

# PARISH OF EAST HAM, HOLY TRINITY

England & Wales · Charity number 1127847

## Details

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Other names	THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF EAST HAM WITH ST ALBAN, UPTON PARK, EAST HAM TEAM MINISTRY
Status	Registered
Legal form	Previously excepted
Registered	2009-02-03
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	ST. BARTHOLOMEWS CHURCH & CENTRE 292b Barking Road London E6 3BA
Phone	02084700011
Email	<a href="mailto:easthamparish@gmail.com">easthamparish@gmail.com</a>
Website	<a href="http://www.easthamparish.org.uk/">http://www.easthamparish.org.uk/</a>

## Activities

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

**Activities:** Regular public worship open to all. The teaching of Christianity through sermons, courses and small groups. Pastoral work, including visiting the sick and bereaved. Taking school assemblies. Promoting Christianity through events and meetings. Promoting the whole mission of the church through provision of activities for senior citizens, parents and toddlers and other special needs groups

## Classification

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- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services, Other Charitable Activities
- **What:** General Charitable Purposes, Religious Activities
- **Who:** The General Public/mankind

## Geography

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

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£344,533	£559,414	-	-
2024-12-31	£430,816	£545,780	-	-
2023-12-31	£368,872	£529,017	-	-
2022-12-31	£347,793	£463,336	-	-
2021-12-31	£319,034	£460,240	-	-
2020-12-31	£264,637	£348,163	-	-

## Trustees

Name	Role	Appointed
<b>Rev Paul Anthony Gurnham</b>	Chair	2023-06-20
Bishop Saulo Mauricio de Barros		2024-05-12
Christine Ann Bence		2024-05-12
DR ANDREW BIRO		
HAZEL THOMAS		2012-10-04
JOHN ROBERT KING		
Molara Tarigha		2018-04-08
Neil James Askey		2024-05-12
Penelope O'Sullivan		2026-05-31
Rev ANN ROSEMARIE EASTER		2012-10-04
Rev Katherine Ruth Ward		2024-05-12
Shirley Biro		

**PARISH OF EAST HAM, HOLY TRINITY**

England & Wales - Charity number 1127847

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# Accounts

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ANNUAL REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025  
FOR  
PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF  
HOLY TRINITY EAST HAM

The East Ham Team



*transforming lives*

[www.easthamparish.org.uk](http://www.easthamparish.org.uk)

Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

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**for the Year Ended 31 December 2025**

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**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**REFERENCE AND ADMINISTRATIVE INFORMATION**

The Parochial Church Council of the Ecclesiastical Parish of the Holy Trinity, East Ham is a charity registered with the Charity Commission for England and Wales.

Charity Registration number: 1127847

There are 3 active churches in the Parish:

St Bartholomew's Church and Centre, 292b Barking Road, London E6 3BA

St Edmund, Forest Gate, 464 Katherine Road, London E7 8NP

St Mary Magdalene 1 Norman Road London E6 6HN

The Church is also responsible for the building at:

St Albans Church and Christian Centre, 157a Wakefield Street London E6 1LG. This was routinely used in the working week on a long-term basis by a long-term hire, Senators Day Nursery up to 15 August 2025. Since then the building has been empty whilst a lease is negotiated with a new tenant, Cutie Pie Nursery.

The Parish of Holy Trinity East Ham is part of the Diocese of Chelmsford in the Church of England. The correspondence address is: The Parish Office, St Bartholomew's Church and Centre, 292b Barking Road London E6 3BA.

Website: <http://easthamparish.org.uk>

**Principal address** St Barts Church & Centre

292b Barking Road  
East Ham  
London  
E6 3BA

For the period 1<sup>st</sup> January 2025 until the date this report was approved, the following served as members of the PCC:

**Team Rector** Revd. Dr Sue Lucas (*Chair*) (until 16/02/2025)

**Team Vicar** Revd Paul Gurnham

**Acting Team Rector** Revd Paul Gurnham (Chair from 17/02/2025)

**Associate Clergy** Revd Canon Ann Easter

Bishop Saulo Barros  
Revd Professor Sandra Eldridge  
Revd John King  
Revd Katherine Ward

**Parish Wardens** Mrs Christine Bence (from APM 2024)

Mrs Molara Tarigha (from APM 2024)  
Mrs Hazel Thomas (from APM 2024)

**Deanery Synod Representatives** Canon Shirley Biro

Mrs Molara Tarigha  
Ms Hazel Thomas  
Mr Neil Askey

**Pastoral Assistants** Mrs Molara Tarigha

Mrs Shirley Biro  
27/09/2023) Mrs Sarah Namatovu  
Mr Balu Santhosham  
Mrs Grace Santhosham

**Elected Members**

**From APCM 2024 to APCM 2025**

Mr Andrew Biro (treasurer)

Mrs June Bassenger (elected at PCC)

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## **PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

### **REFERENCE AND ADMINISTRATIVE INFORMATION (continued)**

Revd Dr Susan Lucas was appointed Team Rector, Revd Paul Gurnham was appointed Team Vicar by the Lord Bishop of Chelmsford and Bishop Saulo Barros and Revd Katherine Ward were appointed Associate Ministers, by the Lord Bishop of Chelmsford. Revd Professor Sandra Eldridge and Revd Canon Ann Easter both hold the Bishop's Permission to Officiate. Revd John King completed his title in the parish in 2024 and was appointed an Associate Minister in the parish by the Lord Bishop of Chelmsford. They are all ex-officio members of the PCC.

The PCC has one sub-committee, the statutory sub-committee of the Standing Committee, which consists of the Team Rector, Team Vicar, Parish and Church Wardens and Parish Treasurer. The Standing Committee is able to transact the business of the PCC between PCC meetings and supports the Team Rector in setting the PCC agenda.

The Chelmsford Diocesan Board of Finance acted as Custodian Trustee for the inalienable property of the Church.

The PCC met 6 times in 2025: 14 January, 18 March, 14 May, 29 July, 17 September, 25 November.

Minutes of all PCC meetings are held in the Parish Office and are available for scrutiny if requested.

**Principal Bankers:** Barclays, Barclays Bank Plc, Leicester, LE87 2BB

**Auditors:** Calculus Assurance Services, 5 Priory Road, Loughton, IG10 1AF

**Architect:** Mark Goodwill-Hodgson, 1 Highfield Road, West Bridgford, Nottingham, NG2 6DR

Day to day management of the Church was exercised by the Team Rector, Team Vicar, Church Wardens and PCC, with the support of the Parish Office.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY  
REPORT OF THE TRUSTEES  
for the Year Ended 31 December 2025**

The Parochial Church Council (PCC), who are the trustees for the purposes of the Charities Acts, present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

**Structure, Management and Governance**

**Governing document**

The charity is established under the *Parochial Church Councils (Powers) Measure 1956* which together with the *Church Representation Rules (2011, 2017)* comprise its governing document and constitutes an unincorporated charity.

The PCC of the Holy Trinity, East Ham is a body corporate and operates under the *Parochial Church Councils (Powers) Measure 1956* and *Church Representation Rules (2011, 2017)*

The method of appointment of PCC members is set out in the Church Representation Rules. All church members are encouraged to register on the Electoral Roll and stand for election to the PCC.

From the APCM 2020, the 3 Churches in the Parish operated District Church Councils. The Church Districts were created by a pastoral measure passed by the APCM in 2018. All lay members of the PCC, whether ex-officio or elected, are thereby ex-officio members of the DCC of their home Church, and all ex-officio clergy members of PCC are ex-officio members of all DCCs. All District Church Wardens are ex-officio members of the PCC. In addition, either at or subsequent to the APCM 2025, the following lay representatives were

elected to the DCCs:

**St Bartholomew, East Ham:** Angela Amadi, Doris Goodchild, Eric Nelson, Irene Phaup

**St Edmund, Forest Gate:** Younas Choudary, Helen Gilkes, Cassilda Martin

**St Mary Magdalene:** Earlene Bently, John Hedges, Claudette King, Jean Mansfield, Colin Mansfield, Sarah Namatovu, Tina Preston, Lesley Scawthorn, Damian Sutton

PCC members receive information on trustee responsibilities, basic health and safety, risk management and safeguarding procedures.

#### **Related Parties**

East Ham Parish forms part of the wider Church of England and falls within the Diocese of Chelmsford which employs the Clergy appointed to the Parish by the Bishop of Chelmsford. The Parish contributes to the finances of the Church of England via the Parish Share which is based on the size of the congregation and ability to pay. The Church of England is therefore the principal related party.

The PCC includes the appointed Clergy and lay representatives elected at the Annual Church Meeting, the PCC are the trustees for the purposes of the Charities Act 2011, all being potential related parties. All PCC members are required to complete a declaration of interests form and to update this annually for any changes so that the Parish is able to identify any related parties in order to identify related party transactions for disclosure in the accounts see Note 11.

Other related parties include the London Borough of Newham as one member of the PCC is also an elected Local Councillor.

#### **Aims and Purposes**

The Parochial Church Council (PCC) of Holy Trinity, East Ham has the responsibility of co-operating with the Team Rector, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the various buildings in the Parish: the Parish Church of St Mary Magdalene, Norman Road, St Bartholomew's Church and Centre, Barking Road, St Edmund, Forest Gate, Katherine Road. It in addition holds some responsibilities as freeholder / leaseholder for St Alban's 157a Wakefield Street London E6 1LG and for Fellowship House within the St Bartholomew's site.

#### **Objectives and Activities**

The general functions of PCCs are stated within section 2 of the Parochial Church Councils (Powers) Measure 1956.

The PCC is committed to enabling as many people as possible to worship at the Churches in the Parish and to become part of this community of faith. The PCC maintains an overview of worship in the Parish and discusses how our services can involve the many groups that live within our parish.

Our worship puts faith into practice through prayer and scripture, music, sacrament and a wide variety of service to the whole community.

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## **PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY REPORT OF THE TRUSTEES for the Year Ended 31 December 2025**

### **Objectives and Activities (continued)**

#### **Statement of Public Benefit**

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

- o Worship and Prayer; regular public worship that is open to all, and the provision of sacred space for personal prayer and contemplation.
- o Enabling people to learn about the Gospel and develop their knowledge of, and trust in, God the Father, the Son and the Holy Spirit through sermons, courses and small groups.
- o Provision of pastoral care for people living in the parish and for members of the congregations, including offering the sacraments of baptism and confirmation, conducting weddings and funerals and visiting the sick, housebound and bereaved.
- o Mission and outreach work.
- o Taking of religious assemblies in schools; supporting religious education in schools and during school visits to our churches.
- o Evangelistic activities, through the staging of events and meetings and the distribution of literature.
- o Promoting the whole mission of the Church through provision of activities that meet the needs of the whole community.
- o Supporting other charities in the UK and overseas.

To facilitate this, it is important that we maintain the fabric of the various buildings around the parish.

*In 2025 we:*

- Saw St Bart’s Café continue to flourish and provide a welcoming and inclusive environment for the community, providing opportunities for crafts and other activities.
- Saw the Food Pantry at St Bart’s continue to offer an important service to the local community
- supported Religious Education in our local primary schools, hosting visits on a number of occasions; this included the Easter Experience in cooperation with Faith in Schools at St Mary Magdalene’s and St Bartholomew’s
- welcomed visitors to tours and talks at St Mary’s for the St Mary Magdalene Patronal Festival and for London Open House Festival.
- welcomed large numbers of visitors and community leaders to major events notably our Christmas services including the Festival of Nine Lessons and Carols.
- Continued to support our community and other faith groups both by our own activities and by offering the hospitality of our buildings to other organisations that promote the work of the Kingdom of God

More detailed description of some of these activities and many others follows later in this report

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

Key indicators that we are achieving our aims and objectives are the number of people actively involved in the church congregations within the parish.

**Church Attendance**

The average weekly attendance counted during October 2025 (2024) was:

St Bartholomew: 28 (28) St Edmund: 12 (7) St Mary Magdalene: 98 (84)

**Electoral Roll**

2025 is a new Electoral Roll year. The Electoral Roll as revised for the Annual Meeting 2025 is as follows:

St Bartholomew:	St Edmund:	Magdalene:
Resident: 17	Resident: 5	Resident: 26
Non-resident: 14	Non-resident 3	Non-resident 31
Total = 31	Total = 8	Total = 57
	St	Mary

This makes a total of 96 for the parish, of whom 48 are resident and 48 are non-resident

**Safeguarding**

The PCC is committed to safeguarding. Safeguarding is a standing item at each PCC meeting, and reports are submitted by the three Parish Safeguarding Officers, Hazel Thomas, Mary Richards and Sandy Davies.

As part of this commitment, at its meeting on 14th January 2025, the PCC passed a resolution adopting a newly amended parish safeguarding policy. The amendments made clear that the PCC follows the Church of England Safer Recruitment and People Management Guidance, as published on the Church of England website. At the same meeting, the Policy Statement regarding The Recruitment of Ex-Offenders was approved. The Whistleblowing policy was also approved by the PCC in November 2025.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**REPORT OF THE TRUSTEES**

**for the Year Ended 31 December 2025**

**ACHIEVEMENT AND PERFORMANCE (continued)**

**Safeguarding (continued)**

During the year, the Parish Safeguarding Officers meet to discuss various matters, including the Safeguarding Dashboard, introduced in July. The team also attended catch-up meetings online organised by the Diocesan Safeguarding Team. Following a joint meeting for PSOs with the Newham Deanery Network a WhatsApp group was set up for Newham PSOs to provide support and communications, managed by Sandy Davies.

Training sessions were provided in-person as well as those completed online, across all safeguarding modules. In total 34 modules were achieved and most volunteers and officers completed the requirements for their role. Other parishes were also supported with in-person training, which included a group for whom English is not their first language.

There was one disclosure during the year, but it did not meet the threshold for safeguarding and was dealt with as a pastoral matter.

The safeguarding team were consulted when the parish began working with the NEWWay Project and ran a winter NightShelter provision at St Mary’s Church Hall. A prospective Youth Group was also trialled, supported by the Newham Deanery Youth Champion, and safeguarding checks were carried out.

The Safeguarding Dashboard is driving our work and the first Action Plan was approved by the PCC in September. At the same time, the PCC took part in a workshop on 'Promoting a Healthy and Safe Culture' using material designed to help the PCC with the mandatory requirement to regularly review their church culture.

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

#### **Pastoral Care**

There were 4 baptisms in 2025.

There were no weddings in the Parish in 2025.

9 funerals were either held in Church or taken by the clergy on behalf of the Parish at crematoria, cemeteries, or a simple committal.

#### **Newham Deanery Synod**

Newham Deanery Synod met 4 times in 2025. Each meeting included welcomes and farewells. There were presentations on a range of topics including 'Racial Justice Awareness through the eyes of pastoral principles' with Sharon Quilter and 'Caring for the environment, reducing carbon and ECO church' was presented by Sandra Eldridge alongside Alison McLucas and Derek James. There were ongoing discussions and updates on the Strategic Mission and Ministry Investment Board (SMMIB) project. The Area Dean and Lay Chair facilitated group discussions on 'Travelling well together' in Newham with some brief reflections on 'what does it mean to be in Newham deanery and 'what is the hope for Newham deanery'. The synod members highlighted the need to support and encourage each other which included caring, listening and effective communication.

#### **The Life of the Churches in 2025**

The year 2025 has been one of transition, growth, and continued faithful witness across the Parish of East Ham Holy Trinity.

A significant moment in the life of the parish came with the departure of the Revd Sue, whose final service took place on 2 February at St Bartholomew's. Many members of the parish were present at her collation and installation as Archdeacon of Southend at Chelmsford Cathedral on 16 February. Later in the year, following a full recruitment process, it was announced in November that Fr Paul would be appointed as the next Team Rector, with his induction anticipated in early 2026.

Lent was marked by preparation classes for confirmands, culminating in a joyful Confirmation service on 4 May, at which the Bishop confirmed six adults and two young people, and admitted one child to Holy Communion. During Lent, members of the parish also participated in a Mission and Ministry Partnership (MMP) Bible study, Heart for Mission, focusing on creation care and drawing on USPG materials and stories from the church in Myanmar.

Holy Week and Easter were observed with devotion, including a Good Friday act of witness at Pilgrims Way with local churches, featuring a wooden cross carried by members of the Bethel Ministry, the Telugu-speaking congregation meeting at St Bartholomew's. Parish life was enriched by a wide range of social and community events. These included an outing to the Brick Lane Music Hall pantomime in February, a parish visit to Brasenose College, Oxford in June, a summer garden party at the vicarage, and participation in the Mission and Ministry Partnership prayer walk and picnic. A joyful celebration of June Bassinger's 90th birthday was held in St Mary's Hall in March.

Across the parish, ministry continued faithfully in many forms: regular eucharists in local care homes, including Hedgerow Court and Manor Farm; occasional services at Mornington Hall; and ongoing pastoral care for the housebound through home communions and

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### **PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY REPORT OF THE TRUSTEES for the Year Ended 31 December 2025**

blessings. Strong links with local schools were maintained through visits and workshops supporting the religious studies curriculum.

The Annual Parochial Church Meeting (APCM) was held at St Bartholomew's on 18 May, and quinquennial inspections were completed at all three churches during the year.

Harvest season saw the welcome return of the Christian Aid fundraising concerts featuring acts from members of all our churches and from St Barnabas band.

Our shared worship and celebrations remained central to parish life. Highlights included the Harvest Festival in October, with generous contributions to Bonny Downs Food Bank and St Bartholomew's Food Pantry, the All Souls Memorial Service in November, and the parish's Christmas celebrations, including Nine Lessons and Carols, Christingle, and Midnight Mass. These drew wide participation from across the parish and the local community, including civic representatives and community partners.

We give heartfelt thanks to all who make our worship possible: wardens, servers, musicians, readers, intercessors, sidespeople, and those who offer hospitality.

## **St Bartholomew's Church and Centre**

St Bartholomew's has continued to play a central role in the shared life of the parish, hosting key services and gatherings, including the APCM in May.

The church marked its patronal festival on 7 September with a Festal Eucharist, at which our preacher was the Revd David Sheen, Chaplain of Brasenose College, Oxford, our patron. Later in the month, the congregation celebrated the baptism of Aria Haris-Duhaney. St Bartholomew's continues to be a place of welcome for diverse communities, including Vision Gospel, a Pentecostal Church, the Malayalam-speaking Church of South India, and the Telegu-speaking Bethel Ministries congregation, whose members took part in the Good Friday act of witness.

The church remains active in charitable outreach, particularly through St Bartholomew's Food Pantry, which benefited from Harvest Festival donations.

### **Fundraising**

Sadly, due to staff shortage, we were unable to hold our usual fundraising activities in 2025.

### **Social and Community Life**

#### **Café**

Unlike previous years, January 2025 began well and takings continued to grow during the first quarter of the year. We were unusually quiet across the summer with our numbers not only being a little lower, but we were also only able to open 3 days per week rather than the usual 4 days due to staff shortage. Takings improved during October and November. Sadly, we were unable to host our normal Christmas lunch this year at St Bart's.

We held our prices through most of 2025 but took the difficult decision to implement a modest increase in November 2025. We were able to maintain the price for all hot/soft drinks at £1. We were mindful of café users who may be struggling with the cost of living and we still have a discretionary fund that is used to good effect.

All activities continued throughout the year and proved to be very popular with Tuesday and Thursday continuing to be our busiest days. During the summer Newham Super Choir held a 12 week Singing for Health programme which proved very successful and culminated in a lovely Christmas concert which was very well attended.

Our fabulous staff and volunteers, Marion and Jan, continue to maintain the warm welcome at St Bart's Café. The continued support of the volunteers with us on both Tuesday and Thursday means we were well staffed from Tuesday to Thursday.

We're looking forward to continuing to offer a warm welcome to friends old and new in 2026 and the return of fundraising activities.

#### **The Lunch Bunch**

The 'lunch bunch' event continued in 2025 monthly on Mondays, a completely open group of people who go out to lunch together at a low-cost local eatery. Everyone is welcome and those present always ensure that cost is never a barrier to anyone joining in. At the end of the year, the Lunch Bunch particularly enjoyed their Christmas lunch gathering with many new participants joining us.

#### **Warm Haven**

From the Autumn, we were once again able to offer, as a response to the rising cost of living a 'warm space' in St Bart's café. While the café is open, we can welcome any guests, including providing a warm drink and, at the discretion of the café manager, some soup or a sandwich. Our activities give those who might need a warm space a reason to come, so the initiative has undoubtedly increased footfall, and Newham Council have particularly commended us for running the warm space in a sustainable way with proper safeguards for staff and users in place.

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## **PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

### **REPORT OF THE TRUSTEES**

#### **for the Year Ended 31 December 2025**

#### **Food Pantry**

Average numbers attending Bart's Pantry during 2025 have been:

Jan 23 Apr 26 Jul 21 Oct 19  
Feb 24 May 21 Aug 18 Nov 21  
Mar 28 Jun 21 Sept 16 Dec 26

Numbers visiting the Pantry in 2025 are lower than 2024 with a distinct dip during the summer months. During 2025 we received some cash donations from Line Dancers and a personal donation too however donations have been lower in 2025. We also received some top-up deliveries from NFA which has kept us ticking over.

We were closed for two weeks over Christmas/New Year and reopened on 10 January 2025. In our final week of 2025 we received and

distributed Winter Care Packs donated by EECF.

The Pantry Fund stands at £1,052 at 31 December 2025.

### **Recitals – Mihaly Gryofi – 15th May - Beethoven: Sonata No. 9, Op. 47 “Kreutzer”**

During 2025, we hosted a really high quality recital, featuring a young and upcoming pianist and violinist.

### **Hosting Other Community Organisations/Services**

During 2025, we continue to be the ‘home’ of both Central and South Safer Neighbourhood Teams (Metropolitan Police / Council / Community) for their bi-monthly ward panel meetings.

We have continued to host WI meetings in 2025 and the WI contribute in many ways to the life of the church and centre.

We continue to benefit from Cutie Pies nursery hiring the Hall, Cecilia Room and Luke Room office. They provide good financial support to St Bart’s particularly as we didn’t receive an income from 292a Barking Road during 2025.

We also continued to host uniformed organisations in the Centre – Brownies and Guides on Mondays and St John’s Ambulance on Wednesday.

Community Counselling operate their counselling service from St Bart’s with most of their face-to-face clients using our rooms during the daytime although we still have two evenings each week with counsellors seeing clients here.

### **Fabric Report**

The following repairs were undertaken in 2025:

Month Details Contractor £ Jan Repairs to toilet R Woollard & Sons 70 Feb Organ repair and tuning Harrison & Harrison 530  
Apr Fit closure to Luke Room door, supply and fit new toilet flush, R Woollard & Sons 550  
clean drain by gate, fix sign to wall

Clean soakaway in Barts Road carpark VCL Drains 420 May Annual service contract of fire alarm Tunstall 3,562 Replace cracked glass in roof light over cafe R Woollard & Sons 980 Weld new hinges to car park gate R Woollard & Sons 100 Service church/hall room dividers AEG Maintenance 386 Jun Make safe hole in Barts Road carpark – emergency temporary repair R Woollard & Sons 120 Servicing fire extinguishers London Fire Protection 319 Jul Supply and fit replacement light in Luke Room store R Woollard & Sons 65

Aug Replace light fitting in ladies toilet and refix handle change R Woollard & Sons 168  
ball valve in disabled toilet

Repair and replace drains and carpark surface in St Barts Road carpark VCL Drains 2,700 Sep Replace lock and clear drains on balcony R Woollard & Sons 75 Boiler servicing & gas safe certificate Duncan Samuel 820 Oct Gas safe certificate Duncan Samuel 600 Clearing gutters, replacing outside bulbs, fix pipe in ex surgery R Woollard & Sons 255

11,720

### **St. Edmunds**

St Edmund’s continues to contribute faithfully to the life of the parish, with its patronal festival on 16 November being a particular highlight. As well as being a day of celebration it was also a day of remembrance as we celebrated the life of the late John Turnpenny,

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## **PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

### **REPORT OF THE TRUSTEES**

#### **for the Year Ended 31 December 2025**

a member of St Edmund’s who died earlier that year. Our preacher was preached the Revd Dr Rachel Pennant, Chaplain to the Bishop of Chelmsford, and was followed by a generous buffet lunch hosted by the congregation. The occasion was well attended by members from across the parish, reflecting the unity of our three churches.

### **Fabric Report**

The following works were undertaken in St Edmund’s in 2025:

Month Details Contractor £ Jan Supply and fit radiator repair roof leak supply and fit LED bulbs R Woollard & Sons 730 Feb Boiler Service and gas safe certificate (flat) Duncan Samuel 280

Electrical inspection report Arealight 216 Mar Fire extinguisher servicing London Fire Protection 323 Electrical repairs/mods Arealight 888 Clearing rubbish and window repair R Woollard & Sons 375 May Repair to room partition R Woollard & Sons 340 Oct Boiler service/gas certificate Duncan Samuel 330 Nov Replacing LED bulbs to chapel and hallway R Woollard & Sons 140

3,622

### **St Mary Magdalene**

St Mary Magdalene has experienced a year of encouraging growth, with increased attendance, particularly among young families, young people, and young adults. The October count showed an average weekly attendance of 98, up from 84 the previous year.

The church continued to develop its life of worship and community engagement. Highlights included the baptism of Wyatt Youls in February and the hosting of major liturgies, including joint parish services for Palm Sunday and the Triduum.

St Mary's has remained deeply committed to environmental stewardship through its Eco Church programme. Activities included participation in the Big Garden Bird Count, ongoing gardening sessions, and progress towards a Gold Eco Church award. Members of the Eco Church group also contributed at deanery level and were commissioned as Environmental Advocates at Chelmsford Cathedral. The group also led nature walks and prayer walks in the nature reserve, including during the Season of Creation.

The church hall continued to serve the wider community in significant ways. It hosted the NEWdawn Night Shelter early in the year and welcomed local primary school children for the Faith in Schools Easter Experience. Ongoing partnership with Faith in Schools has supported ministry to local children.

St Mary's also hosted a number of special events and services, including:

- The Quiet Day for St Martin's Plaistow in April
- The annual service in memory of John ('Jack') Travers Cornwell VC in June
- The Parish Feast of Title on Trinity Sunday at which our guest preacher was the Revd Can Jennifer Smith, Superintendent Minister of Wesley's Chapel.
- Patronal Festival celebrations in July, including open day, tours, and community events
- Open House weekend
- The Remembrance Walk and Act of Remembrance in November

Work with the Centre for Theology and Community (CTC) has supported reflection on future growth, with one-to-one conversations and parish gatherings helping to discern gifts, aspirations, and direction. This process continued into Advent through "Conversations in the Spirit".

Community engagement remained strong, particularly through the highly successful Christmas Market in November, which saw an increase in funds raised and a record volunteer involvement.

The church also noted an increase in charitable giving, supporting Mildmay Mission Hospital, Christian Aid, and USPG, with Christingle collections continuing to benefit The Children's Society.

#### **St Mary Magdalene's Choir Report 2025**

In 2025 the choir continued to lead the music at St Mary Magdalene's at the Parish Mass each Sunday morning, at other services such as those of the Triduum and Midnight Mass, and also at the parish united services at St Bartholomew's and St Edmund's.

We were joined by guest singers for Dr Lucas's farewell at Candlemas, on Easter morning, for choral evensong at the Patronal Festival, and for the Christmas Carol Service. These additional musicians enabled us to sing more ambitious repertoire and in full four-part harmony. We are grateful to Chrissie, Lesley and others who have organised the refreshments between the rehearsal and the service

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### **PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY REPORT OF THE TRUSTEES for the Year Ended 31 December 2025**

on special occasions.

#### **Users**

The only regular users of the hall are the two Pentecostal groups who use the building on Sunday; the hall continues to remain empty during the week. However, we did host a homeless group in the hall on Friday night for 10 weeks, managed by volunteers from Royal Docks Church, which has worked out very well.

#### **Fabric**

The building requires some work to bring it up to scratch for use, but this is in abeyance (not least due to reduced income). General maintenance is ongoing to keep the building ticking over.

#### **Fabric Report**

During 2025 the following works were undertaken at St Mary Magdalene:

Month Details Contractor £ Feb PEW electrical testing Pipes and Lights 365 Mar Lightning conductors maintenance Spotlight Construction 204 Jul PAT Testing & roof beam repair DNR Handyman 160 Aug Complete works as outline in QQI report (including scaffolding) DNR Handyman 2,946 Oct Supply and fit LED tape light for organ Pipes and Lights 285

## FINANCIAL REVIEW

### Church Fabric and Buildings

Consecrated land which has been given to God is owned by the Church Commissioners on behalf of the Church of England rather than the PCC and therefore are not included in the PCC accounts at either historic cost or valuation. However, the PCC, as custodian, have a responsibility to maintain and insure the Church buildings and the costs are charged to the Statement of Financial Affairs (SOFA) as incurred.

### Financial position

The PCC, as Trustees of the charity, have acted responsibly in managing the charity's financial affairs. The PCC monitors the Church finances through regular management reports prepared by the treasurer, which summarise the cashflow movements through the different funds. At the end of the year depreciation adjustments are raised to comply with the Charity SORP but these have no cashflow impact. The deficit for the year before depreciation charges (note 6: £169,025) and revaluation of investments ("loss" £64,915) was £45,856. The deficit for the year after these charges was £279,796.

### Reserves policy

The Parish is fortunate in having substantial reserves which cover any eventuality. The restricted St. Mary's Millennium (Restoration) Fund had £1.3 million in fixed assets to cover all costs associated with St. Mary's Church and free, uncommitted reserves are approximately £414,000, representing 16 months of unrestricted expenditure (excluding property depreciation which is already covered by a designated reserve) if all income ceased.

It is PCC policy to maintain a balance on unrestricted funds (if possible) that equates to at least two months' unrestricted payments to cover emergency situations that may arise from time to time, at current levels this represents approximately £61,375. Total reserves at 31 December 2025 were £8,010,938 of which £1,365,800 were restricted and £6,645,138 were unrestricted. Designated funds have been set aside by the trustees to reflect investment in fixed assets, future commitments, and contingencies, leaving approximately £414,000 of uncommitted funds.

