due after more than one year	48,098	35,800
Provision for liabilities after one year	27,234	36,725
Total net assets less liabilities	<u>2,929,322</u>	<u>2,914,786</u>
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
Funds of the church	<u>2,929,322</u>	<u>2,914,786</u>

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