### Risk management

Risk can be defined as 'the threat that an event or action will adversely affect an organization's ability to achieve its objectives and execute its strategies'. The main risk areas may be categorized as follows:

- **Financial risk** - the most common category of risk and many non-financial risks can be measured in terms of financial impact. The PCC approved a set of Internal Financial Procedures to manage financial risk and will review these in the coming year and regularly thereafter.
- **Reputational risk** - can have an impact if unwelcome publicity hinders the mission of the church. Regular media releases are issued to local newspapers and the Diocesan Bulletin, alongside the internal communications such as the website and weekly newsletter.
- **Statutory and legal requirements** - such as health and safety, employment law, Charities Act and child protection. The PCC has policies in place for all of these and they are reviewed on a regular basis.
- **Operational risk** - relates to threats to the Church's ability to deliver its objectives owing, for example, to damage to the church building.

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## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY REPORT OF THE TRUSTEES for the Year Ended 31 December 2025

The above list represents the major risks reviewed by the PCC and systems or procedures have been established to manage those risks.

### Investments and Investment Policy

Over many years the church congregations making up the Parish have accumulated surpluses of income over expenditure which are held in various reserve funds. Where the reserve funds are not expected to be required in the short term these funds have been invested in lower risk funds designated to generate both income and capital gains over time.

The investment funds are managed by CCLA and the underlying portfolio sectors and risk profile meet social, environmental and ethical criteria agreed by the Church of England centrally.

The value of all our investments is stated at market value at 31 December 2025 and decreased by £64,915 compared to 2024 while the previous year had an increase of £41,105.

### Detailed financial review

#### Parish:

Giving remained roughly the same as it has for several years (about £36,000). Our Parish share is £69,000, musician's expenses about £10,000 and other expenses about £6,000. So our giving covers about 45% of the Parish costs (which do not include the costs of running the buildings, the Parish Office, or paying staff salaries). The shortfall (about £45,000) is made up by contributions from the income from the Church Halls.

**St Bartholomew's:**

As expected, St. Bartholomew's Centre experienced a substantial drop in income (£60,000) in 2025, following the departure of the Doctors' Surgery. In addition, the Centre now has to pay certain costs e.g. utilities which were formerly covered directly by the Doctors (about £10,000). Adjustments and increases to staff salaries increased costs by about a further £10,000.

Other items of income and expenditure were roughly as in previous years and in line with budget forecasts.

Negotiations are in hand for a new tenant to start at a (greatly) reduced rent in mid-2026. So, the projected deficit for 2026 is £60,000.

**Fellowship House**

As usual, Fellowship House generated a considerable surplus (about £30,000) which is used towards making up the shortfall in the Parish Share.

**St Alban's:**

St. Alban's generated a surplus of about £8,000 which is less than previous years (about £20,000) as the pre-school left in the summer. However, negotiations with new tenants are at an advanced stage and we expect a significant surplus in 2026 (£9,000) rising to £24,000 in subsequent years.

**St Edmund's:**

SDF funding for St. Edmund's ceased at the end of 2024. Alternatives paid £25,000 in rent and this, together with other rental income, led to a surplus of about £15,000 in 2025. However, Alternatives will be leaving in 2026 leading to a potential drop in income. Negotiations are in hand with a new tenant.

**Overall**

As a result of us losing tenants in 2025 the Parish overall made a loss in its income/expenditure of about £46,000. This loss could not be compensated for by an increase in the value of our investments (as in previous years) as they also decreased in value.

The outlook for the remainder of 2026 is occluded. Income depends on finding new tenants to fill the vacancies and it will be 2027 before full rental income is obtained. In the short-term (a further year or so) the deficit can readily be covered from reserves. Options for cost savings are very limited. Thought will have to be given for a financial strategy for the Parish a whole, including restoring our reserves.

**St Mary Magdalene:****Hall**

Our payments are now processed using on-line banking and utilities and insurance are managed by direct debit. During 2025 the decision was made to merge the St Mary's General Purpose Account and the Hall Account. We closed the Lloyds Account and transferred the balance to the Barclays Account. As at 31st December, the hall and general purpose account stands at £9,670 and there is £12,789 in the CBF (savings) account.

Income is derived from two non-Anglican worshipping communities who continue to use the Hall on Sunday afternoons in return for hire fees, votive candle proceeds, donations, and a depository for the income raised at annual Christmas Markets. This year we donated to our two chosen charities Mildmay and USPG.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY****REPORT OF THE TRUSTEES****for the Year Ended 31 December 2025****St Mary's Millennium Fund:**

This is a Restricted Fund, and as usual there has been little movement in or out of the Millennium Fund this year. The main items of expenditure this year have been the works detailed in the Fabric Report for St Mary Magdalene's above.

**FUTURE PLANS**

Following a year of transition in leadership, the Parish of Holy Trinity, East Ham now looks ahead with a renewed focus on aligning its resources more effectively with its mission and ministry. Building on work undertaken with the Centre for Theology & Community, the PCC will be engaging in a structured process of discernment to clarify a sustainable vision for the parish over the coming years.

Central to this will be the development of a clear financial and resourcing strategy to support growth in worshipping communities, deepen discipleship, and enable greater service to the local area. This includes exploring how the parish might, in time, support an expanded ministry team, invest in lay leadership, and ensure that clergy and volunteers are increasingly freed from operational pressures to focus on mission.

A key priority will be the more effective use of the parish's buildings and assets. This will include:

- Securing stable and appropriate tenants across parish sites;

- Reviewing the long-term future and potential redevelopment or re-letting of St Mary Magdalene's Hall;
- Exploring options for the upper floors of St Edmund's to ensure both missional impact and financial sustainability;
- Continuing to assess how St Bartholomew's Centre, including the café and pantry, contributes to the parish's mission and how this work can be supported sustainably.

Alongside this, the PCC will give attention to strengthening stewardship and encouraging greater financial giving, ensuring that the whole parish community is equipped to support the shared vision.

The parish will also continue to engage with diocesan initiatives, including the "Believing in Barking" programme, and to build on local partnerships that support outreach, social action, and community cohesion.

Through these steps, the PCC seeks to establish a more sustainable pattern of life in which the parish's significant assets—financial, physical, and human—are more fully aligned with its calling to be a growing, outward-looking, and mission-focused presence in East Ham.

#### **VOLUNTEERS: THANK YOU**

The PCC expresses its sincere thanks to all who contribute to the life and mission of the Parish of Holy Trinity, East Ham.

We are grateful for the faithful ministry of our clergy and lay leaders, and for the dedication of our Churchwardens, Treasurers, PCC and District Church Council members. We also thank all who support our worship and common life, including servers, readers, musicians, choir members, and those who offer hospitality.

We give thanks for those who serve our wider community through pastoral care, work with children and schools, and initiatives such as the café, food pantry, and warm space. We are equally grateful to our volunteers, staff, and community partners, whose generosity sustains so much of what we do.

Together, we thank God for all who, through their time, gifts, and service, enable this parish to continue its witness and ministry in East Ham.

#### **INDEPENDENT AUDITORS**

Calculus Assurance Services, the auditors appointed at the 2025 APCM have expressed their willingness to continue in this capacity.

#### **DISCLOSURE OF INFORMATION TO THE AUDITORS**

We, the trustees who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

### **PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

#### **REPORT OF THE TRUSTEES**

**for the Year Ended 31 December 2025**

#### **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial

position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**COMPLIANCE WITH LAWS AND REGULATIONS**

The trustees have established policies and procedures designed to ensure that it complies with all material laws and regulations in relation to the charitable company's operations and activities. The trustees are not aware of any significant non-compliance with laws and regulations.

Approved by the PCC (board of trustees) on 28 April 2026 and signed on their behalf by:

.....  
Revd Paul Gurnham – Trustee and Chair of the PCC

28/05/2026

**INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY**

**Opinion**

We have audited the financial statements of Parochial Church Council of East Ham Team Ministry (the 'charity') for the year ended 31 December 2025 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

**Basis for opinion**

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

accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We have undertaken the audit in accordance with the requirements of FRC Ethical Standards including FRC Ethical Standard – Provisions Available for Audits of Small Entities, note 13 to the financial statements gives the circumstances.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The other information comprises the information included in the Report of the Trustees, other than the financial statements and our Report of the Independent Auditors thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the report of the trustees' is inconsistent in any material respect with the financial statements; or - sufficient accounting records have not kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities on page 12, the trustees are responsible for the preparation of the financial statements and being satisfied they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## **INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY**

#### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect under Section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Obtaining an understanding of the laws and regulations that have a direct effect on the charity in carrying out its operations or

have an impact on the financial statements. The key laws and regulations we identified included the Charities Act 2011, the Parochial Church Councils (Powers) Measure 1956 (and regulations made under these Acts), safeguarding (in respect of children and vulnerable adults), health and safety legislation and employment legislation. This assessment has informed our sample testing of transactions and balances.

- Obtaining an understanding of the charity's current activities, the associated risks and internal controls in place to manage those risks.
- Understanding the system of internal control established by the trustees to prevent and detect fraud. • Enquiring of management and those charged with governance if there have been any breaches or non-compliance with laws and regulations and their knowledge of any potential litigation or claims against the charity and any suspected or actual incidents of fraud and where applicable an estimate of the financial impact.
- Reviewing the minutes of trustee (PCC) meetings for evidence of non-compliance with laws and regulations and suspected or actual fraud.
- Reviewing the financial statement disclosures and checking supporting documentation to assess compliance with applicable laws and regulations.
- Carried out audit testing of journal entries and other adjustments and the rationale supporting significant judgemental areas in the financial statements and accounting estimates for evidence of management bias or override of controls.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditors-responsibilities-for>. This description forms part of our auditor's report.

**Use of our report**

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

Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

Date: .....

*Calculus Assurance Services is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.*

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**STATEMENT OF FINANCIAL ACTIVITIES  
(including the Income and Expenditure  
Account) for the year ended 31 December  
2025**

	Unrestricted	Restricted		31.12.25 Total
	INCOME AND ENDOWMENTS	funds		31.12.24 Total
funds	FROM	Notes	funds £	funds £
£				
Donations and legacies	42,469,785	43,254,958		
<b>Charitable activities</b>				
Parish Activities	192,677,549	198,167,287		
Investment income	2,117,153	34,613,463	Other income	2,567,844
	34,613,463	46,328,452		56,784,476
				47,645

Total 303,645 40,888 344,533 430,816

**EXPENDITURE ON**

Raising funds 8,796 8,655 17,451 20,943

**Charitable activities**

Parish Activities 528,478 13,485 541,963 524,837 **Total** 537,274 22,140 559,414 545,780 Net income before investment gains /

(loss) (233,629) 18,748 (214,881) (114,964) Net gains / (loss) on investments (14,271) (50,644) (64,915) 41,105 **NET**

**INCOME/(EXPENDITURE)** (247,900) (31,896) (279,796) (73,859) **Transfers between funds - - - NET MOVEMENT IN FUNDS**

(247,900) (31,896) (279,796) (73,859)

**RECONCILIATION OF FUNDS**

**Total funds brought forward** 11 6,893,038 1,397,696 8,290,734 8,364,593 **TOTAL FUNDS CARRIED FORWARD** 11 6,645,138

1,365,800 8,010,938 8,290,734

The notes on pages 17 to 23 form part of these financial statements

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**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

	Funds	Restricted	31.12.24 Total
<b>BALANCE SHEET</b>			funds
<b>As at 31 December 2025</b>			
	Funds	31.12.25 Total	
Note	Unrestricted	Funds	
			£ £ £ £

**FIXED ASSETS**

Tangible assets 6 6,230,811 - 6,230,811 6,399,836

**CURRENT ASSETS**

Debtors 7 8,745 8,827 17,572 15,635 Investments 8(a) 337,935 1,301,033 1,638,968 1,728,941 Cash at bank and in hand 8(b) 91,201 57,769 148,970 171,485

437,881 1,367,629 1,805,510 1,916,061

**CREDITORS**

Amounts falling due within one year 9 (5,774) (1,829) (7,603) (7,383) **NET CURRENT ASSETS** 432,107 1,365,800 1,797,907

1,908,678

**TOTAL ASSETS LESS CURRENT LIABILITIES** 6,662,918 1,365,800 8,028,718 8,308,514

**CREDITORS**

Amounts falling due after more than one year 10 (17,780) - (17,780) (17,780)

**NET ASSETS** 6,645,138 1,365,800 8,010,938 8,290,734

**FUNDS**

Unrestricted funds <sup>11</sup> 6,645,138 6,893,038 Restricted funds 1,365,800 1,397,696

**TOTAL FUNDS** 11 8,010,938 8,290,734

The financial statements were approved by the Board of Trustees and authorised for issue on 28 April 2026 and were signed on its behalf by:

.....  
Revd Paul Gurnham – Trustee  
Chair of the PCC

28/05/2026

The notes on pages 17 to 23 form part of these financial statements

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**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2025**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and assessment of going concern**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, except for investments which are stated at market value where this is available. The financial statements have been prepared in accordance with applicable charity law.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

**Critical accounting judgements and key sources of estimation uncertainty**

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

**Useful economic life of tangible fixed assets:**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. The carrying value of tangible fixed assets is shown in Note 6 below.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Collections are recognised when received by or on behalf of the PCC, planned giving receivable under Gift Aid is recognised only when received. Income tax recoverable on Gift Aid donations is recognised when the gift is received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Funds raised by the fete, bazaar and similar events are accounted for gross.

**Other ordinary income**

Rental income from the letting of church premises is recognised when the rental is due.

**Income from investments**

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Tax recoverable on such income is recognised in the same accounting year.

**Gains and losses on investments:**

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Activities directly relating to the work of the church**

The Diocesan Parish Share is accounted for when paid. Any parish share unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a liability in the balance sheet. The Parish Share was paid in full in the year.

**Tangible fixed assets****(i) Consecrated land and buildings and movable church furnishings PCC Property**

Consecrated and beneficed property is excluded from the accounts in accordance with Charities Act 2011.

**1. ACCOUNTING POLICIES - continued****(ii) Other fixtures, fittings, and office equipment**

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 may be inspected at any reasonable time. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1 January 2000 have been capitalised and depreciated in the accounts over their currently anticipated useful economic life (initially over four years) on a straight line basis.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of moveable church furnishings acquired before 1 January 2000 is written off.

Equipment used within the church premises is depreciated on a straight-line basis over four years. Individual items of equipment with a purchase price less than £1,000 are written off when the asset is acquired.

### **(iii) Depreciation**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

- Consecrated land - not included in the accounts
- Freehold property - in accordance with the property
- Leasehold property - over shorter of the lease term or 50 years
- Church Equipment - 25% on cost

### **Taxation**

The charity is exempt from tax on its charitable activities.

### **Current assets**

Amounts owing to the PCC at 31 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 with the Central Board of Finance of the Church of England, the Chelmsford Diocesan Board of Finance and COIF Charity Funds.

### **Debtors**

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

### **Cash at bank and in hand**

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

### **Creditors**

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

### **Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

### **Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

## **2. INVESTMENT INCOME**

	31.12.25	31.12.24
		£ £
Dividends received	45,023	44,978
Deposit account interest	1,305	278

### 3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024. Members of the Clergy serve on the Parochial Church Council (as Trustees) but their remuneration is paid by the Diocese of Chelmsford.

#### Trustees' expenses

Clergy re-imbursed expenses were £1,695 (2024: £2,266). The Parish Administrator was reimbursed expenses of £Nil (2024: £Nil). There were no other trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

#### Payments to lay pcc members

There were no payments made to PCC members in connection with their office. (2024: £Nil)

### 4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	31.12.25	31.12.24
All staff – charitable activities	4.75	3.75
Wages and salaries	114,033	77,449
Social security costs	11,990	4,141
Pension costs	4,840	3,278
	130,863	84,868

The staff costs and numbers for 2025 include the Community Development Worker based at St Martin's Plaistow whose salary and on costs are re-imbursed by the Church of England Strategic Development Fund (SDF) via the Diocese of Chelmsford. No employees received emoluments in excess of £60,000.

### 5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	45,464	4,494	49,958
<b>Charitable activities:</b> Parish Activities	281,008	6,949	287,957
Investment income	11,976	33,280	45,256
Other income	47,645	-	47,645
	386,093	44,723	430,816
<b>TOTAL EXPENDITURE ON</b>			
Raising funds	9,247	11,696	20,943
<b>Charitable activities:</b> Parish Activities	508,664	16,173	524,837
<b>Total expenditure</b>	517,911	27,869	545,780
Net gains on investments	8,442	-	8,442
Transfers between funds	375	(375)	-
<b>NET INCOME (123,001) 49,142 (73,859) RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	7,016,039	1,348,554	8,364,593
<b>TOTAL FUNDS CARRIED FORWARD</b>	6,893,038	1,397,696	8,290,734

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## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

### NOTES TO THE FINANCIAL STATEMENTS

#### for the Year Ended 31 December 2025

6. TANGIBLE FIXED ASSETS	Leasehold land and buildings	Freehold land and buildings		equipment	Totals
		Church			
					£ £ £ £
Cost as at 1 January 2025	8,068,460	2,406,979	92,909	10,568,348	Additions - -
Disposals - - - -	Cost as at 31 December 2025	8,068,460	2,406,979	92,909	10,568,348
Depreciation as at 1 January 2025	1,934,167	2,151,524	82,821	4,168,512	Depreciation charge for the year
3,362	169,025	Eliminated on disposals - - - -	Depreciation and impairment as at 31 December 2025	2,095,536	2,155,818
4,337,537				86,183	
Net book value – 31 December 2025	5,972,924	251,161	6,726	6,230,811	Net book value – 1 January 2025
10,088	6,399,836				255,455

The Church buildings at St Mary's and St Edmund's are owned jointly by the Parish and the Diocese and constitute consecrated land so are excluded from the PCC accounts.

St Albans church centre is included in the accounts at valuation (independently valued in October 2014) which has been treated as deemed cost as permitted under FRS 102.

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.25	31.12.24
		£ £
Other debtors 888 888 Prepayments and accrued income 16,684 14,747	_____	_____
		17,572 15,635

**8(a) CURRENT ASSET INVESTMENTS**

	31.12.25	31.12.24	£ £
Listed investments 1,638,968 1,728,941			

**8(b) CASH AT BANK AND IN HAND**

	31.12.25	31.12.24	£ £
Short term deposits 20,265 38,360 Current accounts 128,631 132,767 Petty cash 74 358	_____	_____	148,970
			171,485

Included withing short term deposits is an Investment Account with National Savings and Investments in the name of the St Edmund's Fabric Fund for which the last statement received was dated 17 April 2024, this showed a balance of £7,496 and for this type of account the bank can only provide statements by post. Despite numerous requests for statements none have been received, although the bank has confirmed verbally that that the funds are still in the account.

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.25	31.12.24	£ £
Other creditors and accruals 7,603 7,383			

**10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.25	31.12.24	£ £
Other creditors 17,780 17,780			

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2025**

**11. MOVEMENT IN FUNDS**

Net movement in funds are as follows:

1.1.25 31.12.25 1.1.24 31.12.24

B/fwd Income Expenditure

Gains &

losses Transfers C/Fwd B/fwd Income Expenditure

Gains &

losses Transfers C/Fwd

£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ Unrestricted funds

PCC General Fund	37,115	39,263	84,355	(14,269)	36,041	13,796	27,944	52,361	92,541	415	48,936	37,115	Clergy Housing
	346	0	738	0	0	0	0	0	0	0	0	0	270
St Mary's Sunday School	270	0	60	0	0	210	270	0	0	0	0	270	St Bart's Sunday School
	156	0	156	0	0	0	156	Fellowship House	72,682	39,870	8,917	0	(36,289)
	67,347	86,828	43,773	20,903	1,207	(38,223)	72,682	St Alban's Hall	20,784	17,538	9,694	0	(44,344)
	(15,716)	15,747	26,600	5,465	1,125	(17,223)	20,784	St Mary Magdalene	5,928	2,003	710	0	7,221
	5,580	1,734	1,386	0	0	5,928	St Mary's Hall	(3,554)	6,235	11,913	0	3,681	(5,552)
	2,858	16,804	19,754	0	(3,462)	(3,554)	St Bart's Centre	302,819	166,269	234,392	0	64,200	298,895
	268,831	186,303	176,610	5,695	18,600	302,819	St Edmunds	4,995	32,467	17,469	(2)	(23,289)	(3,298)
	(5,181)	52,518	34,089	0	(8,253)	4,995	Kitchen Fund	(670)	0	0	0	(670)	(670)
	(670)	0	0	0	(670)	0	Building Fund	6,389,748	0	165,663	0	0	6,224,085
	6,555,411	0	165,663	0	0	6,389,748	Equipment Fund	4,500	0	3,362	0	0	1,138
	0	6,000	1,500	0	0	4,500	St Alban's Fabric	46,877	0	0	0	0	46,877
	46,877	0	0	0	0	46,877	St Edmund's Fabric	6,896	0	0	0	0	6,896
	6,896	0	0	0	0	6,896	SDF Grant – St Edmunds	3,189	0	0	0	0	3,189
	3,189	0	0	0	0	3,189	St Mary Magdalene Fabric	197	0	0	0	0	197
	197	0	0	0	0	197	Stubbers	760	0	0	0	0	760
	6,893,038	303,645	537,274	(14,271)	0	6,645,139	7,016,039	386,093	517,911	8,442	375	6,893,038	<u>Restricted funds</u>

Millennium Fund 1,268,695 34,753 13,485 (49,216) 0 1,240,747 1,225,028 33,280 16,173 26,935 (375) 1,268,695 Alms Fund 624 0 0 0 624 624 0 0 0 624 Pantry Fund 4,903 6,135 8,655 0 0 2,383 5,156 11,443 11,696 0 0 4,903 Parish Donations 1,414 0 0 0 1,414 1,414 0 0 0 1,414 St Bart's Donations 2,492 0 0 0 2,492 2,492 0 0 0 2,492 St Mary's Donations 1,047 0 0 0 1,047 1,047 0 0 0 1,047 Russel Bequest 64,095 0 0 (748) 0 63,347 60,982 0 0 3,113 0 64,095 Rutland Road Proceeds 54,111 0 0 (680) 0 53,431 51,496 0 0 2,615 0 54,111 Stephen Road Proceeds 315 0 0 0 315 315 0 0 0 315 0 315  
1,397,696 40,888 22,140 (50,644) 0 1,365,800 1,348,554 44,723 27,869 32,663 (375) 1,397,696 TOTAL FUNDS 8,290,734 344,534 559,414 (64,915) 0 8,010,938 8,364,593 430,816 545,780 41,105 - 8,290,734

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**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS**

**for the Year Ended 31 December 2025**

**11A. FUND DESCRIPTIONS**

**Fund Name Fund Description**

Unrestricted - General

PCC General Fund General Parish funds  
Clergy Housing Fund for repairs and maintenance to clergy housing  
St Mary's Sunday School St Marys Sunday School  
St Bart's Sunday School St Barts Sunday School  
Fellowship House Fellowship House is a building let to Fellowship House Children's Centre St Alban's Hall St Alban's Hall Fund  
St Mary Magdalene St Mary's Church Fund  
St Mary Magdalene Hall St Mary's Hall Fund  
St Bart's Centre St Barts Church Centre Fund  
St Edmunds St Edmunds Fund  
Kitchen St Barts Cafe Kitchen Refurbishment

Unrestricted - Designated

Buildings Fund Fixed Asset Fund for Buildings  
Equipment fund Fixed Asset Fund for Equipment – capital grants  
St Alban's Hall Fabric Fund Fabric Fund for St Albans  
St Edmund's Fabric Fund Fabric Fund for St Edmunds  
Stubbers Fund for yearly church organised kids' trip to Stubbers

Restricted

Millennium Fund Restricted fund exclusively for St Mary's  
Church Discretionary Alms Fund Fund to be used at the discretion of the PCC  
Pantry St Barts Food Pantry project  
Charities Fund Money to be donated to other charitable organisations  
Parish Donations Money to be donated to other charitable organisations  
St Bart's Donations Money to be donated to other charitable organisations  
St Mary's Donations Money to be donated to other charitable organisations  
Russel Bequest Funds to be used for the maintenance of the whole of St Edmund's building which includes provision of a Walsingham Room  
Rutland Road Sale Proceeds Investments funds relating to the sale of a restricted property to be reused for further property  
Stephen Road Sale Proceeds Investments funds relating to the sale of a restricted property to be reused for further property

**12. RELATED PARTY DISCLOSURES**

One member of the PCC is also an elected local councillor in London Borough of Newham where the charity is based (up to May 2023 two and one thereafter). During the year ended 31 December 2025 the following transactions occurred with London Borough of Newham:

	31.12.2025	31.12.2024
Income received: Amount Balance outstanding		Amount Balance outstanding
: - Grants - Nil - Nil : - Community Toilet scheme - Nil 475 Nil : - Ground rent Nature Reserve 200 Nil 400 Nil : - Sundry income - Nil 390 Nil : - Hall letting fee - Polling Station - Nil - Nil Total	£200	£1,265
Expenditure incurred:		
: - Commercial Waste Collection 1,696 Nil 2,565 Nil : - Maintenance – Nature Reserve - Nil 2,890 Nil : - Council Tax clergy accommodation 1,216 Nil 1,131 Nil Total	£2,912	£6,586

Trustee expenses are disclosed in note 3 and trustee donations received during the year ended 31 December 2025 amounted

to £4,590 (2024: £7,880) in addition there were anonymous donations of £1,486 (2024: £1,748) which may have been from trustees.

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**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS**

**for the Year Ended 31 December 2025**

There were no other related party transactions for the year ended 31 December 2025.

**13. FRC ETHICAL STANDARD - PROVISIONS AVAILABLE FOR AUDITS OF SMALL ENTITIES**

In common with many other entities of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES for the Year**  
**Ended 31 December 2025**

Restricted  
31.12.25 Total  
31.12.24 Total

Unrestricted

funds funds funds funds  
£ £ £ £

**INCOME AND ENDOWMENTS**

## Donations and legacies

Planned Giving 28,115 - 28,115 22,912 Collections at Services 6,941 - 6,941 7,196 Gift aid 6,279 - 6,279 6,095 Other donations and appeals 1,134 785 1,919 13,755 42,469 785 43,254 49,958

## Investment income

Dividends 10,410 34,613 45,023 44,978 Deposit account interest 1,305 - 1,305 278

11,715 34,613 46,328 45,256

## Charitable activities

Fetes and fund raising

Church Hall Lettings and rent 165,984 - 165,984 254,742 Café 24,997 - 24,997 25,034 Other Church activities (inc fees from Weddings & Funerals) 1,696 5,490 7,186 8,181

192,677 5,490 198,167 287,957

## Other income

Other Income - Insurance Claims 5,215 - 5,215 - Other income – re-imburement and recharges 40,820 - 40,820 42,294 Other income - - - - Employment Allowance 10,749 - 10,749 5,351 Furlough Scheme - - - -

56,784 - 56,784 47,645

**Total incoming resources** 303,645 40,888 344,533 430,816

## EXPENDITURE

### Raising donations and legacies

Fetes & other fundraising - - - 1,175 Café and Pantry 8,796 8,655 17,451 19,768 8,796 8,655 17,451 20,943

### Charitable activities

Wages 85,570 - 85,570 77,449 Employers National Insurance 10,749 - 10,749 5,351 Pensions 4,918 - 4,918 3,324 Cleaning 12,922 - 12,922 14,643 Sundries 1,228 - 1,228 1,968 Missionary & Charitable Giving 640 - 640 1,142 Parish Share 69,300 - 69,300 67,320 Clergy Costs 14,937 - 14,937 3,988 Church running Costs 27,072 2,254 29,326 34,237 Church Maintenance 7,850 3,979 11,829 16,089 Upkeep of Services 3,586 1,569 5,155 3,206 Parish Office / Admin 20,930 5,683 26,613 20,827 Anniversary celebration - - - - Church Hall Running Costs 41,038 - 41,038 43,974 Church Hall Maintenance 18,758 - 18,758 27,701 Major Repairs 2,647 - 2,647 22,230 Property depreciation 165,663 - 165,663 165,663 Equipment depreciation 3,362 - 3,362 3,362 SDF Project – St Edmund 30,642 - 30,642 5,942 521,812 13,485 535,297 518,416

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## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY DETAILED STATEMENT OF FINANCIAL ACTIVITIES for the Year Ended 31 December 2025

Restricted Funds 31.12.24 Total

£funds

31.12.25 Total

Unrestricted

funds  
£ funds  
£

### Governance costs

Auditors' remuneration Audit 5,415 - 5,415 5,200 Drafting accounts 1,230 - 1,230 1,200 Disbursements 21 - 21 21 6,666 - 6,666 6,421

Total resources expended 537,274 22,140 <sup>559,414</sup> 545,780

Net (expenditure)/income before gains and losses (233,629) 18,748 (214,881) (114,964) **Realised recognised gains and losses**

Realised gains/(losses) on investments (14,271) (50,644) (64,915) 41,105

### Transfers between funds (net)

**Net income** (247,900) (31,896) (279,796) (73,859)

**Support costs included in expenditure above:**

Sundries	1,228	1,968	Church running Costs	29,326	34,237	Church Maintenance	11,829	16,089	Parish Office / Admin	26,613
									34,277	<u>68,995 86,571</u>

**PARISH OF EAST HAM, HOLY TRINITY**

England & Wales - Charity number 1127847

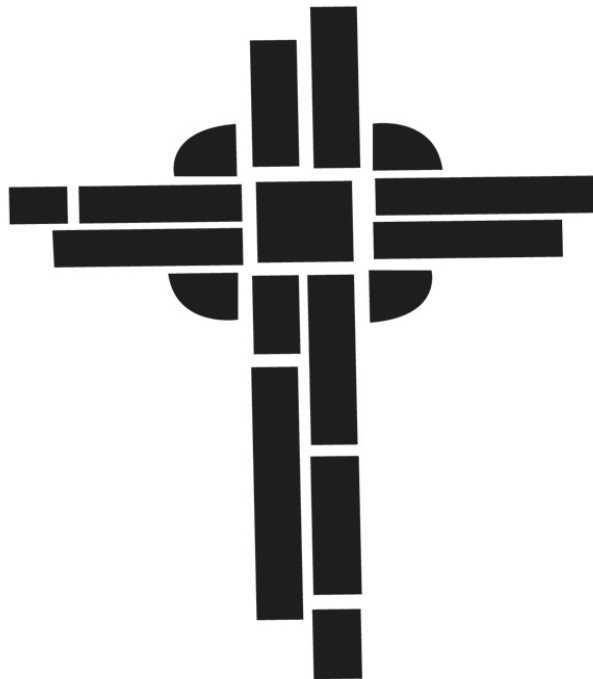
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# Accounts

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ANNUAL REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024  
FOR  
PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF  
HOLY TRINITY EAST HAM

The East Ham Team



*transforming lives*

[www.easthamparish.org.uk](http://www.easthamparish.org.uk)

Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2024**

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## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

### Reference and Administrative Information

The Parochial Church Council of the Ecclesiastical Parish of the Holy Trinity, East Ham is a charity registered with the Charity Commission for England and Wales.

Charity Registration number: 1127847

There are 3 active churches in the Parish:

St Bartholomew's Church and Centre, 292b Barking Road, London E6 3BA

St Edmund, Forest Gate, 464 Katherine Road, London E7 8NP

St Mary Magdalene 1 Norman Road London E6 6HN

The Church is also responsible for the building at:

St Albans Church and Christian Centre, 157a Wakefield Street London E6 1LG. This is now routinely used in the working week on a long-term basis by a long-term hire, Senators Day Nursery.

The Parish of Holy Trinity East Ham is part of the Diocese of Chelmsford in the Church of England. The correspondence address is: The Parish Office, St Bartholomew's Church and Centre, 292b Barking Road London E6 3BA.

Website: <http://easthamparish.org.uk>

<b>Principal address</b>	St Barts Church & Centre 292b Barking Road East Ham London E6 3BA
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For the period 1<sup>st</sup> January 2024 until the date this report was approved, the following served as members of the PCC:

<b>Team Rector</b>	Revd. Dr Sue Lucas ( <i>Chair</i> ) (until 16/02/2025)
--------------------	--

<b>Team Vicar</b>	Revd Paul Gurnham
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<b>Acting Team Rector</b>	Revd Paul Gurnham ( <i>Chair</i> from 17/02/2025)
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<b>Associate Clergy</b>	Revd Canon Ann Easter Bishop Saulo Barros Revd Professor Sandra Eldridge Revd John King (from 15/05/2024) Revd Katherine Ward
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<b>Assistant Curates</b>	Revd John King (until 15/05/2024)
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<b>Parish Wardens</b>	Mrs Christine Bence (from APM 2024) Ms Mary Richards (to APCM 2024) Mrs Molar Tarigha (from APM 2024) Mrs Hazel Thomas
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<b>District Church Wardens</b>	Mrs Sarah Namatovu (to APCM 2024) Mrs Molar Tarigha (to APCM 2024)
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<b>Deanery Synod Representatives</b>	Canon Shirley Biro Mr Gordon Owen (until 16/03/2024: RIP) Mrs Molar Tarigha (from 15/09/2024) Ms Hazel Thomas Mr Neil Askey
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## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

### ***Elected Members from APCM 2023 to APCM 2024***

Mr Andrew Biro (treasurer)  
Mrs Joan Boyce (until 19/04/2024: RIP)  
Mrs Paulette Welch  
Mrs Christine Bence  
Mrs June Bassenger (elected at PCC 27/09/2023)

### ***Elected Members From APCM 2024 to APCM 2025***

Mr Andrew Biro (treasurer)  
Mrs June Bassenger (elected at PCC 27/09/2023)  
Mrs Sarah Namatovu  
Mr Balu Sanhtosham  
Mrs Grace Santhosham

Revd Dr Susan Lucas was appointed Team Rector, Revd Paul Gurnham was appointed Team Vicar by the Lord Bishop of Chelmsford and Bishop Saulo Barros and Revd Katherine Ward were appointed Associate Ministers, by the Lord Bishop of Chelmsford. Revd Professor Sandra Eldridge and Revd Canon Ann Easter both hold the Bishop's Permission to Officiate. Revd John King completed his title in the parish in 2024 and was appointed an Associate Minister in the parish by the Lord Bishop of Chelmsford. They are all ex-officio members of the PCC.

The PCC has one sub-committee, the statutory sub-committee of the Standing Committee, which consists of the Team Rector, Team Vicar, Parish and Church Wardens and Parish Treasurer. The Standing Committee is able to transact the business of the PCC between PCC meetings and supports the Team Rector in setting the PCC agenda.

The Chelmsford Diocesan Board of Finance acted as Custodian Trustee for the inalienable property of the Church.

The PCC met 6 times in 2024; 30 January, 3 March, 1 May, 16 July, 15 September, 27 November.

Minutes of all PCC meetings are held in the Parish Office and are available for scrutiny if requested.

**Principal Bankers:** Barclays, Barclays Bank Plc, Leicester, LE87 2BB

**Auditors:** Calculus Assurance Services, 5 Priory Road, Loughton, IG10 1AF

**Architect:** Mark Goodwill-Hodgson, 1 Highfield Road, West Bridgford, Nottingham, NG2 6DR

Day to day management of the Church was exercised by the Team Rector, Team Vicar, Church Wardens and PCC, with the support of the Parish Office.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

**Structure, Management and Governance**

**Governing document**

The charity is established under the *Parochial Church Councils (Powers) Measure 1956* which together with the *Church Representation Rules (2011, 2017)* comprise its governing document, and constitutes an unincorporated charity.

The PCC of the Holy Trinity, East Ham is a body corporate and operates under the *Parochial Church Councils (Powers) Measure 1956* and *Church Representation Rules (2011, 2017)*

The method of appointment of PCC members is set out in the Church Representation Rules. All church members are encouraged to register on the Electoral Roll and stand for election to the PCC.

From the APCM 2020, the 3 Churches in the Parish operated District Church Councils. The Church Districts were created by a pastoral measure passed by the APCM in 2018. All lay members of the PCC, whether ex-officio or elected, are thereby ex-officio members of the DCC of their home Church, and all ex-officio clergy members of PCC are ex-officio members of all DCCs. All District Church Wardens are ex-officio members of the PCC. In addition, either at or subsequent to the APCM 2024, the following lay representatives were elected to the DCCs:

**St Bartholomew, East Ham:** Doris Goodchild, Philip John (to APCM 2024), Irene Phaup, Tarun Philip (to APCM 2024), Eutal Spence

**St Edmund, Forest Gate:** Younas Choudary, Helen Gilkes, Cassilda Martin

**St Mary Magdalene:** Laurine Griffith, Ancil Griffith, Lesley Scawthorn, Claudette King, Damian Sutton, Tina Preston, John Hedges, Jean Mansfield (to APCM 2024), Colin Mansfield (to APCM 2024), Grace Santhosam (to APCM 2024), Balu Santhosam (to APCM 2024)

PCC members receive information on trustee responsibilities, basic health and safety, risk management and safeguarding procedures.

**Related Parties**

East Ham Parish forms part of the wider Church of England and falls within the Diocese of Chelmsford which employs the Clergy appointed to the Parish by the Bishop of Chelmsford. The Parish contributes to the finances of the Church of England via the Parish Share which based on the size of the congregation and ability to pay. The Church of England is therefore the principal related party.

The PCC includes the appointed Clergy and lay representatives elected at the Annual Church Meeting, the PCC are the trustees for the purposes of the Charities Act 2011, all being potential related parties. All PCC members are required to complete a declaration of interests form and to update this annually for any changes so that the Parish is able to identify any related parties in order to identify related party transactions for disclosure in the accounts see Note 11.

Other related parties include the London Borough of Newham as one member of the PCC is also an elected Local Councillor.

**OBJECTIVES AND ACTIVITIES**

**Aims and Purposes**

The Parochial Church Council (PCC) of Holy Trinity, East Ham has the responsibility of co-operating with the Team Rector, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the various buildings in the Parish: the Parish Church of St Mary Magdalene, Norman Road, St Bartholomew's Church and Centre, Barking Road, St Edmund, Forest Gate, Katherine Road. It in addition holds some responsibilities as freeholder / leaseholder for St Alban's 157a Wakefield Street London E6 1LG and for Fellowship House within the St Bartholomew's site.

**Objectives and Activities**

The general functions of PCCs are stated within section 2 of the *Parochial Church Councils (Powers) Measure 1956*.

The PCC is committed to enabling as many people as possible to worship at the Churches in the Parish and to become part of this community of faith. The PCC maintains an overview of worship in the Parish and discusses how our services can involve the many groups that live within our parish.

Our worship puts faith into practice through prayer and scripture, music, sacrament and a wide variety of service to the whole community.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2024**

**OBJECTIVES AND ACTIVITIES (continued)**

**Statement of Public Benefit**

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

- o Worship and Prayer; regular public worship that is open to all, and the provision of sacred space for personal prayer and contemplation.
- o Enabling people to learn about the Gospel and develop their knowledge of, and trust in, God the Father, the Son and the Holy Spirit through sermons, courses and small groups.
- o Provision of pastoral care for people living in the parish and for members of the congregations, including offering the sacraments of baptism and confirmation, conducting weddings and funerals and visiting the sick, housebound and bereaved.
- o Mission and outreach work.
- o Taking of religious assemblies in schools; supporting religious education in schools and during school visits to our churches.
- o Evangelistic activities, through the staging of events and meetings and the distribution of literature.
- o Promoting the whole mission of the Church through provision of activities that meet the needs of the whole community.
- o Supporting other charities in the UK and overseas.

To facilitate this, it is important that we maintain the fabric of the various buildings around the parish.

*In 2024 we:*

- Saw St Bart's Café continue to flourish and provide a welcoming and inclusive environment for the community, providing opportunities for crafts and other activities.
- Saw the Food Pantry at St Bart's continue to offer an important service to the local community
- supported Religious Education in our local primary schools, hosting visits on a number of occasions; this included the Easter Experience in cooperation with Faith in Schools at St Mary Magdalene's and St Bartholomew's
- participated in Newham Interfaith Week featuring St Mary Magdalene in a photography exhibition of places of worship in Newham at Green Street Library
- welcomed visitors to tours and talks at St Mary's for the St Mary Magdalene Patronal Festival and for London Open House Festival.
- welcomed large numbers of visitors and community leaders to major events notably our Christmas services including the Festival of Nine Lessons and Carols.
- Continued to support our community and other faith groups both by our own activities and by offering the hospitality of our buildings to other organisations that promote the work of the Kingdom of God

More detailed description of some of these activities follows later in this report

**Volunteers**

We should like to thank all those who work so hard to make our Parish the lively and vibrant community that it is.

In particular, we want to mention the Churchwardens and Treasurers in all the Churches, the Parish Wardens and Treasurer, all the members of the PCC and DCCs, the ministry team, the altar servers, choir members, organists, Sunday School teachers, and the huge number of people who have given so generously of time, talents and resources to enable this Parish to go on being God's holy, catholic and apostolic church in this place even, perhaps especially, in this time of pandemic, to be God's people in God's mission, and to care for our buildings.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

Key indicators that we are achieving our aims and objectives are the number of people actively involved in the church congregations within the parish.

**Church Attendance**

The average weekly attendance counted during October 2024 (2023) was:

St Bartholomew: 28 (37)

St Edmund: 7 (10)

St Mary Magdalene: 84 (57)

**Electoral Roll**

2024 is a not a new Electoral Roll year. The Electoral Roll as revised for the Annual Meeting 2024 is as follows:

St Bartholomew:  
Resident: 13  
Non-resident: 21  
Total = 34

St Edmund:  
Resident: 4  
Non-resident 10  
Total = 14

St Mary Magdalene:  
Resident: 27  
Non-resident 41  
Total = 68

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**ACHIEVEMENT AND PERFORMANCE (continued)**

This makes a total of 116 for the parish, of whom 44 are resident and 72 are non-resident

**Safeguarding**

The PCC is committed to safeguarding. Safeguarding continues to be reviewed every year, with a substantial review undertaken every five years or when the guidelines change, whichever is sooner. As part of this commitment, at its meeting on 16th July 2024 the PCC passed a resolution adopting a newly amended parish safeguarding policy. The newly amended policy ensures 'compliance' with the House of Bishops' Promoting a Safer Church rather than merely 'giving due regard to' Promoting a Safer Church. At that same meeting the PCC appointed a third Parish Safeguarding Officer, Sandy Davies a retired headteacher of a school for vulnerable children. Sandy would serve alongside the existing PSOs Hazel Thomas and Mary Richards and bring considerable experience and expertise in safeguarding. Newly updated and clearer safeguarding information posters were produced and displayed across the parish. Sandy Davies began leading a series of in-person safeguarding training sessions for parish officers during the second half of 2024. Substantial progress was made in delivering Foundation and Basic training. In December 2024 an incident was reported from one of our churches, and a thorough investigation was carried out at the direction of the Diocesan Safeguarding Team. The incident was reported to police but no further action was needed and our team was commended for its handling of the situation. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

**Pastoral Care**

There were 3 baptisms in 2024.

There were no weddings in the Parish in 2024.

13 funerals were either held in Church, or taken by the clergy on behalf of the Parish at crematoria, cemeteries, or a simple committal.

**Newham Deanery Synod**

Newham Deanery Synod met 4 times in 2024. Each meeting included welcomes and farewells. There were presentations on a range of topics including 'A Parish and Deanery Response to Travellers' with Becca Rogers, and chaplaincy at the University of East London with James Grenfell, new chaplain at UEL. There was an opportunity for deanery synod members to engage with the preparations for the Barking Area bid for Strategic Mission and Ministry Investment Board (SMMIB) funding with an update from Archdeacon Chris Burke and an interactive workshop lead by Dawn Waddell, and the start of a listening exercise across Deanery to inform the bid. In June Shirley Biro stood down as Lay Chair and Janet Bone was elected as the new Lay Chair. The Synod recorded thanks for the considerable contribution Shirley had made serving as Lay Chair. During the year Shirley and Janet worked with Deanery members to build resources and support for lay officers in the deanery including holding a Pastoral Care Course and training for Churchwardens with trainers from the diocese. They reported on this work in the main item at the December meeting 'Lay Matters'.

**The Life of the Churches in 2024**

**St Bartholomew's Church and Centre**  
**Prayer, Faith and Sacramental Life**

In 2024 our Sunday congregation continued to be small but faithful. The trend seen since 2022, of community users of the centre began to be drawn into the sacramental life of the church through the Thursday Eucharist has continued, and during 2024, this continues to have an attendance of at least 8 or 9, and is often in double figures. There is only a small overlap with the Sunday congregation – those attending on Thursday regard St Bart's as their 'weekday church.' Ash Wednesday was particularly well attended, again with almost no overlap with the service at St Mary Magdalene's in the evening.

We ran a successful Lent Course in 2024 alongside our colleagues in the East Ham and Plaistow MMP, and the 11am Thursday slot (immediately before the Eucharist) works well for this sort of faith formation.

During Holy Week, St Mary Magdalene's, as the parish church of the parish, hosted the main celebrations of Palm Sunday, Maundy Thursday Eucharist of the Institution of the Lord's Supper the Liturgy of Good Friday. Following Stations of the Cross at St Bart's, however, we shared Good Friday Liturgy and the Easter Vigil with St Mary Magdalene's.

We again hosted the Annual Meetings as a joint service at St Bart's (12 May).

Bart's patronal festival took place on Sunday 1 September and the Team Vicar preached.

Remembrance Sunday saw us, as usual, joining military, civic and other representatives at the War Memorial in Central Park.

We again held a Christingle service for the uniformed organisations at St Bart's. As there are now only Brownies and Guides at St Bart's, this was a smaller attendance, but it is much appreciated. There was an element of Messy Church about the service which included making Christingles before the service, which we hope to build on in future.

As well as our own worship, as a building licensed for worship rather than a consecrated building, we are able easily to offer hospitality to worshipping communities from other denominations. Our friends and guests continue to be Vision Gospel, a Pentecostal Church, Bethel Ministries, a Telegu-speaking ecumenical congregation and the Malayalam-speaking Church of South India.

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**Fundraising**

There was a very successful and well-supported Macmillan Coffee Morning in the café, which raised over £650. We hosted a Saturday Brunch in support of Revd Sue Lucas, the Rector at the time, in her effort in running the London Marathon in aid of St Joseph's Hospice, making a contribution of over £400.

**Social and Community Life**

**Café**

As in previous years, January 2024 began slowly with everyone returning to their usual routines. As the year progressed, both our numbers and takings began to steadily rise month on month.

We held our prices throughout 2024 and will review this decision again early in 2025. It is our aim to keep any increases to a minimum and for the price of all drinks to be maintained at £1 if at all possible. We were mindful of café users who may be struggling with the cost of living and we have a discretionary fund that is used to good effect.

All activities continued throughout the year and proved to be very popular with Tuesday and Thursday continuing to be our busiest days. New groups have started; Friday exercise and Social Dance sessions and we have continued with monthly film showings and bi-monthly quiz afternoons.

Our fabulous staff and volunteers, Marion and Jan, continue to maintain the warm welcome at St Bart's Café. The continued support of the volunteers with us on both Tuesday and Thursday means we are fully staffed.

The year was rounded off with a great Christmas lunch supported by all of our café users and we were entertained by Jazanne Arts. A thoroughly good time was had by all !

We're looking forward to continuing to offer a warm welcome to friends old and new in 2025.

**The Lunch Bunch**

The 'lunch bunch' event continued in 2024 monthly on Mondays, a completely open group of people who go out to lunch together at a low-cost local eatery. Everyone is welcome and those present always ensure that cost is never a barrier to anyone joining in. At the end of the year, the Lunch Bunch particularly enjoyed their Christmas lunch gathering.

**Warm Haven**

From the Autumn, we were once again able to offer, as a response to the rising cost of living a 'warm space' in St Bart's café. While the café is open, we can welcome any guests, including providing a warm drink and, at the discretion of the café manager, some soup or a sandwich. Our activities give those who might need a warm space a reason to come, so the initiative has undoubtedly increased footfall, and Newham Council have particularly commended us for running the warm space in a sustainable way with proper safeguards for staff and users in place.

**Food Pantry**

Average numbers attending Bart's Pantry during 2024 have been:

Jan	28	Apr	27	Jul	27	Oct	23
Feb	38	May	21	Aug	24	Nov	22
Mar	41	Jun	26	Sept	26	Dec	23

Despite high numbers at the beginning of the year, numbers visiting the Pantry were relatively stable during the rest of 2024.

During 2024 we received several cash donations from Line Dancers, WI, harvest collections and music afternoons, along with personal donations too. We also received some top-up deliveries from NFA which has kept our shelves loaded although these deliveries have tailed off towards the end of 2024.

We were closed for two weeks over Christmas/New Year and reopened on 10 January 2025. To help cushion the impact of this closure our regular members were each given a £10 voucher for Lidl on our final week of 2024 alongside Winter Care Packs donated by EECF.

The Pantry Fund stands at £4,903 at 31 December 2024.

**Recitals – Mihalyi – Thursday 10th October - Goldberg Variations**

During 2024, we hosted a really high quality recital, featuring a young and upcoming pianist.

**Hosting Other Community Organisations/Services**

During 2024, we continue to be a community hub for the provision of Vitamin D to the over-65s.

We continue to host the Artisan East Market, a market hosting local artisans and craft workers. These have become very popular with the local community and the church and centre becomes a gathering place for many people from the whole of East Ham.

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We have continued to host WI meetings in 2024, and the WI contribute in many ways to the life of the church and centre, not least in providing catering for the Artisan East Market.

We continue to benefit from Cutie Pies nursery hiring the Hall, Cecilia Room and Luke Room office. They both provide good financial support to St Bart's and have also contributed to the environment by planting out the 'square' of garden on Navarre Road.

We also continued to host uniformed organisations in the Centre – Brownies and Guides on Mondays.

In 2024, Community Counselling continued slowly to increase their 'in person' practice and a number of counsellors now work regularly at St Bart's. In addition, Community Counselling have begun periodically to meet as a team here at St Bart's.

**Fabric Report**

The following repairs were undertaken in 2024:

Month	Details	Contractor	£
Jan	Replace hall kitchen window – beyond repair	Prestige Windows and Doors	660
Feb	Repair car park brickwork and cut brickwork to square for gate to be fitted	R Woollard & Sons	275
Apr	Grills to top of wall in St Barts brickwork	Poojan Fabrication Ltd	2,940
	Annual service contract of fire alarm	Tunstall	3,442
May	Remove waste & weld hinges to car park gate	R Woollard & Sons	80
	Weld new hinges to car park gate	R Woollard & Sons	100
	Service church/hall room dividers	AEG Maintenance	883
	Replace faulty fluorescent light fitting	Arealight	312
Jun	Replace ball valve in upstairs water storage tank	R Woollard & Sons	130
	Servicing fire extinguishers	London Fire Protection	319
Aug	Replace hand dryers in gents toilet	Arealight	540
	New audio system in church	Moss Technical	13,500
	Replacing three lights	R Woollard & Sons	390
Sep	Racking & new fuses in Nursery cupboard	R Woollard & Sons	270
	Boiler servicing & gas safe certificate	Duncan Samuel	1,100
Oct	Replace EM in building and 7 lights in main hall	Arealight	2,382
			27,323

**St. Edmunds**

**Prayer Faith and Sacramental Life**

We continue to have a small but regular congregation for the Sunday morning Eucharist and would like to thank all members of the clergy team for the thought and care they put into this. In 2024 +Saulo and Ruth continued to support the congregation in addition to their work at St Martin's. In the first half of the year a monthly Portuguese service was led by +Saulo.

From May 2024 a weekday Mass was restored at St Edmund's, taking place on Tuesdays at 12.15pm.

The Patronal Festival was held on 17 November and the Team Rector preached. The congregation hosted a splendid buffet lunch. There was a good attendance from across the parish.

**Social and Community Life**

Alternatives East London, a local charity working mainly with women and children continues to operate from the first floor each weekday. Following their initial rent holiday while they completed capital refurbishment, Alternatives began to pay rent in May 2024, giving St Edmund's financial stability.

**Fabric Report**

Substantial redecoration of the ground floor (worship spaces) was undertaken in 2024. the following works were undertaken in St Edmund's in 2024:

Month	Details	Contractor	£
Jan	Fire extinguisher servicing	London Fire Protection	270
Mar	Repair/re-stick stair carpet	Carpet Matters	120
May	Decorating of ground floor (church, chapel, vestry, parish room, hallway, toilet)	R Woollard & Sons	13,050
	Emergency alarm reset triggered by Alternatives guest in error	London & South East Electricals Ltd	60

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	Fire alarm servicing	London & South East Electricals Ltd	472
Jun	Painting of stairs and landing	R Woollard & Sons	4,500
Oct	Boiler service/gas certificate	DSMT Heating	285
Nov	Floor sanding and sealing	Roberts Flooring	4,400
Dec	Fire alarm servicing	London & South East Electricals Ltd	360
	Repair to entrance roof – lead flashing stolen	R Woollard & Sons	375
			23,892

Running and maintenance costs of St Edmund's for the moment continue to be met through the support of the SDF money, but the rental income from Alternatives means there is means of financial stability when the SDF money comes to an end in 2025.

**St Mary Magdalene**

**Prayer, Faith and Sacramental Life**

The Parish Church of St Mary Magdalene continued to offer a vibrant worshiping life in 2024. The principal Sunday service (Parish Eucharist) and festivals in particular saw growth in attendance and attracted more new congregation members.

The topic of this year's Lent course was the Passion Gospels. It was hosted by the parish at St Mary's on Wednesday evenings and at St Bart's Thursday mornings and served attendees from the wider Ministry and Mission Partnership (i.e. St Martin's Plaistow, St George's East Ham, St Paul's East Ham) was held in part at St Mary's following the Wednesday evening Eucharist.

St Mary Magdalene hosted joint Parish services for Palm Sunday and the Triduum. The Parish Feast of Title on Trinity Sunday was hosted at St Mary's (26 May) and the Revd John King preached.

On 'Environment Sunday' (2 June) our Eco-Church group addressed the congregation ahead of our drive towards the Rocha Eco-Church Silver Award. Also on 2 June St Mary's hosted the annual service In Honour and Memory of John ('Jack') Travers Cornwell VC, conducted by the Revd Canon Fred Ashford-Okai, Chaplain to the East Ham and District Branch of the Royal British Legion.

On 1 June St Mary's took part in the MMP prayer walk with church members taking part and hosting the group. The Team Vicar gave a short talk on the history and life of the church. During July the Team Vicar moved into the vicarage.

Nearing his retirement as Archdeacon of West Ham, the Ven Elwin Cockett preached on Trinity 6 (7 July).

The preacher at the Patronal Festival on 21 July, a joint Parish Eucharist, was the Revd Katy Hacker Hughes. This was followed by the interment of the ashes of Gordon Owen. The St Mary's congregation laid on a worthy festival lunch enjoyed by all. At 6pm there was choral Evensong with our choir augmented by visiting singers.

Harvest Festival was celebrated on 6 October (Trinity 19). At the Parish Eucharist the congregation offered up donations in kind for Bonny Downs foodbank. At 5pm there was Evensong with London Gallery Quire, with church and chapel music from the Georgian era.

All Saints Day was kept on Sunday 3 November and our guest preacher was Rachel Humphrey, Baptist Pastor from Bonny Downs. The Annual Memorial Service took place at 6pm that evening, to which families of those whose funerals we have taken over recent years are especially invited. Remembrance Sunday featured an Act of Remembrance in the churchyard by the War Memorial.

The Parish Festival of Nine Lessons and Carols at 6pm on 22 December began our sequence of Christmas services. As well as readers from all three churches in the parish, we had several more readers drawn from our local community partners and local dignitaries this year, among them: Sarah Dodd (East Ham Nature Reserve), Ami Moulton (NewWay Project Night Shelter manager), Councillor Lakmini Sharh (East Ham South) and Sir Stephen Timms MP. Also in attendance were Councillor Susan Masters (East Ham South) and Councillor Amar Virdee (representing Rokhsana Fiaz OBE, Mayor of Newham). Many people attended the carol service for the first time. The service was followed by convivial mulled wine and mince pies in the church.

On Christmas Eve the church was full of young families for the Christingle Service jointly led by the Revd John King and the Revd Canon Ann Easter. Children were fully engaged with dressing up and acting out the nativity story. The church was also full for Midnight Mass and a small congregation gathered for the Christmas morning service. The Team Rector preached at Midnight and the Team Vicar on Christmas morning. Numbers were up in comparison to 2023, with more than a hundred at each of the three major services (Carols, Christingle and Midnight).

All our services are supported by our sacristan, serving team, choir, organist, wardens and sidespeople and we give them all our heartfelt thanks.

**Fundraising**

Our charities this year have been the Mildmay Mission Hospital, Christian Aid and USPG. Proceeds from the collection at the Christingle Service at Christmas as usual went to The Children's Society.

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**Social and Community Life**

Whilst the social and community life is inseparable to the worshipping life of the church, a few additional notes are set out below to give a sense of the wide social and community life of St Mary's.

Open days with tours including tower visits were held on the patronal festival weekend (July) and during the Open House Festival (September), Members of the congregation supplied refreshments in the hall and others gave tours.

St Mary's continued to collaborate with East Ham Nature Reserve. Members of St Mary's were part of the quarterly East Ham Nature Reserve stakeholders meeting chaired by Sarah Dodd, Parks Development Officer, attended by representatives of the church, the council and the conservation volunteers, to promote common interests in serving the community through the churchyard/Nature Reserve. Members of St Mary's congregation continue to engage with conservation work on the Nature Reserve.

Members of the conservation volunteers not previously involved with the church have begun to attend church events and services.

St Mary's continued ministering to local children in partnership with Faith in Schools, again hosting local schoolchildren for a 'mock wedding' as part of their RE curriculum. For the first time St Mary's, in cooperation with East Ham Nature Reserve, hosted more than 150 year 4 children from several local primary schools for the Faith in Schools Easter Experience (18 March).

St Mary's continued to play host to other school groups throughout the year.

As part of St Mary's relationship with East Ham Nature Reserve we welcomed several groups of children and their families to visit the church on those days when they were visiting the Reserve for family activity days.

Following a year of work led by the Eco-Church group, in September 2024 St Mary's was awarded the Rocha Eco Church Silver Award. In Autumn 2024 the St Mary's Eco-Church group established the Eco-Church garden at the Church Hall, Norman Road. Work days have brought together church members and members of the local community.

In October St Mary's began working with the Centre of Community and Theology ('CTC'), joining the Organising for Growth programme. Fr Paul and Ana Ferreira from CTC began holding one-to-one meetings with congregation members to help build relationships and discern gifts and reveal what aspirations our church has for itself and the wider community.

Members of St Mary's and local community members came together on Saturday 9th November for the second Remembrance Walk. Penny Evans of the conservation volunteers led the guided walk of the Commonwealth War Graves in the churchyard. Fr Paul blessed crosses bearing poppies which those attending then laid at the foot of each war-grave headstone.

St Mary's collaborated with photographer Shahed Saleem and participated in a Photo Exhibition of Places of Worship in Newham as part of Newham Interfaith Week in November.

The Christmas Market on 23 November raised well over a thousand pounds and was very well attended by local community. Thanks to all who contributed to this great effort. Some members of the community attended the market as their first introduction to the church and have now become part of the church community and worship at St Mary's.

On 19 December St Mary's and the wider parish and MMP joined forces with Bonny Downs Baptist Church for Carol singing at the Red Lion raising money for NewWay Project NewDay Night Shelter. This was ahead of St Mary's Hall hosting the second half of the Night Shelter (due to start 3 January 2025).

**St Mary Magdalene's Choir Report 2024**

Over the last year the choir has continued to fulfil faithfully its primary function of leading and enriching the musical portions of the liturgy week by week at St Mary Magdalene's, plus its extended role across the parish singing at united services at St Bartholomew's and St Edmund's. As ever this involved a great deal of commitment from the singers who attend regular rehearsals before and after Sunday Mass, undertake individual work at home using rehearsal tracks, and also attended some Thursday evening rehearsals in the run-up to Christmas. Since Advent 2023 the choir has been leading the singing of the proper portion of psalmody for the day in responsorial form on Sundays and feast days, requiring learning and performing of new music on a (usually) weekly basis.

While the regular services form the bedrock of the choir's work and mission, numerous 'special' services have once again been the highlights across the year. Some of these were sung by the core members of the choir without the addition of any guest singers, including the Holy Week liturgies. For other 'special' services we continue to be fortunate to be joined by guest singers. On Easter Day the service opened with William Mathias' Lift up your heads, O ye gates; while the anthem after Communion was a new choral setting of the Easter Anthems. For the Patronal Festival in July the choir sang Choral Evensong. The introit was Hail, gladdening light by Geoffrey Shaw, the canticles were sung to Tallis' Short Service in the Dorain Mode, and the anthem was Richard de Castre's Prayer to Jesus by R. R. Terry. The year was rounded off with another highly successful Service of Nine Lessons and Carols in December. The choral items included Up! good Christen [sic] folk, and listen (arr. G. R. Woodward), All my heart this night rejoices (Johann Georg Ebeling), The Sussex Carol (arr. David Willcocks), Susanni (Richard Rodney Bennett), plus a new work, New Prince, New Pomp, to words by St Robert Southwell.

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**ST MARY'S HALL – TREASURER'S REPORT, 2024**

**Users**

Mini Uni – the nursery organisation continued to use the hall until July. It was originally agreed that they would pay the gas and electricity charges in exchange for a low rent which, sadly, did not work out. They finally departed on 31st July. Two Pentecostal groups continue to use the building on Sundays but the hall continues to remain empty during the week. However, it was agreed that a homeless group could use the hall on Friday nights for 10 weeks, managed by volunteers from Royal Docks Church, which has worked out very well.

**Fabric**

The building requires some work to bring it up to scratch for use, but this is in abeyance (not least due to reduced income). General maintenance is ongoing to keep the building ticking over.

**Fabric Report**

During 2024 the following works were undertaken at St Mary Magdalene:

Month	Details	Contractor	£
Jan	New Sign	Sign Fit	1,840
	Electrical fault & door repair, Pew switch cracked	DNR Handyman	80
Mar	Lightening conductors maintenance	Roddells	180
Apr	Renew guttering	DNR Handyman	244
Jul	PAT Testing & roof beam repair	DNR Handyman	185
			2,529

**ACHIEVEMENT AND PERFORMANCE**

**Church Fabric and Buildings**

Consecrated land which has been given to God is owned by the Church Commissioners on behalf of the Church of England rather than the PCC and therefore are not included in the PCC accounts at either historic cost or valuation. However, the PCC, as custodian, have a responsibility to maintain and insure the Church buildings and the costs are charged to the Statement of Financial Affairs (SOFA) as incurred.

**FINANCIAL REVIEW**

**Investments and Investment Policy**

Over many years the church congregations making up the Parish have accumulated surpluses of income over expenditure which are held in various reserve funds. Where the reserve funds are not expected to be required in the short term these funds have been invested in lower risk funds designated to generate both income and capital gains over time.

The investment funds are managed by CCLA and the underlying portfolio sectors and risk profile meet social, environmental and ethical criteria agreed by the Church of England centrally.

The value of all our investments only increased by about half as much as in 2023.

**Financial position**

The PCC, as Trustees of the charity, have acted responsibly in managing the charity's financial affairs.

**Reserves policy**

The Parish is fortunate in having substantial reserves which cover any eventuality. The restricted St. Mary's Millennium (Restoration) Fund had £1.3 million in fixed assets to cover all costs associated with St. Mary's Church and free, uncommitted reserves are approximately £493,000, representing 16 months of unrestricted expenditure (excluding property depreciation which is already covered by a designated reserve) if all income ceased.

It is PCC policy to maintain a balance on unrestricted funds (if possible) that equates to at least two months' unrestricted payments to cover emergency situations that may arise from time to time, at current levels this represents approximately £60,500. Total reserves at 31 December 2024 were £8,281,000 of which £1,398,000 were restricted and £6,883,000 were unrestricted. Designated funds have been set aside by the trustees to reflect investment in fixed assets, future commitments, and contingencies, leaving approximately £493,000 of uncommitted funds.

**Risk management**

Risk can be defined as 'the threat that an event or action will adversely affect an organization's ability to achieve its objectives and execute its strategies'. The main risk areas may be categorized as follows:

- **Financial risk** - the most common category of risk and many non-financial risks can be measured in terms of financial impact. The PCC approved a set of Internal Financial Procedures to manage financial risk and will review these in the coming year and regularly thereafter.

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- **Reputational risk** - can have an impact if unwelcome publicity hinders the mission of the church. Regular media releases are issued to local newspapers and the Diocesan Bulletin, alongside the internal communications such as the website and weekly newsletter.
- **Statutory and legal requirements** - such as health and safety, employment law, Charities Act and child protection. The PCC has policies in place for all of these and they are reviewed on a regular basis.
- **Operational risk** - relates to threats to the Church's ability to deliver its objectives owing, for example, to damage to the church building.

The above list represents the major risks reviewed by the PCC and systems or procedures have been established to manage those risks.

**Detailed financial review**

**Parish:**

All forms of giving increased in 2024, by approximately 10%. The shortfall in meeting the Parish share is made up by contributions from the income from the Church Halls.

**St Bartholomew's:**

Income increased by about 4% and, despite spending about £13,000 on a new sound system for the Church (for which we did receive a grant of £6000), the Centre made a modest surplus of about £4,000.

**Fellowship House**

As usual, Fellowship House generated a considerable surplus which is used towards making up the shortfall in the Parish Share.

**St Alban's:**

St. Alban's also generated a large surplus from letting to the pre-school, but a substantial amount is still owed for 2024.

**St Edmund's:**

The SDF project partly funded the refurbishment of the premises and Alternatives took occupancy of the second floor and began to pay rent. As a result, St Edmund's also made a significant surplus.

**St Mary Magdalene:**

**Hall**

Most of our payments are now subject to on-line banking, and utilities, insurance, etc are managed by direct debit. As at 31st December, the hall account stands at £3,750 and there is £12,235 in the CBF (savings) account.

**St Mary's General Purposes Account:**

This account was set up many years ago to deal with income and expenditure pertaining to the church. Income is derived from votive candle proceeds, donations, and a depository for the income raised at annual Christmas Markets, and any payments from this are managed by the Social committee. We also occasionally donate to charities in memory of church members who have died, and annual donations to our two chosen charities (Mildmay and USPG). As at 31st December, 2024 the account stands at £5,197.

Two non-Anglican worshipping communities continue to use the Hall on Sunday afternoons in return for hire fees. Together these generate a modest income.

**St Mary's Millennium Fund:**

This is a Restricted Fund, and as usual there has been little movement in or out of the Millennium Fund this year. The main items of expenditure this year have been the works detailed in the Fabric Report for St Mary Magdalene's above.

**FUTURE PLANS**

- Following the departure of the Team Rector, the Revd Dr Sue Lucas, at the beginning of 2025 the parish enters a period of discernment as to leadership and ministry.
- The parish will be engaging with the "Believing in Barking" plan following the successful Barking Area (Diocese of Chelmsford) bid for funding from the Strategic Mission and Ministry Investment Board (SMMIB)
- Conversations begin in 2025 at St Mary's looking at needs and opportunities for improvements at St Mary's Hall and church buildings, building on some of the work begun on the 'Organising for Growth' programme.
- In the light of recent congregational growth, we will be looking to encourage and utilise the energy and talents of our people in expanding the life and witness of our three churches.

**VOLUNTEERS: THANK YOU**

We should like to thank all those who work so hard to make our Parish the lively and vibrant community that it is not least the Churchwardens and Treasurers in all the Churches the Parish Wardens and Treasurer, all the members of the PCC and DCCs, the ministry team, the altar servers, choir members, organists, those working with children and young people, and the huge number of people have given so generously of time, talents and resources to enable this Parish to go on being God's holy, catholic and apostolic church in this place, and to care for our buildings.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2024**

**INDEPENDENT AUDITORS**

Calculus Assurance Services, the auditors appointed at the 2023 APCM (having been appointed for a three-year term covering the audit of the 2021, 2022 and 2023 annual financial statements) have expressed their willingness to continue in this capacity.

**DISCLOSURE OF INFORMATION TO THE AUDITORS**

We, the trustees who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

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

**COMPLIANCE WITH LAWS AND REGULATIONS**

The trustees have established policies and procedures designed to ensure that it complies with all material laws and regulations in relation to the charitable company's operations and activities. The trustees are not aware of any significant non-compliance with laws and regulations.

Approved by the PCC (board of trustees) on 18 May 2025 and signed on their behalf by:



.....  
Revd Paul Gurnham – Trustee and Chair of the PCC

18/06/2025

## INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

### Opinion

We have audited the financial statements of Parochial Church Council of East Ham Team Ministry (the 'charity') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

### Basis for opinion

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

We have undertaken the audit in accordance with the requirements of FRC Ethical Standards including FRC Ethical Standard – Provisions Available for Audits of Small Entities, note 13 to the financial statements gives the circumstances.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### Other information

The other information comprises the information included in the Report of the Trustees, other than the financial statements and our Report of the Independent Auditors thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the report of the trustees'; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

### Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities on page 12, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

### Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with relevant regulations made under Section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Obtaining an understanding of the laws and regulations that have a direct effect on the charity in carrying out its operations or have an impact on the financial statements. The key laws and regulations we identified included the Charities Act 2011, the Parochial Church Councils (Powers) Measure 1956 (and regulations made under these Acts), safeguarding (in respect of children and vulnerable adults), health and safety legislation and employment legislation. This assessment has informed our sample testing of transactions and balances.
- Understanding the system of internal control established by the trustees to prevent and detect fraud.
- Enquiring of management and those charged with governance if there have been any breaches or non-compliance with laws and regulations and their knowledge of any potential litigation or claims against the charity and any suspected or actual incidents of fraud and where applicable an estimate of the financial impact.
- Reviewing the minutes of trustee (PCC) meetings for evidence of non-compliance with laws and regulations and suspected or actual fraud.
- Reviewing the financial statement disclosures and checking supporting documentation to assess compliance with applicable laws and regulations.
- Carried out audit testing of journal entries and other adjustments and the rationale supporting significant judgemental areas in the financial statements and accounting estimates for evidence of management bias or override of controls.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditors-responsibilities-for>. This description forms part of our auditor's report.

### Use of our report

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

*Calculus Assurance Services*

Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

Date: 18/06/2025

*Calculus Assurance Services is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.*

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**STATEMENT OF FINANCIAL ACTIVITIES (including the Income and Expenditure Account)  
for the year ended 31 December 2024**

	Notes	Unrestricted funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		45,464	4,494	49,958	42,335
<b>Charitable activities</b>					
Parish Activities		281,008	6,949	287,957	254,792
Investment income	2	11,976	33,280	45,256	44,254
Other income		47,645	-	47,645	27,491
<b>Total</b>		<b>386,093</b>	<b>44,723</b>	<b>430,816</b>	<b>368,872</b>
<b>EXPENDITURE ON</b>					
Raising funds		9,247	11,696	20,943	20,860
<b>Charitable activities</b>					
Parish Activities		508,664	16,173	524,837	508,157
<b>Total</b>		<b>517,911</b>	<b>27,869</b>	<b>545,780</b>	<b>529,017</b>
Net income before investment gains / (loss)		(131,818)	16,854	(114,964)	(160,145)
Net gains / (loss) on investments		8,442	32,663	41,105	145,845
<b>NET INCOME/(EXPENDITURE)</b>		<b>(123,376)</b>	<b>49,517</b>	<b>(73,859)</b>	<b>(14,300)</b>
<b>Transfers between funds</b>		<b>375</b>	<b>(375)</b>	<b>-</b>	<b>-</b>
<b>NET MOVEMENT IN FUNDS</b>		<b>(123,001)</b>	<b>49,142</b>	<b>(73,859)</b>	<b>(14,300)</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward	11	7,016,039	1,348,554	8,364,593	8,378,893
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>11</b>	<b>6,893,038</b>	<b>1,397,696</b>	<b>8,290,734</b>	<b>8,364,593</b>

The notes on pages 17 to 23 form part of these financial statements


**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**BALANCE SHEET**

**As at 31 December 2024**

	Note	Unrestricted Funds £	Restricted Funds £	31.12.24 Total Funds £	31.12.23 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	6	6,399,836	-	6,399,836	6,555,411
<b>CURRENT ASSETS</b>					
Debtors	7	15,635		15,635	15,219
Investments	8	377,204	1,351,737	1,728,941	1,662,836
Cash at bank and in hand		125,526	45,959	171,485	158,604
		518,365	1,397,696	1,916,061	1,836,659
<b>CREDITORS</b>					
Amounts falling due within one year	9	(7,383)	-	(7,383)	(8,497)
<b>NET CURRENT ASSETS</b>		510,982	1,397,696	1,908,678	1,828,162
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		6,910,818	1,397,696	8,308,514	8,383,593
<b>CREDITORS</b>					
Amounts falling due after more than one year	10	(17,780)	-	(17,780)	(18,980)
<b>NET ASSETS</b>		6,893,038	1,397,696	8,290,734	8,364,593
<b>FUNDS</b>					
Unrestricted funds	11			6,893,038	7,016,039
Restricted funds				1,397,696	1,348,554
<b>TOTAL FUNDS</b>	11			8,290,734	8,364,593

The financial statements were approved by the Board of Trustees and authorised for issue on 14 May 2025 and were signed on its behalf by:

  
 .....  
 Revd Paul Gurnham – Trustee  
 Chair of the PCC  
 18/06/2025

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2024**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and assessment of going concern**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, except for investments which are stated at market value where this is available. The financial statements have been prepared in accordance with applicable charity law.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

**Critical accounting judgements and key sources of estimation uncertainty**

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

**Useful economic life of tangible fixed assets:**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. The carrying value of tangible fixed assets is shown in Note 6 below.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Collections are recognised when received by or on behalf of the PCC, planned giving receivable under Gift Aid is recognised only when received. Income tax recoverable on Gift Aid donations is recognised when the gift is received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Funds raised by the fete, bazaar and similar events are accounted for gross.

**Other ordinary income**

Rental income from the letting of church premises is recognised when the rental is due.

**Income from investments**

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Tax recoverable on such income is recognised in the same accounting year.

**Gains and losses on investments:**

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Activities directly relating to the work of the church**

The Diocesan Parish Share is accounted for when paid. Any parish share unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a liability in the balance sheet. The Parish Share was paid in full in the year.

**Tangible fixed assets**

**(i) Consecrated land and buildings and movable church furnishings PCC Property**

Consecrated and beneficed property is excluded from the accounts in accordance with Charities Act 2011.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2024**

**1. ACCOUNTING POLICIES - continued**

**(ii) Other fixtures, fittings, and office equipment**

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 may be inspected at any reasonable time. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1 January 2000 have been capitalised and depreciated in the accounts over their currently anticipated useful economic life (initially over four years) on a straight-line basis.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of moveable church furnishings acquired before 1 January 2000 is written off.

Equipment used within the church premises is depreciated on a straight-line basis over four years. Individual items of equipment with a purchase price less than £1,000 are written off when the asset is acquired.

**(iii) Depreciation**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Consecrated land	- not included in the accounts
Freehold property	- in accordance with the property
Leasehold property	- over shorter of the lease term or 50 years
Church Equipment	- 25% on cost

**Taxation**

The charity is exempt from tax on its charitable activities.

**Current assets**

Amounts owing to the PCC at 31 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 with the Central Board of Finance of the Church of England, the Chelmsford Diocesan Board of Finance and COIF Charity Funds.

**Debtors**

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

**Cash at bank and in hand**

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

**Creditors**

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

**Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2024**

**2. INVESTMENT INCOME**

	31.12.24	31.12.23
	£	£
Dividends received	44,978	43,570
Deposit account interest	278	684
	<u>45,256</u>	<u>44,254</u>

**3. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023. Members of the Clergy serve on the Parochial Church Council (as Trustees) but their remuneration is paid by the Diocese of Chelmsford.

**Trustees' expenses**

Clergy re-imbursed expenses were £2,266 (2023: £1,199). The Parish Administrator was reimbursed expenses of £Nil (2023: £Nil). There were no other trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**Payments to lay pcc members**

There were no payments made to PCC members in connection with their office. (2023: £Nil)

**4. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	31.12.24	31.12.23
	£	£
All staff – charitable activities	3.75	3.75
	<u>77,449</u>	<u>64,471</u>
Wages and salaries	4,141	4,141
Social security costs	3,278	3,381
Pension costs	<u>84,868</u>	<u>71,993</u>

No employees received emoluments in excess of £60,000.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	38,915	3,420	42,335
<b>Charitable activities:</b> Parish Activities	246,507	8,285	254,792
Investment income	11,959	32,295	44,254
Other income	27,491	-	27,491
	<u>324,872</u>	<u>44,000</u>	<u>368,872</u>
<b>TOTAL EXPENDITURE ON</b>			
Raising funds	9,146	11,714	20,860
<b>Charitable activities</b>			
Parish Activities	485,832	22,325	508,157
<b>Total expenditure</b>	494,978	34,039	529,017
Net gains on investments	31,712	114,133	145,845
Transfers between funds	406	(406)	-
	<u>(137,988)</u>	<u>123,688</u>	<u>(14,300)</u>
<b>NET INCOME</b>			
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	7,154,027	1,224,866	8,378,893
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>7,016,039</u>	<u>1,348,554</u>	<u>8,364,593</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2024**

**6. TANGIBLE FIXED ASSETS**

	Leasehold land and buildings £	Freehold land and buildings £	Church equipment £	Totals £
Cost as at 1 January 2024	8,068,460	2,406,979	79,459	10,554,898
Additions	-	-	13,450	13,450
Disposals	-	-	-	-
Cost as at 31 December 2024	<u>8,068,460</u>	<u>2,406,979</u>	<u>92,909</u>	<u>10,568,348</u>
Depreciation as at 1 January 2024	1,772,798	2,147,230	79,459	3,999,487
Depreciation charge for the year	161,369	4,294	3,362	169,025
Eliminated on disposals	-	-	-	-
Depreciation and impairment as at 31 December 2024	<u>1,934,167</u>	<u>2,151,524</u>	<u>82,821</u>	<u>4,168,512</u>
Net book value – 31 December 2024	<u>6,134,293</u>	<u>255,455</u>	<u>10,088</u>	<u>6,399,836</u>
Net book value – 1 January 2024	<u>6,295,662</u>	<u>259,749</u>	<u>-</u>	<u>6,555,411</u>

The Church buildings at St Mary's and St Edmund's are owned jointly by the Parish and the Diocese and constitute consecrated land so are excluded from the PCC accounts.

St Albans church centre is included in the accounts at valuation (independently valued in October 2014) which has been treated as deemed cost as permitted under FRS 102.

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.24 £	31.12.23 £
Other debtors	888	888
Prepayments and accrued income	14,747	14,331
	<u>15,635</u>	<u>15,219</u>

**8. CURRENT ASSET INVESTMENTS**

	31.12.24 £	31.12.23 £
Listed investments	<u>1,728,941</u>	<u>1,662,836</u>

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.24 £	31.12.23 £
Other creditors and accruals	<u>7,383</u>	<u>8,497</u>

**10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.24 £	31.12.23 £
Other creditors	<u>17,780</u>	<u>18,980</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2024**

**11. MOVEMENT IN FUNDS**

Net movement in funds are as follows:

	1.1.24					31.12.24		1.1.23					31.12.23	
	B/fwd	Income	Expenditure	Gains & losses	Transfers	C/Fwd	B/fwd	Income	Expenditure	Gains & losses	Transfers	C/Fwd		
	£	£	£	£	£	£	£	£	£	£	£	£		
<u>Unrestricted funds</u>														
PCC General Fund	27,944	52,361	92,541	415	48,936	37,115	29,052	48,392	87,482	1,546	36,436	27,944		
Clergy Housing	346	0	0	0	0	346	279	0	(67)	0	0	346		
St Mary's Sunday School	270	0	0	0	0	270	270	0	0	0	0	270		
St Bart's Sunday School	156	0	0	0	0	156	156	0	0	0	0	156		
Fellowship House	86,828	43,773	20,903	1,207	(38,223)	72,682	61,740	39,186	12,524	4,538	(6,112)	86,828		
St Alban's Hall	15,747	26,600	5,465	1,125	(17,223)	20,784	22,891	26,222	2,254	0	(31,112)	15,747		
St Mary Magdalene	5,580	1,734	1,386	0	0	5,928	4,773	1,934	1,686	0	559	5,580		
St Mary's Hall	2,858	16,804	19,754	0	(3,462)	(3,554)	5,646	21,016	18,341	0	(5,463)	2,858		
St Bart's Centre	268,831	186,303	176,610	5,695	18,600	302,819	251,110	179,422	185,830	21,398	2,731	268,831		
St Edmunds	(5,181)	52,518	34,089	0	(8,253)	4,995	2,623	8,423	19,595	1	3,367	(5,181)		
Kitchen Fund	(670)	0	0	0	0	(670)	0	0	670	0	0	(670)		
Building Fund	6,555,411	0	165,663	0	0	6,389,748	6,721,074	0	165,663	0	0	6,555,411		
Equipment Fund	0	6,000	1,500	0	0	4,500								
St Alban's Fabric	46,877	0	0	0	0	46,877	42,513	135	0	4,229	0	46,877		
St Edmund's Fabric	6,896	0	0	0	0	6,896	6,896	0	0	0	0	6,896		
SDF Grant – St Edmunds	3,189	0	0	0	0	3,189	4,189	0	1,000	0	0	3,189		
St Mary Magdalene Fabric	197	0	0	0	0	197	55	142	0	0	0	197		
Stubbers	760	0	0	0	0	760	760	0	0	0	0	760		
	<b>7,016,039</b>	<b>386,093</b>	<b>517,911</b>	<b>8,442</b>	<b>375</b>	<b>6,893,038</b>	<b>7,154,027</b>	<b>324,872</b>	<b>494,978</b>	<b>31,712</b>	<b>406</b>	<b>7,016,039</b>		
<u>Restricted funds</u>														
Millennium Fund	1,225,028	33,280	16,173	26,935	(375)	1,268,695	1,113,645	32,295	22,088	101,582	(406)	1,225,028		
Alms Fund	624	0	0	0	0	624	624	0	0	0	0	624		
Pantry Fund	5,156	11,443	11,696	0	0	4,903	5,402	11,630	11,876	0	0	5,156		
Parish Donations	1,414	0	0	0	0	1,414	1,414	75	75	0	0	1,414		
St Bart's Donations	2,492	0	0	0	0	2,492	2,492	0	0	0	0	2,492		
St Mary's Donations	1,047	0	0	0	0	1,047	1,047	0	0	0	0	1,047		
Russel Bequest	60,982	0	0	3,113	0	64,095	54,175	0	0	6,807	0	60,982		
Rutland Road Proceeds	51,496	0	0	2,615	0	54,111	45,752	0	0	5,744	0	51,496		
Stephen Road Proceeds	315	0	0	0	0	315	315	0	0	0	0	315		
	<b>1,348,554</b>	<b>44,723</b>	<b>27,869</b>	<b>32,663</b>	<b>(375)</b>	<b>1,397,696</b>	<b>1,224,866</b>	<b>44,000</b>	<b>34,039</b>	<b>114,133</b>	<b>(406)</b>	<b>1,348,554</b>		
<b>TOTAL FUNDS</b>	<b>8,364,593</b>	<b>430,816</b>	<b>545,780</b>	<b>41,105</b>	<b>-</b>	<b>8,290,734</b>	<b>8,378,893</b>	<b>368,872</b>	<b>529,017</b>	<b>145,845</b>	<b>0</b>	<b>8,364,593</b>		

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2024**

**11A. FUND DESCRIPTIONS**

<b>Fund Name</b>	<b>Fund Description</b>
<u>Unrestricted - General</u>	
PCC General Fund	General Parish funds
Clergy Housing	Fund for repairs and maintenance to clergy housing
St Mary's Sunday School	St Marys Sunday School
St Bart's Sunday School	St Barts Sunday School
Fellowship House	Fellowship House is a building let to Fellowship House Children's Centre
St Alban's Hall	St Alban's Hall Fund
St Mary Magdalene	St Mary's Church Fund
St Mary Magdalene Hall	St Mary's Hall Fund
St Bart's Centre	St Barts Church Centre Fund
St Edmunds	St Edmunds Fund
Kitchen	St Barts Cafe Kitchen Refurbishment
<u>Unrestricted - Designated</u>	
Buildings Fund	Fixed Asset Fund for Buildings
Equipment fund	Fixed Asset Fund for Equipment – capital grants
St Alban's Hall Fabric Fund	Fabric Fund for St Albans
St Edmund's Fabric Fund	Fabric Fund for St Edmunds
Stubbers	Fund for yearly church organised kids' trip to Stubbers
<u>Restricted</u>	
Millennium Fund	Restricted fund exclusively for St Mary's Church
Discretionary Alms Fund	Fund to be used at the discretion of the PCC
Pantry	St Barts Food Pantry project
Charities Fund	Money to be donated to other charitable organisations
Parish Donations	Money to be donated to other charitable organisations
St Bart's Donations	Money to be donated to other charitable organisations
St Mary's Donations	Money to be donated to other charitable organisations
Russel Bequest	Funds to be used for the maintenance of the whole of St Edmund's building which includes provision of a Walsingham Room
Rutland Road Sale Proceeds	Investments funds relating to the sale of a restricted property to be reused for further property
Stephen Road Sale Proceeds	Investments funds relating to the sale of a restricted property to be reused for further property

**12. RELATED PARTY DISCLOSURES**

One member of the PCC is also an elected local councillor in London Borough of Newham where the charity is based (up to May 2023 two and one thereafter). During the year ended 31 December 2024 the following transactions occurred with London Borough of Newham:

	31.12.2024		31.12.2023	
	Amount	Balance outstanding	Amount	Balance outstanding
Income received:				
: - Grants	-	Nil	1,500	Nil
: - Community Toilet scheme	475	Nil	475	Nil
: - Ground rent Nature Reserve	400	Nil	-	Nil
: - Sundry income	390	Nil	-	Nil
: - Hall letting fee - Polling Station	-	Nil	620	Nil
Total	£1,265		£2,595	
Expenditure incurred:				
: - Commercial Waste Collection	2,565	Nil	2,064	Nil
: - Maintenance – Nature Reserve	2,890	Nil	-	Nil
: - Council Tax clergy accommodation	1,131	Nil	1,100	Nil
Total	£6,586		£3,164	

Trustee expenses are disclosed in note 3 and trustee donations received during the year ended 31 December 2024 amounted to £7,880 (2023: £4,450) in addition there were anonymous donations of £1,748 (2023: £2,372) which may have been from trustees.

There were no other related party transactions for the year ended 31 December 2024.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2024**

**13. FRC ETHICAL STANDARD - PROVISIONS AVAILABLE FOR AUDITS OF SMALL ENTITIES**

In common with many other entities of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2024**

	Unrestricted funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
<b>INCOME AND ENDOWMENTS</b>				
<b>Donations and legacies</b>				
Planned Giving	22,912	-	22,912	21,318
Collections at Services	7,196	-	7,196	5,709
Gift aid	6,095	-	6,095	4,810
Other donations and appeals	9,261	4,494	13,755	10,498
	<u>45,464</u>	<u>4,494</u>	<u>49,958</u>	<u>42,335</u>
<b>Investment income</b>				
Dividends	11,698	33,280	44,978	43,570
Deposit account interest	278	-	278	684
	<u>11,976</u>	<u>33,280</u>	<u>45,256</u>	<u>44,254</u>
<b>Charitable activities</b>				
Fetes and fund raising				
Church Hall Lettings and rent	254,742	-	254,742	223,389
Café	25,034	-	25,034	22,118
Other Church activities (inc fees from Weddings & Funerals)	1,232	6,949	8,181	9,285
	<u>281,008</u>	<u>6,949</u>	<u>287,957</u>	<u>254,792</u>
<b>Other income</b>				
Other Income - Insurance Claims	-	-	-	7,198
Other income – re-imburement and recharges	42,294	-	42,294	15,819
Other income	-	-	-	333
Employment Allowance	5,351	-	5,351	4,141
Furlough Scheme	-	-	-	0
	<u>47,645</u>	<u>-</u>	<u>47,645</u>	<u>27,491</u>
<b>Total incoming resources</b>	<u>386,093</u>	<u>44,723</u>	<u>430,816</u>	<u>368,872</u>
<b>EXPENDITURE</b>				
<b>Raising donations and legacies</b>				
Fetes & other fundraising	1,175	-	1,175	282
Café and Pantry	8,072	11,696	19,768	20,578
	<u>9,247</u>	<u>11,696</u>	<u>20,943</u>	<u>20,860</u>
<b>Charitable activities</b>				
Wages	77,449		77,449	64,471
Employers National Insurance	5,351		5,351	4,141
Pensions	3,324		3,324	3,381
Cleaning	14,643		14,643	15,033
Sundries	1,822	146	1,968	1,154
Missionary & Charitable Giving	1,142		1,142	570
Parish Share	67,320		67,320	67,174
Clergy Costs	3,988		3,988	2,876
Church running Costs	30,929	3,308	34,237	29,952
Church Maintenance	10,590	5,499	16,089	7,624
Upkeep of Services	1,956	1,250	3,206	4,741
Parish Office / Admin	15,457	5,370	20,827	35,228
Anniversary celebration	-		-	2,807
Church Hall Running Costs	43,974		43,974	49,327
Church Hall Maintenance	27,101	600	27,701	21,419
Major Repairs	22,230		22,230	24,649
Property depreciation	165,663		165,663	165,663
Equipment depreciation	3,362		3,362	-
SDF Project – St Edmund	5,942		5,942	1,832
	<u>502,243</u>	<u>16,173</u>	<u>518,416</u>	<u>502,042</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2024**

	Unrestricted Funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
<b>Governance costs</b>				
Auditors' remuneration	5,200	-	5,200	4,950
Audit				
Drafting accounts	1,200	-	1,200	1,144
Disbursements	21	-	21	21
	<u>6,421</u>	<u>-</u>	<u>6,421</u>	<u>6,115</u>
Total resources expended	<u>517,911</u>	<u>27,869</u>	<u>545,780</u>	<u>529,017</u>
Net (expenditure)/income before gains and losses	(131,818)	16,854	(114,964)	(160,145)
<b>Realised recognised gains and losses</b>				
Realised gains/(losses) on investments	8,442	32,663	41,105	145,845
<b>Transfers between funds (net)</b>				
<b>Net income</b>	<u>(123,376)</u>	<u>49,517</u>	<u>(73,859)</u>	<u>(14,300)</u>
<b>Support costs included in expenditure above:</b>				
Sundries			1,968	1,154
Church running Costs			34,237	29,952
Church Maintenance			16,089	7,624
Parish Office / Admin			34,277	35,228
			<u>86,571</u>	<u>73,956</u>









# Charities report - 20.2

Final Audit Report

2025-06-18

Created:	2025-06-18
By:	James Lambden (james.lambden@calculusaccountants.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4keHm8gfm9QhZuP-mGd-HTmM6-E3Lio_

## "Charities report - 20.2" History

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-  Agreement completed.  
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**PARISH OF EAST HAM, HOLY TRINITY**

England & Wales - Charity number 1127847

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# Accounts

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**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022  
FOR  
PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

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## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

### Reference and Administrative Information

<b>Registered Charity number</b>	1127847
<b>Principal address</b>	St Barts Church & Centre 292b Barking Road East Ham London E6 3BA

For the period 1<sup>st</sup> January 2022 until the date this report was approved, the following served as members of the PCC:

<b>Team Rector</b>	Revd. Dr Sue Lucas ( <i>Chair</i> )
<b>Team Vicar</b>	Revd Quintin Peppiatt (to 31/05/2022)
<b>Associate Clergy</b>	Revd Canon Ann Easter Bishop Saulo Barros (from 7/09/2022) Revd Marco G Lopes (from 7/09/2022) Revd Professor Sandra Eldridge (from 1/07/2022)
<b>Assistant Curates</b>	Revd John King Revd Marco Lopes (to 6/09/2022)
<b>Parish Wardens</b>	Ms Alison Brown (to 24/04/2022) Ms Mary Richards Mrs Hazel Thomas (from 24/04/2022)
<b>District Church Wardens</b>	Mrs Louise Simmons (to 24/04/2022) Mrs Sarah Namatovu (from 24/04/2022) Mrs Molar Tarigha
<b>Deanery Synod Representatives</b>	Canon Shirley Biro Mr Gordon Owens Mrs Hazel Thomas (from 1/11/2022)
<b>Elected Members from APCM 2021 to APCM 2022</b>	Mr Andrew Biro (treasurer) Mrs Joan Boyce Mr Colin Mansfield Mrs Jean Mansfield Mr Nigel McCollum
<b>Elected Members From APCM 2022 to APCM 2023</b>	Mr Andrew Biro (treasurer) Mrs Joan Boyce Mrs Paulette Welch

Revd Dr Susan Lucas was appointed Team Rector, Revd Quintin Peppiatt was appointed Team Vicar and Revd Canon Ann Easter and Revd Marco Lopes (from 7/09/2022) and Bishop Saulo Barros were appointed Associate Ministers, by the Lord Bishop of Chelmsford. Revd Professor Sandra Eldridge holds the Bishop's Permission to Officiate. Revd John King and Revd Marco Lopes (until 7/09/2022) are both curates serving their title in the parish. They are all ex-officio members of the PCC.

The Chelmsford Diocesan Board of Finance acted as Custodian Trustee for the inalienable property of the Church.

The PCC met 6 times in 2022, in: January, March, May, July, September and November.

**Bankers:** Barclays, Barclays Bank Plc, Leicester, LE87 2BB

**Auditors:** Calculus Assurance Services, 5 Priory Road, Loughton, IG10 1AF

**Architect:** Mr Jonathan Freegard, 5 Tredegar Square, Bow, E3 5AD

Day to day management of the Church was exercised by the Team Rector, Team Vicar, Church Wardens and PCC, with the support of the Parish Office.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2022**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

There are 3 active churches in the Parish:

St Bartholomew's Church and Centre, 292b Barking Road, London E6 3BA

St Edmund, Forest Gate, 464 Katherine Road, London E7 8NP

St Mary Magdalene, High Street South, E6 6HN and 1 Norman Road London E6 6HN

The Church is also responsible for the building at:

St Albans Church and Christian Centre, 157a Wakefield Street London E6 1LG. This is now routinely used in the working week on a long-term basis by a long-term hire, Senators Day Nursery.

The Parish of Holy Trinity East Ham is part of the Diocese of Chelmsford in the Church of England. The correspondence address is: The Parish Office, St Bartholomew's Church and Centre, 292b Barking Road London E6 3BA.

Website: <http://easthamparish.org.uk>

### **Structure, Management and Governance**

#### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The PCC of the Holy Trinity, East Ham is a body corporate and operates under the *Parochial Church Councils (Powers) Measure 1956* and *Church Representation Rules (2011, 2017)*

The method of appointment of PCC members is set out in the Church Representation Rules. All church members are encouraged to register on the Electoral Roll and stand for election to the PCC.

From the APCM 2020, the 3 Churches in the Parish operated District Church Councils. The Church Districts were created by a pastoral measure passed by the APCM in 2018. All lay members of the PCC, whether ex-officio or elected, are thereby ex-officio members of the DCC of their home Church, and all ex-officio clergy members of PCC are ex-officio members of all DCCs. All District Church Wardens are ex-officio members of the PCC. In addition, either at or subsequent to the APCM 2022, the following lay representatives were elected to the DCCs:

**St Bartholomew, East Ham:** May Gentry, Doris Goodchild, Irene Phaup, Eutal Spence,

**St Edmund, Forest Gate:** Helen Gilkes, Miriam Lee, Paulette Welch

**St Mary Magdalene:** June Bassenger, Earlene Bentley, Cassandra Gosai, John Hedges, Renuka Pepperell, Teena Preston, Dennis Pridmore, Damian Sutton, Terry Hooker, Laurine Griffiths, Ancil Griffiths, Claudette King.

PCC members receive information on trustee responsibilities, basic health and safety, risk management and safeguarding procedures.

#### **Related Parties**

East Ham Parish forms part of the wider Church of England and falls within the Diocese of Chelmsford which employs the Clergy appointed to the Parish by the Bishop of Chelmsford. The Parish contributes to the finances of the Church of England via the Parish Share which based on the size of the congregation and ability to pay. The Church of England is therefore the principal related party.

The PCC includes the appointed Clergy and lay representatives elected at the Annual Church Meeting, the PCC are the trustees for the purposes of the Charities Act 2011, all being potential related parties. All PCC members are required to complete a declaration of interests form and to update this annually for any changes so that the Parish is able to identify any related parties in order to identify related party transactions for disclosure in the accounts see Note 11.

Other related parties include the London Borough of Newham as one member (two members until May 2022) of the PCC are also elected Local Councillors.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2022**

**OBJECTIVES AND ACTIVITIES**

**Aims and Purposes**

The Parochial Church Council (PCC) of Holy Trinity, East Ham has the responsibility of co-operating with the Team Rector, the Reverend Dr Sue Lucas, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the various buildings in the Parish: the Parish Church of St Mary Magdalene, Norman Road, St Bartholomew's Church and Centre, Barking Road, St Edmund, Forest Gate, Katherine Road. It in addition holds some responsibilities as freeholder / leaseholder for St Alban's 157a Wakefield Street London E6 1LG and for Fellowship House within the St Bartholomew's site.

The PCC met 6 times in 2022, in: January, March, May, July, September and November:

- 26 January at St Ed's
- 22 March at St Bart's
- 17 May at St Mary's
- 20 July – via e-mail due to heatwave
- 27 September at St Bart's
- 9 November at St Mary's

Minutes of all PCC meetings are held in the Parish Office and are available for scrutiny if requested.

**Objectives and Activities**

The general functions of PCCs are stated within section 2 of the Parochial Church Councils (Powers) Measure 1956.

The PCC is committed to enabling as many people as possible to worship at the Churches in the Parish and to become part of this community of faith. The PCC maintains an overview of worship in the Parish and discusses how our services can involve the many groups that live within our parish.

Our worship puts faith into practice through prayer and scripture, music, sacrament and a wide variety of service to the whole community.

**Public benefit**

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

- o Worship and Prayer; regular public worship that is open to all, and the provision of sacred space for personal prayer and contemplation.
- o Enabling people to learn about the Gospel and develop their knowledge of, and trust in, God the Father, the Son and the Holy Spirit through sermons, courses and small groups.
- o Provision of pastoral care for people living in the parish and for members of the congregations, including offering the sacraments of baptism and confirmation, conducting weddings and funerals and visiting the sick, housebound and bereaved.
- o Mission and outreach work.
- o Taking of religious assemblies in schools.
- o Evangelistic activities, through the staging of events and meetings and the distribution of literature.
- o Promoting the whole mission of the Church through provision of activities that meet the needs of the whole community.
- o Supporting other charities in the UK and overseas.

To facilitate this, it is important that we maintain the fabric of the various buildings around the parish.

*In 2022 we:*

- Emerged fully from the COVID lockdowns in April
- Saw St Bart's Café approach break even, and grow in its offer
- Saw growth in the Food Pantry at St Bart's which became independent of its original support from Bonny Downs, the local Baptist church.
- Local Primary schools again visited on a number of occasions, particularly at St Mary Magdalene's
- East Ham Mission and Ministry Partnership across the Anglican Churches in East Ham and Plaistow has become more established, running a pilgrimage to Bradwell, planning a prayer walk, agreeing some terms of reference and meeting regularly.
- 2 Norman Road continues to house and support a refugee family under the Home Office Resettlement Scheme, (moved in January 2022, until January 2024)
- Ran two Lent Courses, one based on the Ignatian Spiritual exercises and one on Holy Week as depicted in art.
- Continued to support our community and other faith groups both by our own activities and by offering the hospitality of our buildings to other organisations that promote the work of the Kingdom of God

More detailed description of some of these activities follows later in this report

## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

### REPORT OF THE TRUSTEES

for the Year Ended 31 December 2022

#### OBJECTIVES AND ACTIVITIES

##### Volunteers

We should like to thank all those who work so hard to make our Parish the lively and vibrant community that it is.

In particular, we want to mention the Churchwardens and Treasurers in all the Churches, the Parish Wardens and Treasurer, all the members of the PCC and DCCs, the ministry team, the altar servers, choir members, organists, Sunday School teachers, and the huge number of people who have given so generously of time, talents and resources to enable this Parish to go on being God's holy, catholic and apostolic church in this place even, perhaps especially, in this time of pandemic, to be God's people in God's mission, and to care for our buildings.

#### ACHIEVEMENT AND PERFORMANCE

##### Charitable activities

Key indicators that we are achieving our aims and objectives are the number of people actively involved in the church congregations within the parish.

##### Church Attendance

The average weekly attendance counted during October 2022 (2021) was:

St Bartholomew: 35 (38)

St Edmund: 10 (11)

St Mary Magdalene: 50 (55)

##### Electoral Roll

2022 is a not a new Electoral Roll year. The Electoral Roll as revised for the Annual Meeting 2022 is as follows:

St Bartholomew:

Resident: 13

Non-resident: 26

Total = 39

St Edmund:

Resident: 5

Non-resident 12

Total = 17

St Mary Magdalene:

Resident: 26

Non-resident 41

Total = 67

This makes a total of 123 for the parish, of whom 44 are resident and 79 are non-resident

##### Safeguarding

The PCC is committed to safeguarding. At its meeting on 13<sup>th</sup> July 2022, the PCC formally adopted the recommended Promoting a Safer Church, the nationally agreed Church of England policy, which the Diocese of Chelmsford has formally adopted. Safeguarding continues to be reviewed every year, with a substantial review undertaken every five years or when the guidelines change, whichever is sooner. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

##### Pastoral Care

There were 12 baptisms in 2022.

There were 2 weddings in the Parish in 2022.

20 funerals were either held in Church or taken by the clergy on behalf of the Parish at crematoria, cemeteries, or a simple committal.

##### Newham Deanery Synod

Newham Deanery met 3 times in 2022, in March (St Michael and All Angels, Toronto Avenue), July 2022 (St Saviour, Forest Gate), and November (at our own St Mary Magdalene, East Ham. The MARCH meeting was the first visit to our Deanery Synod by our new(ish) Diocesan Bishop, Guli. She shared a little of her own life story and then led a very open and frank Q and A session. The JULY meeting included an introduction to how the new Parish Share Scheme for 2023 will work. There was then a presentation from our colleague Revd Chigor Chike on the work of the Racial Justice Commission of which he is part. This was set up by the archbishops as a 'task and finish' group over three years, in response to the From Lament to Action report on institutional racism in the Church of England. The Commission is now at the halfway point, and Chigor gave us an update on progress on some of the workstreams. The NOVEMBER meeting included some Good News stories from around the Deanery. The Area Dean talked about the work our Bishop is doing around shared values in the Diocese and suggested that one of the things we perhaps need to consider is also sharing publicly what we are struggling with as parishes. The meeting also included an introduction to Jill Duncan, the new Deanery Youth Champion.

##### The Life of the Churches in 2022

##### St Bartholomew's Church and Centre

##### Prayer, Faith and Sacramental Life

Our Sunday congregation continues, following the return to in-person worship after COVID, to be small and quite fragile. However, during 2022, community users of the centre began to be drawn into the sacramental life of the church through the Thursday Eucharist. This now regularly has an attendance of at least 8 or 9, is often in double figures and has been as high as 18 or 19. There is only a small overlap with the Sunday congregation – those attending on Thursday regard St Bart's as their 'weekday church.' Ash Wednesday was particularly well attended, again with almost no overlap with the service at St Mary Magdalene's in the evening.

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We ran a successful Lent Course in 2022 based around the Ignatian Spiritual Exercises, and the 11am Thursday slot (immediately before the Eucharist) works well for this sort of faith formation.

In the first full Holy Week following COVID lockdowns, we decided to have more of the Triduum for each of the three churches in the Team, so in a break with tradition, St Bart's held a Maundy Thursday Eucharist of the Institution of the Lord's Supper. Following Stations of the Cross, however, we shared Good Friday Liturgy and the Easter Vigil with St Mary Magdalene's.

We again hosted the Annual Meetings as a joint service at St Bart's, and the Patronal Festival guest preacher was Piers Northam, the Bishops' advisor for LGBTQI+ issues and a lay minister in the Harlow area.

Remembrance Sunday saw us, as usual, joining military, civic and other representatives at the War Memorial in Central Park.

Following an absence of 2 years during COVID, we were again able to hold a Christingle service for the uniformed organisations at St Bart's. This was well attended (congregation of around 40) by Beavers, Cubs, Scouts, Venture Scouts, Rainbows, Brownies, Guides and their leaders and a number of parents. The service is deliberately gentle and inclusive and people of all faiths and none were, and felt, welcomed. There was an element of Messy Church about the service which included making Christingles before the service, which we hope to build on in future.

As well as our own worship, as a building licensed for worship rather than a consecrated building, we are able easily to offer hospitality to worshipping communities from other denominations. Our friends and guests continue to be Vision Gospel, a Pentecostal Church, Bethel Ministries, a Telegu-speaking ecumenical congregation and the Malayalam-speaking Church of South India. The latter are part of the Anglican Communion, and are exploring the possibility of becoming a Bishop's Mission Order which would give them a framework of support and accountability within the Church of England.

#### **Fundraising**

October 2022 saw the return, following lock down, of the Christian Aid Concert. This was well attended, and it was great to have the Community Choir involved (and some audience participation!) Singers from Vision Gospel also entertained us.

There was a very successful and well-supported Macmillan Coffee Morning in the café, which raised over £200.

Retiring collections at our Spring recitals were donated to the DEC Emergency Appeal for Ukraine.

#### **Social and Community Life**

##### **Café and Centre**

As a multi-purpose church and community centre, St Bart's has always had a vocation to serve all the people of the parish, of all faiths and none. In 2022, following the full opening of community facilities following the COVID pandemic, and the appointment of a new café manager in November 2021, it has been renewed in this vocation and seen the life of the community centre grow considerably

A highlight of the year is that the Community Café has exceeded our targets for it (the target was that the Parish would subsidise it up to £5,000 pe annum) and by the end of 2022 was breaking even. New, regular and competent volunteers have contributed to this alongside the hard work of the café manager.

The café/community Centre played host to a number of regular and occasional social activities, some of them our own initiative and others that we host on behalf of others. Our regular activities include a film afternoon (monthly), Scrabble and board games (weekly), line dancing (weekly), and community choir (weekly). Starting in November, two members of the local WI began a 'nostalgia café' in the café, taking one theme per month around East Ham in days of yore. Knit and natter and sewing continue on an informal basis, often with new occasional members and even new regulars. Some of our long standing regulars are always on hand to offer help, in a gentle way to those who wish to learn new skills.

In June, we hosted a Platinum Jubilee event, with the financial help of a small grant from Newham Council. Alongside food and drink provided by the café, we were entertained by the line dancers and community choir. The event was attended by three Newham Councillors.

In December, we again hosted the café Christmas lunch, which was well-attended both by those who worship in our churches and others from the community.

##### **The Lunch Bunch**

At the initiative of the parish administrator, we began the 'lunch bunch' event monthly on Mondays, a completely open group of people who go out to lunch together at a low-cost local eatery on a monthly basis. Everyone is welcome and those present always ensure that cost is never a barrier to anyone joining in. At the end of the year, the Lunch Bunch particularly enjoyed their Christmas lunch gathering.

##### **Warm Haven**

Starting in November 2022, we began to offer, as a response to the rising cost of living, and in particular, to the rising fuel costs that mean many Newham residents are unable to heat their homes. We offered a 'warm space' in St Bart's café. While the café is open,

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we can welcome any guests, including providing a warm drink and, at the discretion of the café manager, some soup or a sandwich. We again had some financial assistance from Newham Council which means we were able to buy some more comfortable chairs. Our activities give those who might need a warm space a reason to come, so the initiative has undoubtedly increased footfall, and Newham Council have particularly commended us for running the warm space in a sustainable way with proper safeguards for staff and users in place.

#### Food Pantry

Our low-cost food club, started in Autumn 2021 has grown significantly in 2022. By the end of 2022, from small beginnings, the Pantry was supporting approaching 40 families on a regular basis. The increasing need for support for food poverty raises bigger questions about the way society is structured, but in the Pantry, we are without doubt meeting a pressing need. In April 2022, we became independent of the support that was offered in the early stages by Bonny Downs Community Association, and appointed a Pantry Co-ordinator for 5 hours per week. This post is sustainable within the budget of the centre, however, we have had several generous donations which helps ensure that what we supply fits needs as closely as possible and mitigates the tendency of Felix/Fareshare to be rather last minute in their deliveries. Although no longer formally linked with BDCA, we continue to be mutually supportive and to make referrals to one another. We have also been able to refer users to BDCA's financial counselling and benefits advice services.

#### Spring Recitals

During the Spring of 2022, we hosted three really high quality recitals, two featuring young musicians from the Royal Academy of Music and one a local violinist/cellist and her pianist son.

#### Hosting Other Community Organisations/Services

In 2022, we became a community hub for the provision of Vitamin D to the over-65s. We also hosted several pop-up COVID vaccination clinics which were very well attended.

In July 2022, we began to host the Artisan East Market, a market hosting local artisans and craft workers. These have become very popular with the local community and the church and centre becomes a gathering place for many people from the whole of East Ham.

We have continued to host WI meetings in 2022 and the WI contribute in many ways to the life of the church and centre, not least in providing catering for the Artisan East Market.

In 2022, we benefited from Cutie Pies nursery moving into the Hall, Cecilia Room and Luke Room office. They both provide good financial support to St Bart's and have also contributed to the environment by planting out the 'square' of garden on Navarre Road.

We also continued to host uniformed organisations in the Centre – Brownies and Guides on Mondays and two Cub and Scout packs on Wednesday and Friday.

Since the COVID lockdowns, Community Counselling work much more online. However, we do have a smaller number of counsellors working regularly at St Bart's again. In addition, Community Counselling have begun periodically to meet in person as a team here at St Bart's.

#### Fabric Report

The following repairs were undertaken in 2022:

Month	Details	£
Jan	Repair to roof over Sacristy	350
Mar	New tap in café	280
May	Electrical repairs	480
Jul	Repair to Navarre Road door	462
Aug	Repair to back door (Drs entrance)	414
	Floor polishing & carpet cleaning	580
Sept	Garden bench repairs (rebuild)	410
	New handbasins to Nursery toilets	585
Oct	Boiler servicing	782
Nov	Church carpet & Nursery toilets lino refitting	2,590
		<hr/>
		6,933

#### St. Edmunds

##### Prayer Faith and Sacramental Life

We continue to have a small but regular congregation for the Sunday morning Eucharist and would like to thank all members of the clergy team for the thought and care they put into this. It was a great pleasure to welcome +Saulo and Ruth and to work with them from September 2022 onwards. The Patronal Festival was a lovely occasion, and it was wonderful to hear the tuned and refurbished organ played. The service was followed by a delicious and plentiful buffet. It also marked the handing over of the care of St. Edmunds from Mthr. Ann to +Saulo. A Portuguese service has been introduced which meets once a month on Sunday evenings and is led by +Saulo.

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**Social and Community Life**

In October St Edmunds held a 'clean-up day' when members of the Spanish and Portuguese congregations from St. Martins joined us and worked hard at cleaning the areas that the regular clean does not cover.

It was lovely to welcome Ruth and +Saulo as residents in the refurbished flat and we hope they will be very happy living in it.

It was good to see the return of The Monega Association who held their Christmas party at St. Edmunds and they were ably looked after by Colvin Edwards.

We are looking forward with the hope that the interior of the church will be redecorated and Alternatives a charity working mainly with women and children will be using the ground and first floor five days a week. This will involve reordering of the space but will mean that St. Edmunds will be serving the community again.

**Fabric Report**

The following works were undertaken in St Edmund's in 2022:

Month	Details	£
Mar	Boiler servicing	1,180
May	Roof repairs	360
		<hr/>
		1,540

Running and maintenance costs of St Edmund's for the moment continue to be met through the support of the SDF money.

**St Mary Magdalene**

**Prayer, Faith and Sacramental Life**

From April 2022, all restrictions on worship following COVID-19 were lifted. St Mary Magdalene's congregation numbers have recovered very well, at times equalling Pre-COVID numbers and generally being only a little below.

We ran a successful Lent course in 2022, about representations of Holy Week in art, and the 'after the Wednesday Eucharist' slot worked well for this.

As this was the first year of full return after COVID, we slightly broke with tradition and did more of the Triduum in each Church. St Mary Magdalene hosted Palm Sunday, and as always, the Liturgy of Good Friday and the Easter Liturgy and First Fires.

Fr Quintin Peppiatt's last service, after 27 years' faithful service as Team Vicar, was at the beginning of May. Quintin both presided and preached at a service featuring elements of the Saints of the Day, Philip and James.

The Feast of Title on Trinity Sunday was hosted this year at St Mary's and we were very pleased that Bishop Lynne Cullens, the Bishop of Barking, presided and preached.

The preacher at the Patronal Festival in July, a joint Parish service, was the Revd Dr Hester Jones, Dean of Chapel, Winchester College. In the evening thanks to all the hard work of Dr Chris Maxim, our choir and visiting choristers we enjoyed a very high standard of music and singing in our Choral Compline. We were especially pleased to see many of our brothers and sisters from St Bartholomew's and St Edmund's attending these enjoyable events.

July also saw the celebration of the Queen's Platinum Jubilee, including prayers for the Sovereign. Sadly, of course, HM Queen Elizabeth II died in September. We held, at St Mary Magdalene's and across the parish, a commemorative Eucharist. The same evening, we held a simple sung compline at which the Proclamation of King Charles III was read. 'Gabriel' the tower bell was rung 95 times in celebration for each year of the late Queen's life.

As All Souls Day fell on a Wednesday, our usual mid-week Eucharist day, we held a full All Souls Mass for the Departed, going out into the church yard to bless those at rest there. As usual, we also held our Annual Memorial Service, a simpler service of the word, to which families of those whose funerals we have taken over recent years are especially invited.

Remembrance Sunday featured an Act of Remembrance in the church yard by the War Memorial, with a really beautiful display of hand-crocheted poppies.

Christmas services were again well attended, and as well as our usual Christingle Service, with Christingle production line in the church the Wednesday before, we had Midnight Mass, BCP Holy Communion at 8am and, in the week previous to Christmas, a Service of Nine Carols and Lessons, with an enhanced choir, featuring a newly composed carol by our Director of Music. We had a total of over 200 people attending our Christmas Services.

All our services are supported by our sacristan, serving team, choir, organist, wardens and sides people and we give them all our heartfelt thanks.

**St Mary Magdalene's Choir Report 2022**

The many health and social benefits of singing in a choir are well-known: yet they are, in the case of a *church* choir, merely incidental since its principal purpose is the worship of God. And while the 'special' liturgies for which the choir sang in 2022 are causes for

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particular celebration as marks of achievement, it is the choir's weekly, ongoing, service of prayer through music that should be highlighted and celebrated first and foremost, with commendation to the regular choir members for their dedication and commitment: for arriving early for services to be robed and prepared in good time; for arriving extra early for additional rehearsals before services; for staying after Mass for the main weekly rehearsal; and for giving of their time during the week to practise music that is emailed out or sent by WhatsApp. For this consistency of service, thank you.

Turning to the 'special' liturgies, we note that the choir sang at each of the main services of the 2022 Triduum, culminating in Choral Eucharist on Easter Day. This service began with an introit by Wood and also featured a new anthem, *Sing all ye Christian people*. Perhaps the greatest achievement was the Choral Compline for St Mary Magdalene on 17 July. The music featured choral responses, a psalm setting by Elgar, a plainsong office hymn, Stanford's setting in B flat of the *Nunc Dimittis*, and an anthem by S. S. Wesley. The service concluded with the *Salve Regina* sung in Latin. The 2022 Christmas Carol Service was every bit as successful at that of 2021. As well as leading the popular congregational carols, the choir's contributions included Vaughan Williams' arrangement of the traditional English carol *This is the Truth sent from above*, Martin Shaw's setting of the French carol that we know to Eleanor Farjeon's words, *People, look east*, R. R. Terry's charming *Myn liking* – words dating back to the fifteenth century, plus a new piece: *Nature's decorations glisten*. For each of these 'special' services across the year we have been supported by visiting singers who have given generously of their time and enabled us to sing repertoire in full four-part harmony.

Although the choir is based at St Mary Magdalene's, it is pleasing that it has also sung at important services across the Parish of the Holy Trinity over the last year, including the patronal festivals at both St Bartholomew's and St Edmund's.

While the choir thrives, we nevertheless remain small in number and would love to grow. Initiatives are being explored to try to create a children's choir and we are equally keen to recruit additional adult singers as regular members. We pray for God's blessing on our ministry.

#### Fundraising

Our charities this year have been the Mildmay Mission Hospital, Christian Aid and US. Proceeds from the collection at the Christingle Service at Christmas as usual went to The Children's Society.

#### Social and Community Life

The year 2022 was very eventful for St. Mary's in terms of our life together as a community.

After nearly 27 years of faithful service we said goodbye to the Revd Quintin Peppiatt. His last service was held on the 1<sup>st</sup> May and was a joint Parish event. It was a well-attended occasion and we all enjoyed a farewell lunch in St Mary's Hall where gifts were presented and speeches made. We wish him much love and joy as he begins a new chapter of his life. The Diocese gave us the go-ahead to appoint a new Team Vicar and the process began in the Summer. In the meantime, we have the support of Team Rector Revd Dr Sue Lucas, Curate Revd John King and the rest of the ministry team of the parish.

In June we celebrated the Queen's Platinum Jubilee with free afternoon tea in St Mary's Hall. It was a great occasion with traditional games, best 'Jubilee Hat Competition', raffles, music and much more. Thanks goes especially to St Mary's Fund Raising and Social Committee who worked so hard behind the scenes and made this and our other social events so successful.

Our Patronal weekend celebrations began on Saturday 16<sup>th</sup> July with the church being open to visitors and free refreshments in St Mary's Hall. Following the Eucharist there was a lunch in the Hall and the evening concluded with Choral Compline.

The Christmas Market in late November raised £1,000 and was very well attended by local community. Thanks goes all who contributed to this great effort.

#### Fabric Report

During 2022 the following works were undertaken at St Mary Magdalene:

Month	Details	£
Feb	Pipes N Lights – Organ electrics	1,984
Mar	Rodells – Lightening conductors	1,110
July	DNR Handyman – painting outside woodwork	1,530
		<hr/>
		4,624

#### ACHIEVEMENT AND PERFORMANCE

##### Church Fabric and Buildings

Consecrated land which has been given to God is owned by the Church Commissioners on behalf of the Church of England rather than the PCC and therefore are not included in the PCC accounts at either historic cost or valuation. However, the PCC, as custodian, have a responsibility to maintain and insure the Church buildings and the costs are charged to the Statement of Financial Affairs (SOFA) as incurred.

#### FINANCIAL REVIEW

##### Investments and Investment Policy

Over many years the church congregations making up the Parish have accumulated surpluses of income over expenditure which are held in

## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

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various reserve funds. Where the reserve funds are not expected to be required in the short term these funds have been invested in lower risk funds designated to generate both income and capital gains over time.

The investment funds are managed by CCLA and the underlying portfolio sectors and risk profile meet social, environmental and ethical criteria agreed by the Church of England centrally.

In the more challenging investment markets following Covid-19 the trustees are satisfied with the investment performance both in terms of income and capital maintenance / growth.

#### **Financial position**

The PCC, as Trustees of the charity, have acted responsibly in managing the charity's financial affairs.

#### **Reserves policy**

It is PCC policy to maintain a balance on unrestricted funds (if possible) that equates to at least two months' unrestricted payments to cover emergency situations that may arise from time to time, at current levels this represents approximately £74,000. Total reserves at 31 December 2022 were £8,378,893 of which £1,224,866 were restricted and £7,154,027 were unrestricted. Designated funds have been set aside by the trustees to reflect investment in fixed assets, future commitments, and contingencies, leaving approximately £430,000 of uncommitted funds.

#### **Risk management**

Risk can be defined as 'the threat that an event or action will adversely affect an organization's ability to achieve its objectives and execute its strategies'. The Diocese of Chelmsford and the Archbishops of the Church of England provide guidance in respect of risks common to all Anglican churches which is followed in assessing and responding to identified risks. The main risk areas may be categorized as follows:

- **Financial risk** - the most common category of risk and many non-financial risks can be measured in terms of financial impact. The PCC approved a set of Internal Financial Procedures to manage financial risk and will review these in the coming year and regularly thereafter.
- **Reputational risk** - can have an impact if unwelcome publicity hinders the mission of the church. Regular media releases are issued to local newspapers and the Diocesan Bulletin, alongside the internal communications such as the website and weekly newsletter.
- **Statutory and legal requirements** - such as health and safety, employment law, Charities Act and child protection. The PCC has policies in place for all of these and they are reviewed on a regular basis.
- **Operational risk** - relates to threats to the Church's ability to deliver its objectives owing, for example, to damage to the church building.

The above list represents the major risks reviewed by the PCC and systems or procedures have been established to manage those risks.

#### **Detailed financial review**

##### **Parish:**

Giving has remained largely stable despite the pandemic and continues to pay a portion of the Parish Share. The shortfall on the parish share is, as always, made up from surpluses from unrestricted income from the halls.

##### **St Bartholomew's:**

St Bart's turnover by the end of 2022 was approaching pre-pandemic levels. Hires have been going well, and we have carefully stewarded our staffing costs so that St Bart's made a small surplus at the end of the year.

##### **Fellowship House**

Income was stable, and expenditure was small, giving a robust surplus at the end of the year, which helps us to support paying the Parish Share in full and one time.

##### **St Edmund's:**

During 2022, the running costs of St Edmund's have been met in full, from money from the Church Commissioners' Strategic Development Fund.

##### **St Mary Magdalene:**

##### **Hall**

The main income is from the Mini Uni Nursery. We negotiated with them in 2021 that they would pay utility bills in exchange for a reduction to the previous rent, which they started to do in September 2021, thus reducing our outlay through 2022. The same Sunday groups continue to use the premises and generate a modest income.

The expenditure was largely, as usual, connected to building maintenance. Some plumbing and electrical repairs were necessary as well as the usual servicing, pest control, regular maintenance etc.

##### **St Mary's General Purposes Account:**

Income for the year shows a small surplus. We made our usual donations to Mildmay and USPG, as well as a donation to The Order of

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the Cistercians and our raffle proceeds were donated to Christian Aid.

#### St Mary's Millennium Fund:

This is a Restricted Fund, and as usual there has been little movement in or out of the Millennium Fund this year. The main items of expenditure this year have been the works detailed in the Fabric Report for St Mary Magdalene's above.

#### Factors affecting future financial performance

Covid-19 prevented the church from meeting as regularly as before which has restricted the opportunity to grow the congregations, this has also had an adverse impact on income from hall lettings, although this has started to recover in 2022. Plans to grow the congregations are set out below and a marketing campaign will be pursued to restore letting income to pre-Pandemic levels.

#### FUTURE PLANS

- We will continually update our policies and practices in line with Diocesan guidance and with best practice nationally.
- We welcomed a new Bishop to the Diocese in 2021 and she has begun to articulate a new way of travelling well together as a Diocese in which strategy emerges from the ground up and we are bound together by common values. We are looking at what this means in our context.
- Following a Diocese-wide conversation in 2022, a new parish share formula has been agreed. This has significantly benefited us as a parish, so the PCC decided to maintain our share at its previous, higher contribution for 2023, given it is sustainable for us and other parishes are much more vulnerable.
- Plans are under way to celebrate the 40<sup>th</sup> anniversary of the present St Bart's building in 2023.
- By the end of 2022, following several informal and then more formal conversations as a parish, the last one being the Section 11 meeting with the Archdeacon, we were ready with a parish profile and role and person specification to advertise the Team Vicar post at the start of 2023.
- At St Mary Magdalene's, we are exploring ways with engaging more creatively with Newham Council about the nature reserve.
- We are also exploring ways to develop mission through the choir, and in particular, how it might be possible to start a children's choir.
- At St Edmund's, we are exploring taking on a new tenant for the middle floor which will make St Edmund's sustainable as a parish beyond the life of the SDF project.
- At St Bart's we are exploring ways to develop the mission through the Centre and Café, and in particular, how those who find at the Centre a place of hospitality and friendship might be drawn into the sacramental life of the church.
- Conversations about the best use of our buildings for mission, including the possibility of redevelopment on the St Bart's site, are ongoing.
- We are holding an ongoing conversation about our vision for the Parish and our calling as God's people in East Ham. This has become a reality, with a pilgrimage taking place in 2022 and a prayer walk around the parishes planned for 2023.

#### INDEPENDENT AUDITORS

Calculus Assurance Services, the auditors appointed at the 2022 APCM for a three-year term covering the audit of the 2021, 2022 and 2023 annual financial statements have expressed their willingness to continue in this capacity.

#### DISCLOSURE OF INFORMATION TO THE AUDITORS

We, the trustees who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

#### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity

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**for the Year Ended 31 December 2022**

(Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**COMPLIANCE WITH LAWS AND REGULATIONS**

The trustees have established policies and procedures designed to ensure that it complies with all material laws and regulations in relation to the charitable company's operations and activities. The trustees are not aware of any significant non-compliance with laws and regulations.

Approved by order of the board of trustees on 14 May 2023 and signed on its behalf by:

*Susan Lucas*

.....  
Revd Dr S Lucas – Trustee and Chair of the PCC

## INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

### Opinion

We have audited the financial statements of Parochial Church Council of East Ham Team Ministry (the 'charity') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

### Basis for opinion

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

We have undertaken the audit in accordance with the requirements of FRC Ethical Standards including FRC Ethical Standard – Provisions Available for Audits of Small Entities, note 13 to the financial statements gives the circumstances.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### Other information

The other information comprises the information included in the Report of the Trustees, other than the financial statements and our Report of the Independent Auditors thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the report of the trustees'; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

### Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities on pages 10 to 11, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

# INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

## Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with relevant regulations made under Section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Obtaining an understanding of the laws and regulations that have a direct effect on the charity in carrying out its operations or have an impact on the financial statements. The key laws and regulations we identified included the Charities Act 2011, the Parochial Church Councils (Powers) Measure 1956 (and regulations made under these Acts), safeguarding (in respect of children and vulnerable adults), health and safety legislation and employment legislation. This assessment has informed our sample testing of transactions and balances.
- Understanding the system of internal control established by the trustees to prevent and detect fraud.
- Enquiring of management and those charged with governance if there have been any breaches or non-compliance with laws and regulations and their knowledge of any potential litigation or claims against the charity and any suspected or actual incidents of fraud and where applicable an estimate of the financial impact.
- Reviewing the minutes of trustee (PCC) meetings for evidence of non-compliance with laws and regulations and suspected or actual fraud.
- Reviewing the financial statement disclosures and checking supporting documentation to assess compliance with applicable laws and regulations.
- Carried out audit testing of journal entries and other adjustments and the rationale supporting significant judgemental areas in the financial statements and accounting estimates for evidence of management bias or override of controls.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditors-responsibilities-for>. This description forms part of our auditor's report.

## Use of our report

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



Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

Date: Jun 1, 2023

*Calculus Assurance Services is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.*

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**STATEMENT OF FINANCIAL ACTIVITIES (including the Income and Expenditure Account)  
for the year ended 31 December 2022**

	Notes	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		36,347	1,820	38,167	35,314
<b>Charitable activities</b>					
Parish Activities		215,809	4,830	220,639	177,523
Investment income	2	10,448	36,690	50,138	41,349
Other income		36,009	2,840	38,849	64,848
<b>Total</b>		<b>298,613</b>	<b>49,180</b>	<b>347,793</b>	<b>319,034</b>
<b>EXPENDITURE ON</b>					
Raising funds		6,280	6,400	12,680	4,507
<b>Charitable activities</b>					
Parish Activities		438,299	12,357	450,656	455,733
<b>Total</b>		<b>444,579</b>	<b>18,757</b>	<b>463,336</b>	<b>460,240</b>
Net income before investment gains / (loss)		(145,966)	30,423	(115,543)	(141,206)
Net gains / (loss) on investments		(44,971)	(149,846)	(194,817)	211,651
<b>NET INCOME/(EXPENDITURE)</b>		<b>(190,937)</b>	<b>(119,422)</b>	<b>(310,360)</b>	<b>70,445</b>
<b>Transfers between funds</b>		<b>(352)</b>	<b>352</b>	<b>-</b>	<b>-</b>
<b>NET MOVEMENT IN FUNDS</b>		<b>(191,289)</b>	<b>(119,071)</b>	<b>(310,360)</b>	<b>70,445</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>	11	<b>7,345,316</b>	<b>1,343,937</b>	<b>8,689,253</b>	<b>8,618,808</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	11	<b>7,154,027</b>	<b>1,224,866</b>	<b>8,378,893</b>	<b>8,689,253</b>

The notes on pages 16 to 22 form part of these financial statements

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

**BALANCE SHEET**  
31 December 2022

	Note	Unrestricted Funds	Restricted Funds	31.12.22 Total Funds	31.12.21 Total funds
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	6	6,721,074	0	6,721,074	6,886,737
<b>CURRENT ASSETS</b>					
Debtors	7	14,962	0	14,962	31,864
Investments	8	337,052	1,179,939	1,516,991	1,671,809
Cash at bank and in hand		115,572	44,927	160,499	122,918
		467,586	1,224,866	1,692,452	1,826,591
<b>CREDITORS</b>					
Amounts falling due within one year	9	(15,653)	-	(15,653)	(13,595)
<b>NET CURRENT ASSETS</b>		451,933	1,224,866	1,676,799	1,812,996
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		7,173,007	1,224,866	8,397,873	8,699,733
<b>CREDITORS</b>					
Amounts falling due after more than one year	10	(18,980)	0	(18,980)	(10,480)
<b>NET ASSETS</b>		7,154,027	1,224,866	8,378,893	8,689,253
<b>FUNDS</b>					
Unrestricted funds	11			7,154,027	7,345,316
Restricted funds				1,224,866	1,343,937
<b>TOTAL FUNDS</b>	11			8,378,893	8,689,253

The financial statements were approved by the Board of Trustees and authorised for issue on 14 May 2023 and were signed on its behalf by:

*Susan Lucas*

.....

S Lucas - Trustee

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2022**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and assessment of going concern**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, except for investments which are stated at market value where this is available. The financial statements have been prepared in accordance with applicable charity law.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

**Critical accounting judgements and key sources of estimation uncertainty**

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

**Useful economic life of tangible fixed assets:**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. The carrying value of tangible fixed assets is shown in Note 6 below.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Collections are recognised when received by or on behalf of the PCC, planned giving receivable under Gift Aid is recognised only when received. Income tax recoverable on Gift Aid donations is recognised when the gift is received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Funds raised by the fete, bazaar and similar events are accounted for gross.

**Other ordinary income**

Rental income from the letting of church premises is recognised when the rental is due.

**Income from investments**

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Tax recoverable on such income is recognised in the same accounting year.

**Gains and losses on investments:**

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Activities directly relating to the work of the church**

The Diocesan Parish Share is accounted for when paid. Any parish share unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a liability in the balance sheet. The Parish Share was paid in full in the year.

**Tangible fixed assets**

**(i) Consecrated land and buildings and movable church furnishings PCC Property**

Consecrated and beneficed property is excluded from the accounts in accordance with Charities Act 2011.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2022**

**1. ACCOUNTING POLICIES - continued**

**(ii) Other fixtures, fittings, and office equipment**

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 may be inspected at any reasonable time. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1 January 2000 have been capitalised and depreciated in the accounts over their currently anticipated useful economic life (initially over four years) on a straight-line basis.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of moveable church furnishings acquired before 1 January 2000 is written off.

Equipment used within the church premises is depreciated on a straight-line basis over four years. Individual items of equipment with a purchase price less than £1,000 are written off when the asset is acquired.

**(iii) Depreciation**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Consecrated land	- not included in the accounts
Freehold property	- in accordance with the property
Leasehold property	- over shorter of the lease term or 50 years
Church Equipment	- 25% on cost

**Taxation**

The charity is exempt from tax on its charitable activities.

**Current assets**

Amounts owing to the PCC at 31 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 with the Central Board of Finance of the Church of England, the Chelmsford Diocesan Board of Finance and COIF Charity Funds.

**Debtors**

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

**Cash at bank and in hand**

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

**Creditors**

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

**Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**2. INVESTMENT INCOME**

	31.12.22	31.12.21
	£	£
Dividends received	49,860	41,312
Deposit account interest	278	37
	<u>50,138</u>	<u>41,349</u>

**3. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021. Members of the Clergy serve on the Parochial Church Council (as Trustees) but their remuneration is paid by the Diocese of Chelmsford.

The Parish Administrator attends the meetings of the Parochial Church Council and updates the Trustees on what has happened on a day-to-day basis and received remuneration of £29,280 during the year ended 31 December 2022.

**Trustees' expenses**

Clergy re-imbursed expenses were £2,311 (2021: £3,619). The Parish Administrator was reimbursed expenses of £Nil (2021: £116). There were no other trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

**Payments to lay pcc members**

There were no payments made to PCC members in connection with their office. (2021 £Nil)

**4. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	31.12.22	31.12.21
	£	£
All staff – charitable activities	3.75	3
	<u>53,782</u>	<u>66,700</u>
Wages and salaries	3,695	3,921
Social security costs	2,211	3,264
Pension costs	<u>59,688</u>	<u>73,885</u>

No employees received emoluments in excess of £60,000.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	31,642	3,672	35,314
<b>Charitable activities:</b> Parish Activities	177,063	460	177,523
Investment income	10,148	31,201	41,349
Other income	45,195	19,653	64,848
	<u>264,048</u>	<u>54,986</u>	<u>319,034</u>
<b>TOTAL EXPENDITURE ON</b>			
Raising funds	3,348	1,159	4,507
<b>Charitable activities</b>			
Parish Activities	415,689	40,044	455,733
<b>Total expenditure</b>	(419,037)	(41,203)	(460,240)
Net gains on investments	47,810	163,841	211,651
Transfers between funds	7,311	(7,311)	-
<b>NET INCOME</b>	(99,868)	170,313	70,445
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	7,445,184	1,173,624	8,618,808
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>7,345,316</u>	<u>1,343,937</u>	<u>8,689,253</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**6. TANGIBLE FIXED ASSETS**

	Leasehold land and buildings £	Freehold land and buildings £	Church equipment £	Totals £
Cost as at 1 January 2022	8,068,460	2,406,979	79,459	10,554,898
Additions	-	-	-	-
Disposals	-	-	-	-
Cost as at 31 December 2022	<u>8,068,460</u>	<u>2,406,979</u>	<u>79,459</u>	<u>10,554,898</u>
Depreciation as at 1 January 2022	1,450,060	2,138,642	79,459	3,668,161
Depreciation charge for the year	161,369	4,294	-	165,663
Eliminated on disposals	-	-	-	-
Depreciation and impairment as at 31 December 2022	<u>1,611,429</u>	<u>2,142,936</u>	<u>79,459</u>	<u>3,833,824</u>
Net book value – 31 December 2022	<u>6,457,031</u>	<u>264,043</u>	-	<u>6,721,074</u>
Net book value – 1 January 2022	<u>6,618,400</u>	<u>268,337</u>	-	<u>6,886,737</u>

The Church buildings at St Mary's and St Edmund's are owned jointly by the Parish and the Diocese and constitute consecrated land so are excluded from the PCC accounts.

St Albans church centre is included in the accounts at valuation (independently valued in October 2014) which has been treated as deemed cost as permitted under FRS 102.

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.22 £	31.12.21 £
Other debtors	888	26,480
Prepayments and accrued income	14,074	5,384
	<u>14,962</u>	<u>31,864</u>

**8. CURRENT ASSET INVESTMENTS**

	31.12.22 £	31.12.21 £
Listed investments	<u>1,516,991</u>	<u>1,671,809</u>

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.22 £	31.12.21 £
Other creditors and accruals	<u>15,653</u>	<u>13,595</u>

**10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.22 £	31.12.21 £
Other creditors	<u>18,980</u>	<u>10,480</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**11. MOVEMENT IN FUNDS**

Net movement in funds are as follows:

	1.1.21					31.12.21	1.1.20					31.12.20
	B/fwd	Income	Expenditure	Gains & losses	Transfers	C/Fwd	B/fwd	Income	Expenditure	Gains & losses	Transfers	C/Fwd
	£	£	£	£	£	£	£	£	£	£	£	£
<u>Unrestricted funds</u>												
PCC General Fund	29,545	46,744	(78,050)	(2,194)	33,007	29,052	30,651	43,097	(85,051)	2,332	38,516	29,545
Clergy Housing	80	0	199	0	0	279	80	0	0	0	0	80
St Mary's Sunday School	270	0	0	0	0	270	270	0	0	0	0	270
St Bart's Sunday School	156	0	0	0	0	156	156	0	0	0	0	156
Fellowship House	59,580	30,250	(10,600)	(6,435)	(11,055)	61,740	51,644	32,666	(6,816)	6,842	(24,756)	59,580
St Alban's Hall	20,210	23,615	(3,675)	0	(17,259)	22,891	0	24,766	(4,800)	0	244	20,210
St Mary Magdalene	5,372	1,674	(1,820)	0	(453)	4,773	4,280	1,527	(157)	0	(278)	5,372
St Mary's Hall	7,217	19,416	(13,413)	0	(7,574)	5,646	8,113	20,263	(14,614)	0	(6,545)	7,217
St Bart's Centre	276,957	147,974	(139,354)	(30,345)	(4,122)	251,110	241,201	136,254	(128,102)	32,261	(4,657)	276,957
St Edmunds	3,061	3,226	(11,090)	0	7,426	2,623	2,447	5,467	(13,834)	0	8,981	3,061
Kitchen Fund	0	0	(576)	0	576	0	1,194	0	0	0	(1,194)	0
Building Fund	6,886,737	0	(165,663)	0	0	6,721,074	7,052,400	0	(165,663)	0	0	6,886,737
St Alban's Fabric	48,471	39	0	(5,997)	0	42,513	42,092	4	0	6,375	0	48,471
St Edmund's Fabric	6,896	0	0	0	0	6,896	9,896	0	0	0	(3,000)	6,896
SDF Grant – St Edmunds	0	25,624	(20,537)	0	(898)	4,189	0	0	0	0	0	0
"Fabric M" - to be identified	4	51	0	0	0	55	0	4	0	0	0	4
Stubbers	760	0	0	0	0	760	760	0	0	0	0	760
	<u>7,345,316</u>	<u>298,613</u>	<u>(444,579)</u>	<u>(44,971)</u>	<u>(352)</u>	<u>7,154,027</u>	<u>7,445,184</u>	<u>264,048</u>	<u>(419,037)</u>	<u>47,810</u>	<u>7,311</u>	<u>7,345,316</u>
<u>Restricted funds</u>												
Millennium Fund	1,225,438	39,940	(12,357)	(139,727)	351	1,113,645	1,065,038	52,510	(39,994)	147,606	278	1,225,438
Alms Fund	624	0	0	0	0	624	624	0	0	0	0	624
Kitchen Fund	2,561	9,240	(6,400)	0	1	5,402	0	2,476	(1,159)	0	1,244	2,561
Parish Donations	1,414	0	0	0	0	1,414	1,464	0	(50)	0	0	1,414
St Bart's Donations	2,492	0	0	0	0	2,492	2,492	0	0	0	0	2,492
St Mary's Donations	1,047	0	0	0	0	1,047	1,047	0	0	0	0	1,047
Russel Bequest	59,642	0	0	(5,467)	0	54,175	50,773	0	0	8,869	0	59,642
Rutland Road Proceeds	50,404	0	0	(4,652)	0	45,752	42,934	0	0	7,470	0	50,404
Stephen Road Proceeds	315	0	0	0	0	315	9,252	0	0	(104)	(8,833)	315
	<u>1,343,937</u>	<u>49,180</u>	<u>(18,757)</u>	<u>(149,846)</u>	<u>352</u>	<u>1,224,866</u>	<u>1,173,624</u>	<u>54,986</u>	<u>(41,203)</u>	<u>163,841</u>	<u>(7,311)</u>	<u>1,343,937</u>
<b>TOTAL FUNDS</b>	<u>8,689,253</u>	<u>347,793</u>	<u>(463,336)</u>	<u>(194,817)</u>	<u>0</u>	<u>8,378,893</u>	<u>8,618,808</u>	<u>319,034</u>	<u>(460,240)</u>	<u>211,651</u>	<u>0</u>	<u>8,689,253</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**11A. FUND DESCRIPTIONS**

Fund Name	Fund Description
<u>Unrestricted - General</u>	
PCC General Fund	General Parish funds
Clergy Housing	Fund for repairs and maintenance to clergy housing
St Mary's Sunday School	St Marys Sunday School
St Bart's Sunday School	St Barts Sunday School
Fellowship House	Fellowship House is a building let to Fellowship House Children's Centre
St Alban's Hall	St Alban's Hall Fund
St Mary Magdalene	St Mary's Church Fund
St Mary Magdalene Hall	St Mary's Hall Fund
St Bart's Centre	St Barts Church Centre Fund
St Edmunds	St Edmunds Fund
Kitchen	St Barts Cafe Kitchen Refurbishment
<u>Unrestricted - Designated</u>	
Buildings Fund	Fixed Asset Fund for Buildings
St Alban's Hall Fabric Fund	Fabric Fund for St Albans
St Edmund's Fabric Fund	Fabric Fund for St Edmunds
Stubbers	Fund for yearly church organised kids' trip to Stubbers
<u>Restricted</u>	
Millennium Fund	Restricted fund exclusively for St Mary's Church
Discretionary Alms Fund	Fund to be used at the discretion of the PCC
Kitchen	St Barts Café Food Pantry project
Charities Fund	Money to be donated to other charitable organisations
Parish Donations	Money to be donated to other charitable organisations
St Bart's Donations	Money to be donated to other charitable organisations
St Mary's Donations	Money to be donated to other charitable organisations
Russel Bequest	Funds to be used for the maintenance of the whole of St Edmund's building which includes provision of a Walsingham Room
Rutland Road Sale Proceeds	Investments funds relating to the sale of a restricted property to be reused for further property
Stephen Road Sale Proceeds	Investments funds relating to the sale of a restricted property to be reused for further property

**12. RELATED PARTY DISCLOSURES**

Two members of the PCC are also elected local councillors in London Borough of Newham where the charity is based (up to May 2022 two and one thereafter). During the year ended 31 December 2022 the following transactions occurred with London Borough of Newham:

Income received:	Amount	Balance outstanding
: - Grants	1,000	Nil
: - Community Toilet scheme	1,000	Nil
: - Ground rent Nature Reserve	400	
: - Hall letting fee - Polling Station	0	Nil
Total	£2,400	
Expenditure incurred:		
: - General non-domestic rates re Church Halls	418	Nil
: - Commercial Waste Collection	3,303	Nil
: - Council Tax clergy accommodation	478	Nil
Total	£4,199	

Trustee expenses are disclosed in note 3 and trustee donations received during the year ended 31 December 2022 amounted to £3,655 (2021: £4,029) in addition there were anonymous donations of £2,256 which may have been from trustees.

There were no other related party transactions for the year ended 31 December 2022.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**13. FRC ETHICAL STANDARD - PROVISIONS AVAILABLE FOR AUDITS OF SMALL ENTITIES**

In common with many other entities of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2022**

	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
<b>INCOME AND ENDOWMENTS</b>				
<b>Donations and legacies</b>				
Planned Giving	20,148		20,148	19,122
Collections at Services	5,657		5,657	4,730
Gift aid	5,663		5,663	4,966
Other donations and appeals	4,879	1,820	6,699	6,496
	<u>36,347</u>	<u>1,820</u>	<u>38,167</u>	<u>35,314</u>
<b>Investment income</b>				
Dividends	10,170	39,690	49,860	41,312
Deposit account interest	278		278	37
	<u>10,448</u>	<u>39,690</u>	<u>50,138</u>	<u>41,349</u>
<b>Charitable activities</b>				
Fetes and fund raising				
Church Hall Lettings and rent	196,804		196,804	169,206
Café	17,818		17,818	8,317
Other Church activities (inc fees from Weddings & Funerals)	1,187	4,830	6,017	-
	<u>215,809</u>	<u>4,830</u>	<u>220,639</u>	<u>177,523</u>
<b>Other income</b>				
Other Income - Insurance Claims	487	0	487	7,862
Other income – re-imburement and recharges	31,827	0	34,667	25,528
Other income	0	2,840	0	143
Employment Allowance	3,695	0	3,695	3,483
Furlough Scheme	0	0	0	27,832
	<u>36,009</u>	<u>2,840</u>	<u>38,849</u>	<u>64,848</u>
<b>Total incoming resources</b>	<u>298,613</u>	<u>49,180</u>	<u>347,793</u>	<u>319,034</u>
<b>EXPENDITURE</b>				
<b>Raising donations and legacies</b>				
Fetes & other fundraising	1,444	0	1,444	365
Cafe	4,836	6,400	11,236	4,142
	<u>6,280</u>	<u>6,400</u>	<u>12,680</u>	<u>4,507</u>
<b>Charitable activities</b>				
Wages	53,782		53,782	67,622
Employers National Insurance	3,695		3,695	3,483
Pensions	2,211		2,211	4,172
Cleaning	13,441		13,441	8,730
Sundries	745		745	178
Missionary & Charitable Giving	775		775	690
Parish Share	65,661		65,661	67,540
Clergy Costs	2,311		2,311	2,881
Church running Costs	19,530	2,947	22,477	20,438
Church Maintenance	7,365	2,493	9,858	17,297
Upkeep of Services	1,945	777	2,722	4,514
Parish Office / Admin	19,220	3,500	22,720	24,671
Church Hall Running Costs	32,429	0	32,429	36,627
Church Hall Maintenance	18,858	0	18,858	8,719
Major Repairs	4,500	2,640	7,140	17,233
Property depreciation	165,663		165,663	165,663
SDF Project – St Edmund	20,644		20,644	-
	<u>432,775</u>	<u>12,357</u>	<u>445,132</u>	<u>450,458</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2022**

	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
<b>Governance costs</b>				
Auditors' remuneration				
Audit	4,470	0	4,470	4,255
Drafting accounts	1,020	0	1,020	970
Disbursements	34	0	34	50
	<u>5,524</u>	<u>0</u>	<u>5,524</u>	<u>5,275</u>
Total resources expended	<u>444,579</u>	<u>18,757</u>	<u>463,336</u>	<u>460,240</u>
Net (expenditure)/income before gains and losses	(145,966)	30,423	(115,543)	(141,206)
<b>Realised recognised gains and losses</b>				
Realised gains/(losses) on investments	(44,971)	(149,846)	(194,817)	211,651
Transfers between funds (net)	(352)	352		
<b>Net income</b>	<u>(191,289)</u>	<u>(119,071)</u>	<u>(310,360)</u>	<u>70,445</u>
<b>Support costs included in expenditure above:</b>				
Sundries	745	0	745	178
Church running Costs	19,530	2,947	22,477	20,438
Church Maintenance	7,365	2,493	9,858	17,297
Parish Office / Admin	19,220	3,500	22,720	24,671
	<u>46,860</u>	<u>8,940</u>	<u>55,800</u>	<u>62,584</u>


# PoEH Final 2022 v2-4 for signing


Final Audit Report


2023-06-01


Created:	2023-06-01
By:	James Lambden (james.lambden@hotmail.co.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYy0GK_tOo-sO3WN4Y4wpr0o0ruHC9Uep


## "PoEH Final 2022 v2-4 for signing" History


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 Agreement completed.  
2023-06-01 - 15:26:32 GMT

**PARISH OF EAST HAM, HOLY TRINITY**

England & Wales - Charity number 1127847

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# Accounts

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**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022  
FOR  
PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

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## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

### Reference and Administrative Information

<b>Registered Charity number</b>	1127847
<b>Principal address</b>	St Barts Church & Centre 292b Barking Road East Ham London E6 3BA

For the period 1<sup>st</sup> January 2022 until the date this report was approved, the following served as members of the PCC:

<b>Team Rector</b>	Revd. Dr Sue Lucas ( <i>Chair</i> )
<b>Team Vicar</b>	Revd Quintin Peppiatt (to 31/05/2022)
<b>Associate Clergy</b>	Revd Canon Ann Easter Bishop Saulo Barros (from 7/09/2022) Revd Marco G Lopes (from 7/09/2022) Revd Professor Sandra Eldridge (from 1/07/2022)
<b>Assistant Curates</b>	Revd John King Revd Marco Lopes (to 6/09/2022)
<b>Parish Wardens</b>	Ms Alison Brown (to 24/04/2022) Ms Mary Richards Mrs Hazel Thomas (from 24/04/2022)
<b>District Church Wardens</b>	Mrs Louise Simmons (to 24/04/2022) Mrs Sarah Namatovu (from 24/04/2022) Mrs Molar Tarigha
<b>Deanery Synod Representatives</b>	Canon Shirley Biro Mr Gordon Owens Mrs Hazel Thomas (from 1/11/2022)
<b>Elected Members from APCM 2021 to APCM 2022</b>	Mr Andrew Biro (treasurer) Mrs Joan Boyce Mr Colin Mansfield Mrs Jean Mansfield Mr Nigel McCollum
<b>Elected Members From APCM 2022 to APCM 2023</b>	Mr Andrew Biro (treasurer) Mrs Joan Boyce Mrs Paulette Welch

Revd Dr Susan Lucas was appointed Team Rector, Revd Quintin Peppiatt was appointed Team Vicar and Revd Canon Ann Easter and Revd Marco Lopes (from 7/09/2022) and Bishop Saulo Barros were appointed Associate Ministers, by the Lord Bishop of Chelmsford. Revd Professor Sandra Eldridge holds the Bishop's Permission to Officiate. Revd John King and Revd Marco Lopes (until 7/09/2022) are both curates serving their title in the parish. They are all ex-officio members of the PCC.

The Chelmsford Diocesan Board of Finance acted as Custodian Trustee for the inalienable property of the Church.

The PCC met 6 times in 2022, in: January, March, May, July, September and November.

**Bankers:** Barclays, Barclays Bank Plc, Leicester, LE87 2BB

**Auditors:** Calculus Assurance Services, 5 Priory Road, Loughton, IG10 1AF

**Architect:** Mr Jonathan Freegard, 5 Tredegar Square, Bow, E3 5AD

Day to day management of the Church was exercised by the Team Rector, Team Vicar, Church Wardens and PCC, with the support of the Parish Office.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2022**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

There are 3 active churches in the Parish:

St Bartholomew's Church and Centre, 292b Barking Road, London E6 3BA

St Edmund, Forest Gate, 464 Katherine Road, London E7 8NP

St Mary Magdalene, High Street South, E6 6HN and 1 Norman Road London E6 6HN

The Church is also responsible for the building at:

St Albans Church and Christian Centre, 157a Wakefield Street London E6 1LG. This is now routinely used in the working week on a long-term basis by a long-term hire, Senators Day Nursery.

The Parish of Holy Trinity East Ham is part of the Diocese of Chelmsford in the Church of England. The correspondence address is: The Parish Office, St Bartholomew's Church and Centre, 292b Barking Road London E6 3BA.

Website: <http://easthamparish.org.uk>

### **Structure, Management and Governance**

#### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The PCC of the Holy Trinity, East Ham is a body corporate and operates under the *Parochial Church Councils (Powers) Measure 1956* and *Church Representation Rules (2011, 2017)*

The method of appointment of PCC members is set out in the Church Representation Rules. All church members are encouraged to register on the Electoral Roll and stand for election to the PCC.

From the APCM 2020, the 3 Churches in the Parish operated District Church Councils. The Church Districts were created by a pastoral measure passed by the APCM in 2018. All lay members of the PCC, whether ex-officio or elected, are thereby ex-officio members of the DCC of their home Church, and all ex-officio clergy members of PCC are ex-officio members of all DCCs. All District Church Wardens are ex-officio members of the PCC. In addition, either at or subsequent to the APCM 2022, the following lay representatives were elected to the DCCs:

**St Bartholomew, East Ham:** May Gentry, Doris Goodchild, Irene Phaup, Eutal Spence,

**St Edmund, Forest Gate:** Helen Gilkes, Miriam Lee, Paulette Welch

**St Mary Magdalene:** June Bassenger, Earlene Bentley, Cassandra Gosai, John Hedges, Renuka Pepperell, Teena Preston, Dennis Pridmore, Damian Sutton, Terry Hooker, Laurine Griffiths, Ancil Griffiths, Claudette King.

PCC members receive information on trustee responsibilities, basic health and safety, risk management and safeguarding procedures.

#### **Related Parties**

East Ham Parish forms part of the wider Church of England and falls within the Diocese of Chelmsford which employs the Clergy appointed to the Parish by the Bishop of Chelmsford. The Parish contributes to the finances of the Church of England via the Parish Share which based on the size of the congregation and ability to pay. The Church of England is therefore the principal related party.

The PCC includes the appointed Clergy and lay representatives elected at the Annual Church Meeting, the PCC are the trustees for the purposes of the Charities Act 2011, all being potential related parties. All PCC members are required to complete a declaration of interests form and to update this annually for any changes so that the Parish is able to identify any related parties in order to identify related party transactions for disclosure in the accounts see Note 11.

Other related parties include the London Borough of Newham as one member (two members until May 2022) of the PCC are also elected Local Councillors.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2022**

**OBJECTIVES AND ACTIVITIES**

**Aims and Purposes**

The Parochial Church Council (PCC) of Holy Trinity, East Ham has the responsibility of co-operating with the Team Rector, the Reverend Dr Sue Lucas, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the various buildings in the Parish: the Parish Church of St Mary Magdalene, Norman Road, St Bartholomew's Church and Centre, Barking Road, St Edmund, Forest Gate, Katherine Road. It in addition holds some responsibilities as freeholder / leaseholder for St Alban's 157a Wakefield Street London E6 1LG and for Fellowship House within the St Bartholomew's site.

The PCC met 6 times in 2022, in: January, March, May, July, September and November:

- 26 January at St Ed's
- 22 March at St Bart's
- 17 May at St Mary's
- 20 July – via e-mail due to heatwave
- 27 September at St Bart's
- 9 November at St Mary's

Minutes of all PCC meetings are held in the Parish Office and are available for scrutiny if requested.

**Objectives and Activities**

The general functions of PCCs are stated within section 2 of the Parochial Church Councils (Powers) Measure 1956.

The PCC is committed to enabling as many people as possible to worship at the Churches in the Parish and to become part of this community of faith. The PCC maintains an overview of worship in the Parish and discusses how our services can involve the many groups that live within our parish.

Our worship puts faith into practice through prayer and scripture, music, sacrament and a wide variety of service to the whole community.

**Public benefit**

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

- o Worship and Prayer; regular public worship that is open to all, and the provision of sacred space for personal prayer and contemplation.
- o Enabling people to learn about the Gospel and develop their knowledge of, and trust in, God the Father, the Son and the Holy Spirit through sermons, courses and small groups.
- o Provision of pastoral care for people living in the parish and for members of the congregations, including offering the sacraments of baptism and confirmation, conducting weddings and funerals and visiting the sick, housebound and bereaved.
- o Mission and outreach work.
- o Taking of religious assemblies in schools.
- o Evangelistic activities, through the staging of events and meetings and the distribution of literature.
- o Promoting the whole mission of the Church through provision of activities that meet the needs of the whole community.
- o Supporting other charities in the UK and overseas.

To facilitate this, it is important that we maintain the fabric of the various buildings around the parish.

*In 2022 we:*

- Emerged fully from the COVID lockdowns in April
- Saw St Bart's Café approach break even, and grow in its offer
- Saw growth in the Food Pantry at St Bart's which became independent of its original support from Bonny Downs, the local Baptist church.
- Local Primary schools again visited on a number of occasions, particularly at St Mary Magdalene's
- East Ham Mission and Ministry Partnership across the Anglican Churches in East Ham and Plaistow has become more established, running a pilgrimage to Bradwell, planning a prayer walk, agreeing some terms of reference and meeting regularly.
- 2 Norman Road continues to house and support a refugee family under the Home Office Resettlement Scheme, (moved in January 2022, until January 2024)
- Ran two Lent Courses, one based on the Ignatian Spiritual exercises and one on Holy Week as depicted in art.
- Continued to support our community and other faith groups both by our own activities and by offering the hospitality of our buildings to other organisations that promote the work of the Kingdom of God

More detailed description of some of these activities follows later in this report

## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

### REPORT OF THE TRUSTEES

for the Year Ended 31 December 2022

#### OBJECTIVES AND ACTIVITIES

##### Volunteers

We should like to thank all those who work so hard to make our Parish the lively and vibrant community that it is.

In particular, we want to mention the Churchwardens and Treasurers in all the Churches, the Parish Wardens and Treasurer, all the members of the PCC and DCCs, the ministry team, the altar servers, choir members, organists, Sunday School teachers, and the huge number of people who have given so generously of time, talents and resources to enable this Parish to go on being God's holy, catholic and apostolic church in this place even, perhaps especially, in this time of pandemic, to be God's people in God's mission, and to care for our buildings.

#### ACHIEVEMENT AND PERFORMANCE

##### Charitable activities

Key indicators that we are achieving our aims and objectives are the number of people actively involved in the church congregations within the parish.

##### Church Attendance

The average weekly attendance counted during October 2022 (2021) was:

St Bartholomew: 35 (38)

St Edmund: 10 (11)

St Mary Magdalene: 50 (55)

##### Electoral Roll

2022 is a not a new Electoral Roll year. The Electoral Roll as revised for the Annual Meeting 2022 is as follows:

St Bartholomew:

Resident: 13

Non-resident: 26

Total = 39

St Edmund:

Resident: 5

Non-resident 12

Total = 17

St Mary Magdalene:

Resident: 26

Non-resident 41

Total = 67

This makes a total of 123 for the parish, of whom 44 are resident and 79 are non-resident

##### Safeguarding

The PCC is committed to safeguarding. At its meeting on 13<sup>th</sup> July 2022, the PCC formally adopted the recommended Promoting a Safer Church, the nationally agreed Church of England policy, which the Diocese of Chelmsford has formally adopted. Safeguarding continues to be reviewed every year, with a substantial review undertaken every five years or when the guidelines change, whichever is sooner. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

##### Pastoral Care

There were 12 baptisms in 2022.

There were 2 weddings in the Parish in 2022.

20 funerals were either held in Church or taken by the clergy on behalf of the Parish at crematoria, cemeteries, or a simple committal.

##### Newham Deanery Synod

Newham Deanery met 3 times in 2022, in March (St Michael and All Angels, Toronto Avenue), July 2022 (St Saviour, Forest Gate), and November (at our own St Mary Magdalene, East Ham. The MARCH meeting was the first visit to our Deanery Synod by our new(ish) Diocesan Bishop, Guli. She shared a little of her own life story and then led a very open and frank Q and A session. The JULY meeting included an introduction to how the new Parish Share Scheme for 2023 will work. There was then a presentation from our colleague Revd Chigor Chike on the work of the Racial Justice Commission of which he is part. This was set up by the archbishops as a 'task and finish' group over three years, in response to the From Lament to Action report on institutional racism in the Church of England. The Commission is now at the halfway point, and Chigor gave us an update on progress on some of the workstreams. The NOVEMBER meeting included some Good News stories from around the Deanery. The Area Dean talked about the work our Bishop is doing around shared values in the Diocese and suggested that one of the things we perhaps need to consider is also sharing publicly what we are struggling with as parishes. The meeting also included an introduction to Jill Duncan, the new Deanery Youth Champion.

##### The Life of the Churches in 2022

##### St Bartholomew's Church and Centre

##### Prayer, Faith and Sacramental Life

Our Sunday congregation continues, following the return to in-person worship after COVID, to be small and quite fragile. However, during 2022, community users of the centre began to be drawn into the sacramental life of the church through the Thursday Eucharist. This now regularly has an attendance of at least 8 or 9, is often in double figures and has been as high as 18 or 19. There is only a small overlap with the Sunday congregation – those attending on Thursday regard St Bart's as their 'weekday church.' Ash Wednesday was particularly well attended, again with almost no overlap with the service at St Mary Magdalene's in the evening.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2022**

We ran a successful Lent Course in 2022 based around the Ignatian Spiritual Exercises, and the 11am Thursday slot (immediately before the Eucharist) works well for this sort of faith formation.

In the first full Holy Week following COVID lockdowns, we decided to have more of the Triduum for each of the three churches in the Team, so in a break with tradition, St Bart's held a Maundy Thursday Eucharist of the Institution of the Lord's Supper. Following Stations of the Cross, however, we shared Good Friday Liturgy and the Easter Vigil with St Mary Magdalene's.

We again hosted the Annual Meetings as a joint service at St Bart's, and the Patronal Festival guest preacher was Piers Northam, the Bishops' advisor for LGBTQI+ issues and a lay minister in the Harlow area.

Remembrance Sunday saw us, as usual, joining military, civic and other representatives at the War Memorial in Central Park.

Following an absence of 2 years during COVID, we were again able to hold a Christingle service for the uniformed organisations at St Bart's. This was well attended (congregation of around 40) by Beavers, Cubs, Scouts, Venture Scouts, Rainbows, Brownies, Guides and their leaders and a number of parents. The service is deliberately gentle and inclusive and people of all faiths and none were, and felt, welcomed. There was an element of Messy Church about the service which included making Christingles before the service, which we hope to build on in future.

As well as our own worship, as a building licensed for worship rather than a consecrated building, we are able easily to offer hospitality to worshipping communities from other denominations. Our friends and guests continue to be Vision Gospel, a Pentecostal Church, Bethel Ministries, a Telegu-speaking ecumenical congregation and the Malayalam-speaking Church of South India. The latter are part of the Anglican Communion, and are exploring the possibility of becoming a Bishop's Mission Order which would give them a framework of support and accountability within the Church of England.

#### **Fundraising**

October 2022 saw the return, following lock down, of the Christian Aid Concert. This was well attended, and it was great to have the Community Choir involved (and some audience participation!) Singers from Vision Gospel also entertained us.

There was a very successful and well-supported Macmillan Coffee Morning in the café, which raised over £200.

Retiring collections at our Spring recitals were donated to the DEC Emergency Appeal for Ukraine.

#### **Social and Community Life**

##### **Café and Centre**

As a multi-purpose church and community centre, St Bart's has always had a vocation to serve all the people of the parish, of all faiths and none. In 2022, following the full opening of community facilities following the COVID pandemic, and the appointment of a new café manager in November 2021, it has been renewed in this vocation and seen the life of the community centre grow considerably

A highlight of the year is that the Community Café has exceeded our targets for it (the target was that the Parish would subsidise it up to £5,000 pe annum) and by the end of 2022 was breaking even. New, regular and competent volunteers have contributed to this alongside the hard work of the café manager.

The café/community Centre played host to a number of regular and occasional social activities, some of them our own initiative and others that we host on behalf of others. Our regular activities include a film afternoon (monthly), Scrabble and board games (weekly), line dancing (weekly), and community choir (weekly). Starting in November, two members of the local WI began a 'nostalgia café' in the café, taking one theme per month around East Ham in days of yore. Knit and natter and sewing continue on an informal basis, often with new occasional members and even new regulars. Some of our long standing regulars are always on hand to offer help, in a gentle way to those who wish to learn new skills.

In June, we hosted a Platinum Jubilee event, with the financial help of a small grant from Newham Council. Alongside food and drink provided by the café, we were entertained by the line dancers and community choir. The event was attended by three Newham Councillors.

In December, we again hosted the café Christmas lunch, which was well-attended both by those who worship in our churches and others from the community.

##### **The Lunch Bunch**

At the initiative of the parish administrator, we began the 'lunch bunch' event monthly on Mondays, a completely open group of people who go out to lunch together at a low-cost local eatery on a monthly basis. Everyone is welcome and those present always ensure that cost is never a barrier to anyone joining in. At the end of the year, the Lunch Bunch particularly enjoyed their Christmas lunch gathering.

##### **Warm Haven**

Starting in November 2022, we began to offer, as a response to the rising cost of living, and in particular, to the rising fuel costs that mean many Newham residents are unable to heat their homes. We offered a 'warm space' in St Bart's café. While the café is open,

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we can welcome any guests, including providing a warm drink and, at the discretion of the café manager, some soup or a sandwich. We again had some financial assistance from Newham Council which means we were able to buy some more comfortable chairs. Our activities give those who might need a warm space a reason to come, so the initiative has undoubtedly increased footfall, and Newham Council have particularly commended us for running the warm space in a sustainable way with proper safeguards for staff and users in place.

#### Food Pantry

Our low-cost food club, started in Autumn 2021 has grown significantly in 2022. By the end of 2022, from small beginnings, the Pantry was supporting approaching 40 families on a regular basis. The increasing need for support for food poverty raises bigger questions about the way society is structured, but in the Pantry, we are without doubt meeting a pressing need. In April 2022, we became independent of the support that was offered in the early stages by Bonny Downs Community Association, and appointed a Pantry Co-ordinator for 5 hours per week. This post is sustainable within the budget of the centre, however, we have had several generous donations which helps ensure that what we supply fits needs as closely as possible and mitigates the tendency of Felix/Fareshare to be rather last minute in their deliveries. Although no longer formally linked with BDCA, we continue to be mutually supportive and to make referrals to one another. We have also been able to refer users to BDCA's financial counselling and benefits advice services.

#### Spring Recitals

During the Spring of 2022, we hosted three really high quality recitals, two featuring young musicians from the Royal Academy of Music and one a local violinist/cellist and her pianist son.

#### Hosting Other Community Organisations/Services

In 2022, we became a community hub for the provision of Vitamin D to the over-65s. We also hosted several pop-up COVID vaccination clinics which were very well attended.

In July 2022, we began to host the Artisan East Market, a market hosting local artisans and craft workers. These have become very popular with the local community and the church and centre becomes a gathering place for many people from the whole of East Ham.

We have continued to host WI meetings in 2022 and the WI contribute in many ways to the life of the church and centre, not least in providing catering for the Artisan East Market.

In 2022, we benefited from Cutie Pies nursery moving into the Hall, Cecilia Room and Luke Room office. They both provide good financial support to St Bart's and have also contributed to the environment by planting out the 'square' of garden on Navarre Road.

We also continued to host uniformed organisations in the Centre – Brownies and Guides on Mondays and two Cub and Scout packs on Wednesday and Friday.

Since the COVID lockdowns, Community Counselling work much more online. However, we do have a smaller number of counsellors working regularly at St Bart's again. In addition, Community Counselling have begun periodically to meet in person as a team here at St Bart's.

#### Fabric Report

The following repairs were undertaken in 2022:

Month	Details	£
Jan	Repair to roof over Sacristy	350
Mar	New tap in café	280
May	Electrical repairs	480
Jul	Repair to Navarre Road door	462
Aug	Repair to back door (Drs entrance)	414
	Floor polishing & carpet cleaning	580
Sept	Garden bench repairs (rebuild)	410
	New handbasins to Nursery toilets	585
Oct	Boiler servicing	782
Nov	Church carpet & Nursery toilets lino refitting	2,590
		<hr/>
		6,933

#### St. Edmunds

##### Prayer Faith and Sacramental Life

We continue to have a small but regular congregation for the Sunday morning Eucharist and would like to thank all members of the clergy team for the thought and care they put into this. It was a great pleasure to welcome +Saulo and Ruth and to work with them from September 2022 onwards. The Patronal Festival was a lovely occasion, and it was wonderful to hear the tuned and refurbished organ played. The service was followed by a delicious and plentiful buffet. It also marked the handing over of the care of St. Edmunds from Mthr. Ann to +Saulo. A Portuguese service has been introduced which meets once a month on Sunday evenings and is led by +Saulo.

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**Social and Community Life**

In October St Edmunds held a 'clean-up day' when members of the Spanish and Portuguese congregations from St. Martins joined us and worked hard at cleaning the areas that the regular clean does not cover.

It was lovely to welcome Ruth and +Saulo as residents in the refurbished flat and we hope they will be very happy living in it.

It was good to see the return of The Monega Association who held their Christmas party at St. Edmunds and they were ably looked after by Colvin Edwards.

We are looking forward with the hope that the interior of the church will be redecorated and Alternatives a charity working mainly with women and children will be using the ground and first floor five days a week. This will involve reordering of the space but will mean that St. Edmunds will be serving the community again.

**Fabric Report**

The following works were undertaken in St Edmund's in 2022:

Month	Details	£
Mar	Boiler servicing	1,180
May	Roof repairs	360
		<hr/>
		1,540

Running and maintenance costs of St Edmund's for the moment continue to be met through the support of the SDF money.

**St Mary Magdalene**

**Prayer, Faith and Sacramental Life**

From April 2022, all restrictions on worship following COVID-19 were lifted. St Mary Magdalene's congregation numbers have recovered very well, at times equalling Pre-COVID numbers and generally being only a little below.

We ran a successful Lent course in 2022, about representations of Holy Week in art, and the 'after the Wednesday Eucharist' slot worked well for this.

As this was the first year of full return after COVID, we slightly broke with tradition and did more of the Triduum in each Church. St Mary Magdalene hosted Palm Sunday, and as always, the Liturgy of Good Friday and the Easter Liturgy and First Fires.

Fr Quintin Peppiatt's last service, after 27 years' faithful service as Team Vicar, was at the beginning of May. Quintin both presided and preached at a service featuring elements of the Saints of the Day, Philip and James.

The Feast of Title on Trinity Sunday was hosted this year at St Mary's and we were very pleased that Bishop Lynne Cullens, the Bishop of Barking, presided and preached.

The preacher at the Patronal Festival in July, a joint Parish service, was the Revd Dr Hester Jones, Dean of Chapel, Winchester College. In the evening thanks to all the hard work of Dr Chris Maxim, our choir and visiting choristers we enjoyed a very high standard of music and singing in our Choral Compline. We were especially pleased to see many of our brothers and sisters from St Bartholomew's and St Edmund's attending these enjoyable events.

July also saw the celebration of the Queen's Platinum Jubilee, including prayers for the Sovereign. Sadly, of course, HM Queen Elizabeth II died in September. We held, at St Mary Magdalene's and across the parish, a commemorative Eucharist. The same evening, we held a simple sung compline at which the Proclamation of King Charles III was read. 'Gabriel' the tower bell was rung 95 times in celebration for each year of the late Queen's life.

As All Souls Day fell on a Wednesday, our usual mid-week Eucharist day, we held a full All Souls Mass for the Departed, going out into the church yard to bless those at rest there. As usual, we also held our Annual Memorial Service, a simpler service of the word, to which families of those whose funerals we have taken over recent years are especially invited.

Remembrance Sunday featured an Act of Remembrance in the church yard by the War Memorial, with a really beautiful display of hand-crocheted poppies.

Christmas services were again well attended, and as well as our usual Christingle Service, with Christingle production line in the church the Wednesday before, we had Midnight Mass, BCP Holy Communion at 8am and, in the week previous to Christmas, a Service of Nine Carols and Lessons, with an enhanced choir, featuring a newly composed carol by our Director of Music. We had a total of over 200 people attending our Christmas Services.

All our services are supported by our sacristan, serving team, choir, organist, wardens and sides people and we give them all our heartfelt thanks.

**St Mary Magdalene's Choir Report 2022**

The many health and social benefits of singing in a choir are well-known: yet they are, in the case of a *church* choir, merely incidental since its principal purpose is the worship of God. And while the 'special' liturgies for which the choir sang in 2022 are causes for

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particular celebration as marks of achievement, it is the choir's weekly, ongoing, service of prayer through music that should be highlighted and celebrated first and foremost, with commendation to the regular choir members for their dedication and commitment: for arriving early for services to be robed and prepared in good time; for arriving extra early for additional rehearsals before services; for staying after Mass for the main weekly rehearsal; and for giving of their time during the week to practise music that is emailed out or sent by WhatsApp. For this consistency of service, thank you.

Turning to the 'special' liturgies, we note that the choir sang at each of the main services of the 2022 Triduum, culminating in Choral Eucharist on Easter Day. This service began with an introit by Wood and also featured a new anthem, *Sing all ye Christian people*. Perhaps the greatest achievement was the Choral Compline for St Mary Magdalene on 17 July. The music featured choral responses, a psalm setting by Elgar, a plainsong office hymn, Stanford's setting in B flat of the *Nunc Dimittis*, and an anthem by S. S. Wesley. The service concluded with the *Salve Regina* sung in Latin. The 2022 Christmas Carol Service was every bit as successful at that of 2021. As well as leading the popular congregational carols, the choir's contributions included Vaughan Williams' arrangement of the traditional English carol *This is the Truth sent from above*, Martin Shaw's setting of the French carol that we know to Eleanor Farjeon's words, *People, look east*, R. R. Terry's charming *Myn liking* – words dating back to the fifteenth century, plus a new piece: *Nature's decorations glisten*. For each of these 'special' services across the year we have been supported by visiting singers who have given generously of their time and enabled us to sing repertoire in full four-part harmony.

Although the choir is based at St Mary Magdalene's, it is pleasing that it has also sung at important services across the Parish of the Holy Trinity over the last year, including the patronal festivals at both St Bartholomew's and St Edmund's.

While the choir thrives, we nevertheless remain small in number and would love to grow. Initiatives are being explored to try to create a children's choir and we are equally keen to recruit additional adult singers as regular members. We pray for God's blessing on our ministry.

#### Fundraising

Our charities this year have been the Mildmay Mission Hospital, Christian Aid and US. Proceeds from the collection at the Christingle Service at Christmas as usual went to The Children's Society.

#### Social and Community Life

The year 2022 was very eventful for St. Mary's in terms of our life together as a community.

After nearly 27 years of faithful service we said goodbye to the Revd Quintin Peppiatt. His last service was held on the 1<sup>st</sup> May and was a joint Parish event. It was a well-attended occasion and we all enjoyed a farewell lunch in St Mary's Hall where gifts were presented and speeches made. We wish him much love and joy as he begins a new chapter of his life. The Diocese gave us the go-ahead to appoint a new Team Vicar and the process began in the Summer. In the meantime, we have the support of Team Rector Revd Dr Sue Lucas, Curate Revd John King and the rest of the ministry team of the parish.

In June we celebrated the Queen's Platinum Jubilee with free afternoon tea in St Mary's Hall. It was a great occasion with traditional games, best 'Jubilee Hat Competition', raffles, music and much more. Thanks goes especially to St Mary's Fund Raising and Social Committee who worked so hard behind the scenes and made this and our other social events so successful.

Our Patronal weekend celebrations began on Saturday 16<sup>th</sup> July with the church being open to visitors and free refreshments in St Mary's Hall. Following the Eucharist there was a lunch in the Hall and the evening concluded with Choral Compline.

The Christmas Market in late November raised £1,000 and was very well attended by local community. Thanks goes all who contributed to this great effort.

#### Fabric Report

During 2022 the following works were undertaken at St Mary Magdalene:

Month	Details	£
Feb	Pipes N Lights – Organ electrics	1,984
Mar	Rodells – Lightening conductors	1,110
July	DNR Handyman – painting outside woodwork	1,530
		<hr/>
		4,624

#### ACHIEVEMENT AND PERFORMANCE

##### Church Fabric and Buildings

Consecrated land which has been given to God is owned by the Church Commissioners on behalf of the Church of England rather than the PCC and therefore are not included in the PCC accounts at either historic cost or valuation. However, the PCC, as custodian, have a responsibility to maintain and insure the Church buildings and the costs are charged to the Statement of Financial Affairs (SOFA) as incurred.

#### FINANCIAL REVIEW

##### Investments and Investment Policy

Over many years the church congregations making up the Parish have accumulated surpluses of income over expenditure which are held in

## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

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various reserve funds. Where the reserve funds are not expected to be required in the short term these funds have been invested in lower risk funds designated to generate both income and capital gains over time.

The investment funds are managed by CCLA and the underlying portfolio sectors and risk profile meet social, environmental and ethical criteria agreed by the Church of England centrally.

In the more challenging investment markets following Covid-19 the trustees are satisfied with the investment performance both in terms of income and capital maintenance / growth.

#### Financial position

The PCC, as Trustees of the charity, have acted responsibly in managing the charity's financial affairs.

#### Reserves policy

It is PCC policy to maintain a balance on unrestricted funds (if possible) that equates to at least two months' unrestricted payments to cover emergency situations that may arise from time to time, at current levels this represents approximately £74,000. Total reserves at 31 December 2022 were £8,378,893 of which £1,224,866 were restricted and £7,154,027 were unrestricted. Designated funds have been set aside by the trustees to reflect investment in fixed assets, future commitments, and contingencies, leaving approximately £430,000 of uncommitted funds.

#### Risk management

Risk can be defined as 'the threat that an event or action will adversely affect an organization's ability to achieve its objectives and execute its strategies'. The Diocese of Chelmsford and the Archbishops of the Church of England provide guidance in respect of risks common to all Anglican churches which is followed in assessing and responding to identified risks. The main risk areas may be categorized as follows:

- **Financial risk** - the most common category of risk and many non-financial risks can be measured in terms of financial impact. The PCC approved a set of Internal Financial Procedures to manage financial risk and will review these in the coming year and regularly thereafter.
- **Reputational risk** - can have an impact if unwelcome publicity hinders the mission of the church. Regular media releases are issued to local newspapers and the Diocesan Bulletin, alongside the internal communications such as the website and weekly newsletter.
- **Statutory and legal requirements** - such as health and safety, employment law, Charities Act and child protection. The PCC has policies in place for all of these and they are reviewed on a regular basis.
- **Operational risk** - relates to threats to the Church's ability to deliver its objectives owing, for example, to damage to the church building.

The above list represents the major risks reviewed by the PCC and systems or procedures have been established to manage those risks.

#### Detailed financial review

##### Parish:

Giving has remained largely stable despite the pandemic and continues to pay a portion of the Parish Share. The shortfall on the parish share is, as always, made up from surpluses from unrestricted income from the halls.

##### St Bartholomew's:

St Bart's turnover by the end of 2022 was approaching pre-pandemic levels. Hires have been going well, and we have carefully stewarded our staffing costs so that St Bart's made a small surplus at the end of the year.

##### Fellowship House

Income was stable, and expenditure was small, giving a robust surplus at the end of the year, which helps us to support paying the Parish Share in full and one time.

##### St Edmund's:

During 2022, the running costs of St Edmund's have been met in full, from money from the Church Commissioners' Strategic Development Fund.

##### St Mary Magdalene:

##### Hall

The main income is from the Mini Uni Nursery. We negotiated with them in 2021 that they would pay utility bills in exchange for a reduction to the previous rent, which they started to do in September 2021, thus reducing our outlay through 2022. The same Sunday groups continue to use the premises and generate a modest income.

The expenditure was largely, as usual, connected to building maintenance. Some plumbing and electrical repairs were necessary as well as the usual servicing, pest control, regular maintenance etc.

##### St Mary's General Purposes Account:

Income for the year shows a small surplus. We made our usual donations to Mildmay and USPG, as well as a donation to The Order of

## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

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the Cistercians and our raffle proceeds were donated to Christian Aid.

#### St Mary's Millennium Fund:

This is a Restricted Fund, and as usual there has been little movement in or out of the Millennium Fund this year. The main items of expenditure this year have been the works detailed in the Fabric Report for St Mary Magdalene's above.

#### Factors affecting future financial performance

Covid-19 prevented the church from meeting as regularly as before which has restricted the opportunity to grow the congregations, this has also had an adverse impact on income from hall lettings, although this has started to recover in 2022. Plans to grow the congregations are set out below and a marketing campaign will be pursued to restore letting income to pre-Pandemic levels.

#### FUTURE PLANS

- We will continually update our policies and practices in line with Diocesan guidance and with best practice nationally.
- We welcomed a new Bishop to the Diocese in 2021 and she has begun to articulate a new way of travelling well together as a Diocese in which strategy emerges from the ground up and we are bound together by common values. We are looking at what this means in our context.
- Following a Diocese-wide conversation in 2022, a new parish share formula has been agreed. This has significantly benefited us as a parish, so the PCC decided to maintain our share at its previous, higher contribution for 2023, given it is sustainable for us and other parishes are much more vulnerable.
- Plans are under way to celebrate the 40<sup>th</sup> anniversary of the present St Bart's building in 2023.
- By the end of 2022, following several informal and then more formal conversations as a parish, the last one being the Section 11 meeting with the Archdeacon, we were ready with a parish profile and role and person specification to advertise the Team Vicar post at the start of 2023.
- At St Mary Magdalene's, we are exploring ways with engaging more creatively with Newham Council about the nature reserve.
- We are also exploring ways to develop mission through the choir, and in particular, how it might be possible to start a children's choir.
- At St Edmund's, we are exploring taking on a new tenant for the middle floor which will make St Edmund's sustainable as a parish beyond the life of the SDF project.
- At St Bart's we are exploring ways to develop the mission through the Centre and Café, and in particular, how those who find at the Centre a place of hospitality and friendship might be drawn into the sacramental life of the church.
- Conversations about the best use of our buildings for mission, including the possibility of redevelopment on the St Bart's site, are ongoing.
- We are holding an ongoing conversation about our vision for the Parish and our calling as God's people in East Ham. This has become a reality, with a pilgrimage taking place in 2022 and a prayer walk around the parishes planned for 2023.

#### INDEPENDENT AUDITORS

Calculus Assurance Services, the auditors appointed at the 2022 APCM for a three-year term covering the audit of the 2021, 2022 and 2023 annual financial statements have expressed their willingness to continue in this capacity.

#### DISCLOSURE OF INFORMATION TO THE AUDITORS

We, the trustees who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

#### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity

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(Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**COMPLIANCE WITH LAWS AND REGULATIONS**

The trustees have established policies and procedures designed to ensure that it complies with all material laws and regulations in relation to the charitable company's operations and activities. The trustees are not aware of any significant non-compliance with laws and regulations.

Approved by order of the board of trustees on 14 May 2023 and signed on its behalf by:

*Susan Lucas*

.....  
Revd Dr S Lucas – Trustee and Chair of the PCC

## INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

### Opinion

We have audited the financial statements of Parochial Church Council of East Ham Team Ministry (the 'charity') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

### Basis for opinion

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

We have undertaken the audit in accordance with the requirements of FRC Ethical Standards including FRC Ethical Standard – Provisions Available for Audits of Small Entities, note 13 to the financial statements gives the circumstances.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### Other information

The other information comprises the information included in the Report of the Trustees, other than the financial statements and our Report of the Independent Auditors thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the report of the trustees'; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

### Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities on pages 10 to 11, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

# INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

## Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with relevant regulations made under Section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Obtaining an understanding of the laws and regulations that have a direct effect on the charity in carrying out its operations or have an impact on the financial statements. The key laws and regulations we identified included the Charities Act 2011, the Parochial Church Councils (Powers) Measure 1956 (and regulations made under these Acts), safeguarding (in respect of children and vulnerable adults), health and safety legislation and employment legislation. This assessment has informed our sample testing of transactions and balances.
- Understanding the system of internal control established by the trustees to prevent and detect fraud.
- Enquiring of management and those charged with governance if there have been any breaches or non-compliance with laws and regulations and their knowledge of any potential litigation or claims against the charity and any suspected or actual incidents of fraud and where applicable an estimate of the financial impact.
- Reviewing the minutes of trustee (PCC) meetings for evidence of non-compliance with laws and regulations and suspected or actual fraud.
- Reviewing the financial statement disclosures and checking supporting documentation to assess compliance with applicable laws and regulations.
- Carried out audit testing of journal entries and other adjustments and the rationale supporting significant judgemental areas in the financial statements and accounting estimates for evidence of management bias or override of controls.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditors-responsibilities-for>. This description forms part of our auditor's report.

## Use of our report

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



Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

Date: Jun 1, 2023

*Calculus Assurance Services is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.*

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**STATEMENT OF FINANCIAL ACTIVITIES (including the Income and Expenditure Account)  
for the year ended 31 December 2022**

	Notes	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		36,347	1,820	38,167	35,314
<b>Charitable activities</b>					
Parish Activities		215,809	4,830	220,639	177,523
Investment income	2	10,448	36,690	50,138	41,349
Other income		36,009	2,840	38,849	64,848
<b>Total</b>		<b>298,613</b>	<b>49,180</b>	<b>347,793</b>	<b>319,034</b>
<b>EXPENDITURE ON</b>					
Raising funds		6,280	6,400	12,680	4,507
<b>Charitable activities</b>					
Parish Activities		438,299	12,357	450,656	455,733
<b>Total</b>		<b>444,579</b>	<b>18,757</b>	<b>463,336</b>	<b>460,240</b>
Net income before investment gains / (loss)		(145,966)	30,423	(115,543)	(141,206)
Net gains / (loss) on investments		(44,971)	(149,846)	(194,817)	211,651
<b>NET INCOME/(EXPENDITURE)</b>		<b>(190,937)</b>	<b>(119,422)</b>	<b>(310,360)</b>	<b>70,445</b>
<b>Transfers between funds</b>		<b>(352)</b>	<b>352</b>	<b>-</b>	<b>-</b>
<b>NET MOVEMENT IN FUNDS</b>		<b>(191,289)</b>	<b>(119,071)</b>	<b>(310,360)</b>	<b>70,445</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>	11	<b>7,345,316</b>	<b>1,343,937</b>	<b>8,689,253</b>	<b>8,618,808</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	11	<b>7,154,027</b>	<b>1,224,866</b>	<b>8,378,893</b>	<b>8,689,253</b>

The notes on pages 16 to 22 form part of these financial statements

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

**BALANCE SHEET**  
31 December 2022

	Note	Unrestricted Funds	Restricted Funds	31.12.22 Total Funds	31.12.21 Total funds
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	6	6,721,074	0	6,721,074	6,886,737
<b>CURRENT ASSETS</b>					
Debtors	7	14,962	0	14,962	31,864
Investments	8	337,052	1,179,939	1,516,991	1,671,809
Cash at bank and in hand		115,572	44,927	160,499	122,918
		467,586	1,224,866	1,692,452	1,826,591
<b>CREDITORS</b>					
Amounts falling due within one year	9	(15,653)	-	(15,653)	(13,595)
<b>NET CURRENT ASSETS</b>		451,933	1,224,866	1,676,799	1,812,996
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		7,173,007	1,224,866	8,397,873	8,699,733
<b>CREDITORS</b>					
Amounts falling due after more than one year	10	(18,980)	0	(18,980)	(10,480)
<b>NET ASSETS</b>		7,154,027	1,224,866	8,378,893	8,689,253
<b>FUNDS</b>					
Unrestricted funds	11			7,154,027	7,345,316
Restricted funds				1,224,866	1,343,937
<b>TOTAL FUNDS</b>	11			8,378,893	8,689,253

The financial statements were approved by the Board of Trustees and authorised for issue on 14 May 2023 and were signed on its behalf by:

*Susan Lucas*

.....

S Lucas - Trustee

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2022**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and assessment of going concern**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, except for investments which are stated at market value where this is available. The financial statements have been prepared in accordance with applicable charity law.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

**Critical accounting judgements and key sources of estimation uncertainty**

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

**Useful economic life of tangible fixed assets:**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. The carrying value of tangible fixed assets is shown in Note 6 below.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Collections are recognised when received by or on behalf of the PCC, planned giving receivable under Gift Aid is recognised only when received. Income tax recoverable on Gift Aid donations is recognised when the gift is received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Funds raised by the fete, bazaar and similar events are accounted for gross.

**Other ordinary income**

Rental income from the letting of church premises is recognised when the rental is due.

**Income from investments**

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Tax recoverable on such income is recognised in the same accounting year.

**Gains and losses on investments:**

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Activities directly relating to the work of the church**

The Diocesan Parish Share is accounted for when paid. Any parish share unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a liability in the balance sheet. The Parish Share was paid in full in the year.

**Tangible fixed assets**

**(i) Consecrated land and buildings and movable church furnishings PCC Property**

Consecrated and beneficed property is excluded from the accounts in accordance with Charities Act 2011.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2022**

**1. ACCOUNTING POLICIES - continued**

**(ii) Other fixtures, fittings, and office equipment**

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 may be inspected at any reasonable time. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1 January 2000 have been capitalised and depreciated in the accounts over their currently anticipated useful economic life (initially over four years) on a straight-line basis.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of moveable church furnishings acquired before 1 January 2000 is written off.

Equipment used within the church premises is depreciated on a straight-line basis over four years. Individual items of equipment with a purchase price less than £1,000 are written off when the asset is acquired.

**(iii) Depreciation**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Consecrated land	- not included in the accounts
Freehold property	- in accordance with the property
Leasehold property	- over shorter of the lease term or 50 years
Church Equipment	- 25% on cost

**Taxation**

The charity is exempt from tax on its charitable activities.

**Current assets**

Amounts owing to the PCC at 31 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 with the Central Board of Finance of the Church of England, the Chelmsford Diocesan Board of Finance and COIF Charity Funds.

**Debtors**

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

**Cash at bank and in hand**

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

**Creditors**

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

**Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**2. INVESTMENT INCOME**

	31.12.22	31.12.21
	£	£
Dividends received	49,860	41,312
Deposit account interest	278	37
	<u>50,138</u>	<u>41,349</u>

**3. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021. Members of the Clergy serve on the Parochial Church Council (as Trustees) but their remuneration is paid by the Diocese of Chelmsford.

The Parish Administrator attends the meetings of the Parochial Church Council and updates the Trustees on what has happened on a day-to-day basis and received remuneration of £29,280 during the year ended 31 December 2022.

**Trustees' expenses**

Clergy re-imbursed expenses were £2,311 (2021: £3,619). The Parish Administrator was reimbursed expenses of £Nil (2021: £116). There were no other trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

**Payments to lay pcc members**

There were no payments made to PCC members in connection with their office. (2021 £Nil)

**4. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	31.12.22	31.12.21
	£	£
All staff – charitable activities	3.75	3
	£	£
Wages and salaries	53,782	66,700
Social security costs	3,695	3,921
Pension costs	2,211	3,264
	<u>59,688</u>	<u>73,885</u>

No employees received emoluments in excess of £60,000.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	31,642	3,672	35,314
<b>Charitable activities:</b> Parish Activities	177,063	460	177,523
Investment income	10,148	31,201	41,349
Other income	45,195	19,653	64,848
	<u>264,048</u>	<u>54,986</u>	<u>319,034</u>
<b>TOTAL EXPENDITURE ON</b>			
Raising funds	3,348	1,159	4,507
<b>Charitable activities</b>			
Parish Activities	415,689	40,044	455,733
<b>Total expenditure</b>	(419,037)	(41,203)	(460,240)
Net gains on investments	47,810	163,841	211,651
Transfers between funds	7,311	(7,311)	-
<b>NET INCOME</b>	(99,868)	170,313	70,445
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	7,445,184	1,173,624	8,618,808
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>7,345,316</u>	<u>1,343,937</u>	<u>8,689,253</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**6. TANGIBLE FIXED ASSETS**

	Leasehold land and buildings £	Freehold land and buildings £	Church equipment £	Totals £
Cost as at 1 January 2022	8,068,460	2,406,979	79,459	10,554,898
Additions	-	-	-	-
Disposals	-	-	-	-
Cost as at 31 December 2022	<u>8,068,460</u>	<u>2,406,979</u>	<u>79,459</u>	<u>10,554,898</u>
Depreciation as at 1 January 2022	1,450,060	2,138,642	79,459	3,668,161
Depreciation charge for the year	161,369	4,294	-	165,663
Eliminated on disposals	-	-	-	-
Depreciation and impairment as at 31 December 2022	<u>1,611,429</u>	<u>2,142,936</u>	<u>79,459</u>	<u>3,833,824</u>
Net book value – 31 December 2022	<u>6,457,031</u>	<u>264,043</u>	-	<u>6,721,074</u>
Net book value – 1 January 2022	<u>6,618,400</u>	<u>268,337</u>	-	<u>6,886,737</u>

The Church buildings at St Mary's and St Edmund's are owned jointly by the Parish and the Diocese and constitute consecrated land so are excluded from the PCC accounts.

St Albans church centre is included in the accounts at valuation (independently valued in October 2014) which has been treated as deemed cost as permitted under FRS 102.

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.22 £	31.12.21 £
Other debtors	888	26,480
Prepayments and accrued income	14,074	5,384
	<u>14,962</u>	<u>31,864</u>

**8. CURRENT ASSET INVESTMENTS**

	31.12.22 £	31.12.21 £
Listed investments	<u>1,516,991</u>	<u>1,671,809</u>

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.22 £	31.12.21 £
Other creditors and accruals	<u>15,653</u>	<u>13,595</u>

**10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.22 £	31.12.21 £
Other creditors	<u>18,980</u>	<u>10,480</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**11. MOVEMENT IN FUNDS**

Net movement in funds are as follows:

	1.1.21					31.12.21	1.1.20					31.12.20
	B/fwd	Income	Expenditure	Gains & losses	Transfers	C/Fwd	B/fwd	Income	Expenditure	Gains & losses	Transfers	C/Fwd
	£	£	£	£	£	£	£	£	£	£	£	£
<u>Unrestricted funds</u>												
PCC General Fund	29,545	46,744	(78,050)	(2,194)	33,007	29,052	30,651	43,097	(85,051)	2,332	38,516	29,545
Clergy Housing	80	0	199	0	0	279	80	0	0	0	0	80
St Mary's Sunday School	270	0	0	0	0	270	270	0	0	0	0	270
St Bart's Sunday School	156	0	0	0	0	156	156	0	0	0	0	156
Fellowship House	59,580	30,250	(10,600)	(6,435)	(11,055)	61,740	51,644	32,666	(6,816)	6,842	(24,756)	59,580
St Alban's Hall	20,210	23,615	(3,675)	0	(17,259)	22,891	0	24,766	(4,800)	0	244	20,210
St Mary Magdalene	5,372	1,674	(1,820)	0	(453)	4,773	4,280	1,527	(157)	0	(278)	5,372
St Mary's Hall	7,217	19,416	(13,413)	0	(7,574)	5,646	8,113	20,263	(14,614)	0	(6,545)	7,217
St Bart's Centre	276,957	147,974	(139,354)	(30,345)	(4,122)	251,110	241,201	136,254	(128,102)	32,261	(4,657)	276,957
St Edmunds	3,061	3,226	(11,090)	0	7,426	2,623	2,447	5,467	(13,834)	0	8,981	3,061
Kitchen Fund	0	0	(576)	0	576	0	1,194	0	0	0	(1,194)	0
Building Fund	6,886,737	0	(165,663)	0	0	6,721,074	7,052,400	0	(165,663)	0	0	6,886,737
St Alban's Fabric	48,471	39	0	(5,997)	0	42,513	42,092	4	0	6,375	0	48,471
St Edmund's Fabric	6,896	0	0	0	0	6,896	9,896	0	0	0	(3,000)	6,896
SDF Grant – St Edmunds	0	25,624	(20,537)	0	(898)	4,189	0	0	0	0	0	0
"Fabric M" - to be identified	4	51	0	0	0	55	0	4	0	0	0	4
Stubbers	760	0	0	0	0	760	760	0	0	0	0	760
	<u>7,345,316</u>	<u>298,613</u>	<u>(444,579)</u>	<u>(44,971)</u>	<u>(352)</u>	<u>7,154,027</u>	<u>7,445,184</u>	<u>264,048</u>	<u>(419,037)</u>	<u>47,810</u>	<u>7,311</u>	<u>7,345,316</u>
<u>Restricted funds</u>												
Millennium Fund	1,225,438	39,940	(12,357)	(139,727)	351	1,113,645	1,065,038	52,510	(39,994)	147,606	278	1,225,438
Alms Fund	624	0	0	0	0	624	624	0	0	0	0	624
Kitchen Fund	2,561	9,240	(6,400)	0	1	5,402	0	2,476	(1,159)	0	1,244	2,561
Parish Donations	1,414	0	0	0	0	1,414	1,464	0	(50)	0	0	1,414
St Bart's Donations	2,492	0	0	0	0	2,492	2,492	0	0	0	0	2,492
St Mary's Donations	1,047	0	0	0	0	1,047	1,047	0	0	0	0	1,047
Russel Bequest	59,642	0	0	(5,467)	0	54,175	50,773	0	0	8,869	0	59,642
Rutland Road Proceeds	50,404	0	0	(4,652)	0	45,752	42,934	0	0	7,470	0	50,404
Stephen Road Proceeds	315	0	0	0	0	315	9,252	0	0	(104)	(8,833)	315
	<u>1,343,937</u>	<u>49,180</u>	<u>(18,757)</u>	<u>(149,846)</u>	<u>352</u>	<u>1,224,866</u>	<u>1,173,624</u>	<u>54,986</u>	<u>(41,203)</u>	<u>163,841</u>	<u>(7,311)</u>	<u>1,343,937</u>
<b>TOTAL FUNDS</b>	<u>8,689,253</u>	<u>347,793</u>	<u>(463,336)</u>	<u>(194,817)</u>	<u>0</u>	<u>8,378,893</u>	<u>8,618,808</u>	<u>319,034</u>	<u>(460,240)</u>	<u>211,651</u>	<u>0</u>	<u>8,689,253</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**11A. FUND DESCRIPTIONS**

Fund Name	Fund Description
<u>Unrestricted - General</u>	
PCC General Fund	General Parish funds
Clergy Housing	Fund for repairs and maintenance to clergy housing
St Mary's Sunday School	St Marys Sunday School
St Bart's Sunday School	St Barts Sunday School
Fellowship House	Fellowship House is a building let to Fellowship House Children's Centre
St Alban's Hall	St Alban's Hall Fund
St Mary Magdalene	St Mary's Church Fund
St Mary Magdalene Hall	St Mary's Hall Fund
St Bart's Centre	St Barts Church Centre Fund
St Edmunds	St Edmunds Fund
Kitchen	St Barts Cafe Kitchen Refurbishment
<u>Unrestricted - Designated</u>	
Buildings Fund	Fixed Asset Fund for Buildings
St Alban's Hall Fabric Fund	Fabric Fund for St Albans
St Edmund's Fabric Fund	Fabric Fund for St Edmunds
Stubbers	Fund for yearly church organised kids' trip to Stubbers
<u>Restricted</u>	
Millennium Fund	Restricted fund exclusively for St Mary's Church
Discretionary Alms Fund	Fund to be used at the discretion of the PCC
Kitchen	St Barts Café Food Pantry project
Charities Fund	Money to be donated to other charitable organisations
Parish Donations	Money to be donated to other charitable organisations
St Bart's Donations	Money to be donated to other charitable organisations
St Mary's Donations	Money to be donated to other charitable organisations
Russel Bequest	Funds to be used for the maintenance of the whole of St Edmund's building which includes provision of a Walsingham Room
Rutland Road Sale Proceeds	Investments funds relating to the sale of a restricted property to be reused for further property
Stephen Road Sale Proceeds	Investments funds relating to the sale of a restricted property to be reused for further property

**12. RELATED PARTY DISCLOSURES**

Two members of the PCC are also elected local councillors in London Borough of Newham where the charity is based (up to May 2022 two and one thereafter). During the year ended 31 December 2022 the following transactions occurred with London Borough of Newham:

Income received:	Amount	Balance outstanding
: - Grants	1,000	Nil
: - Community Toilet scheme	1,000	Nil
: - Ground rent Nature Reserve	400	
: - Hall letting fee - Polling Station	0	Nil
Total	£2,400	
 Expenditure incurred:		
: - General non-domestic rates re Church Halls	418	Nil
: - Commercial Waste Collection	3,303	Nil
: - Council Tax clergy accommodation	478	Nil
Total	£4,199	

Trustee expenses are disclosed in note 3 and trustee donations received during the year ended 31 December 2022 amounted to £3,655 (2021: £4,029) in addition there were anonymous donations of £2,256 which may have been from trustees.

There were no other related party transactions for the year ended 31 December 2022.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2022**

**13. FRC ETHICAL STANDARD - PROVISIONS AVAILABLE FOR AUDITS OF SMALL ENTITIES**

In common with many other entities of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2022**

	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
<b>INCOME AND ENDOWMENTS</b>				
<b>Donations and legacies</b>				
Planned Giving	20,148		20,148	19,122
Collections at Services	5,657		5,657	4,730
Gift aid	5,663		5,663	4,966
Other donations and appeals	4,879	1,820	6,699	6,496
	<u>36,347</u>	<u>1,820</u>	<u>38,167</u>	<u>35,314</u>
<b>Investment income</b>				
Dividends	10,170	39,690	49,860	41,312
Deposit account interest	278		278	37
	<u>10,448</u>	<u>39,690</u>	<u>50,138</u>	<u>41,349</u>
<b>Charitable activities</b>				
Fetes and fund raising				
Church Hall Lettings and rent	196,804		196,804	169,206
Café	17,818		17,818	8,317
Other Church activities (inc fees from Weddings & Funerals)	1,187	4,830	6,017	-
	<u>215,809</u>	<u>4,830</u>	<u>220,639</u>	<u>177,523</u>
<b>Other income</b>				
Other Income - Insurance Claims	487	0	487	7,862
Other income – re-imburement and recharges	31,827	0	34,667	25,528
Other income	0	2,840	0	143
Employment Allowance	3,695	0	3,695	3,483
Furlough Scheme	0	0	0	27,832
	<u>36,009</u>	<u>2,840</u>	<u>38,849</u>	<u>64,848</u>
<b>Total incoming resources</b>	<u>298,613</u>	<u>49,180</u>	<u>347,793</u>	<u>319,034</u>
<b>EXPENDITURE</b>				
<b>Raising donations and legacies</b>				
Fetes & other fundraising	1,444	0	1,444	365
Cafe	4,836	6,400	11,236	4,142
	<u>6,280</u>	<u>6,400</u>	<u>12,680</u>	<u>4,507</u>
<b>Charitable activities</b>				
Wages	53,782		53,782	67,622
Employers National Insurance	3,695		3,695	3,483
Pensions	2,211		2,211	4,172
Cleaning	13,441		13,441	8,730
Sundries	745		745	178
Missionary & Charitable Giving	775		775	690
Parish Share	65,661		65,661	67,540
Clergy Costs	2,311		2,311	2,881
Church running Costs	19,530	2,947	22,477	20,438
Church Maintenance	7,365	2,493	9,858	17,297
Upkeep of Services	1,945	777	2,722	4,514
Parish Office / Admin	19,220	3,500	22,720	24,671
Church Hall Running Costs	32,429	0	32,429	36,627
Church Hall Maintenance	18,858	0	18,858	8,719
Major Repairs	4,500	2,640	7,140	17,233
Property depreciation	165,663		165,663	165,663
SDF Project – St Edmund	20,644		20,644	-
	<u>432,775</u>	<u>12,357</u>	<u>445,132</u>	<u>450,458</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2022**

	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
<b>Governance costs</b>				
Auditors' remuneration				
Audit	4,470	0	4,470	4,255
Drafting accounts	1,020	0	1,020	970
Disbursements	34	0	34	50
	<u>5,524</u>	<u>0</u>	<u>5,524</u>	<u>5,275</u>
Total resources expended	<u>444,579</u>	<u>18,757</u>	<u>463,336</u>	<u>460,240</u>
Net (expenditure)/income before gains and losses	(145,966)	30,423	(115,543)	(141,206)
<b>Realised recognised gains and losses</b>				
Realised gains/(losses) on investments	(44,971)	(149,846)	(194,817)	211,651
Transfers between funds (net)	(352)	352		
<b>Net income</b>	<u>(191,289)</u>	<u>(119,071)</u>	<u>(310,360)</u>	<u>70,445</u>
<b>Support costs included in expenditure above:</b>				
Sundries	745	0	745	178
Church running Costs	19,530	2,947	22,477	20,438
Church Maintenance	7,365	2,493	9,858	17,297
Parish Office / Admin	19,220	3,500	22,720	24,671
	<u>46,860</u>	<u>8,940</u>	<u>55,800</u>	<u>62,584</u>


# PoEH Final 2022 v2-4 for signing


Final Audit Report


2023-06-01


Created:	2023-06-01
By:	James Lambden (james.lambden@hotmail.co.uk)
Status:	Signed
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**PARISH OF EAST HAM, HOLY TRINITY**

England & Wales - Charity number 1127847

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# Accounts

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**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021  
FOR  
PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2021**

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## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

### Reference and Administrative Information

<b>Registered Charity number</b>	1127847
<b>Principal address</b>	St Barts Church & Centre 292b Barking Road East Ham London E6 3BA

For the period 1<sup>st</sup> January 2021 until the date this report was approved, the following served as members of the PCC:

<b>Team Rector</b>	Revd. Dr Sue Lucas ( <i>Chair</i> )
<b>Team Vicar</b>	Revd Quintin Peppiatt (to 1/05/2022)
<b>Associate Clergy</b>	Revd Canon Ann Easter Revd Fred Ashford-Okai (to 26/05/2021)
<b>Assistant Curates</b>	Revd John King Revd Marco Lopes
<b>Parish Wardens</b>	Ms Alison Brown Ms Mary Richards (From 28/06/2021) Mr Philip John (from APM 2020)
<b>District Church Wardens</b>	Mrs Coraline Edwards (from APM 2020; RIP: May 2021) Ms Mary Richards (from APM 2020) Mrs Louise Simmons (from APM 2020) Mrs Molar Tarigha (from APM 2020) Ms Hazel Thomas from APM 2020)
<b>Deanery Synod Representatives</b>	Canon Shirley Biro Mr Gordon Owens Mr Nigel McCollum (from APCM 2020 to APCM 2021)
<b>Elected Members from APCM 2020 To APCM 2021</b>	Mr Andrew Biro (Treasurer) Mrs Jean Mansfield Mr Sam Ozurumba (RIP October 2021) Mrs Lesley Scawthorne
<b>Elected Members From APCM 2021 to APCM 2022</b>	Mr Andrew Biro (treasurer) Mrs Joan Boyce Mr Colin Mansfield Mrs Jean Mansfield Mr Nigel McCollum

Revd Dr Susan Lucas was appointed Team Rector, Revd Quintin Peppiatt was appointed Team Vicar and Revd Canon Ann Easter and Revd Fred Ashford-Okai were appointed Associate Ministers, by the Lord Bishop of Chelmsford. Revd John King and Revd Marco Lopes are both curates serving their title in the parish. They are all ex-officio members of the PCC.

The Chelmsford Diocesan Board of Finance acted as Custodian Trustee for the inalienable property of the Church.

**Bankers:** Barclays, Barclays Bank Plc, Leicester, LE87 2BB

**Auditors:** Calculus Assurance Services, 5 Priory Road, Loughton, IG10 1AF

**Architect:** Mr Jonathan Freegard, 5 Tredegar Square, Bow, E3 5AD

Day to day management of the Church was exercised by the Team Rector, Team Vicar, Church Wardens and PCC, with the support of the Parish Office.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

There are 3 active churches in the Parish:

St Bartholomew's Church and Centre, 292b Barking Road, London E6 3BA

St Edmund, Forest Gate, 464 Katherine Road, London E7 8NP

St Mary Magdalene, High Street South, E6 6HN and 1 Norman Road London E6 6HN

The Church is also responsible for the building at:

St Albans Church and Christian Centre, 157a Wakefield Street London E6 1LG. This is now routinely used in the working week on a long-term basis by a long-term hire, Senators Day Nursery.

The Parish of Holy Trinity East Ham is part of the Diocese of Chelmsford in the Church of England. The correspondence address is: The Parish Office, St Bartholomew's Church and Centre, 292b Barking Road London E6 3BA.

Website: <http://easthamparish.org.uk>

### **Structure, Management and Governance**

#### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The PCC of the Holy Trinity, East Ham is a body corporate and operates under the *Parochial Church Councils (Powers) Measure 1956* and *Church Representation Rules (2011, 2017)*

The method of appointment of PCC members is set out in the Church Representation Rules. All church members are encouraged to register on the Electoral Roll and stand for election to the PCC.

From the APCM 2020, the 3 Churches in the Parish operated District Church Councils. The Church Districts were created by a pastoral measure passed by the APCM in 2018. All lay members of the PCC, whether ex-officio or elected, are thereby ex-officio members of the DCC of their home Church, and all ex-officio clergy members of PCC are ex-officio members of all DCCs. All District Church Wardens are ex-officio members of the PCC. In addition, either at or subsequent to the APCM 2021, the following lay representatives were elected to the DCCs:

**St Bartholomew, East Ham:** May Gentry, Doris Goodchild, Irene Phaup, Eutal Spence,

**St Edmund, Forest Gate:** Helen Gilkes, Miriam Lee, Paulette Welch

**St Mary Magdalene:** June Bassenger, Earlene Bentley, Cassandra Gosai, John Hedges, Renuka Pepperell, Teena Preston, Dennis Pridmore, Damian Sutton, Terry Hooker, Laurine Griffiths, Ancil Griffiths, Claudette King.

PCC members receive information on trustee responsibilities, basic health and safety, risk management and safeguarding procedures.

#### **Related Parties**

East Ham Parish forms part of the wider Church of England and falls within the Diocese of Chelmsford which employs the Clergy appointed to the Parish by the Bishop of Chelmsford. The Parish contributes to the finances of the Church of England via the Parish Share which based on the size of the congregation and ability to pay. The Church of England is therefore the principal related party.

The PCC includes the appointed Clergy and lay representatives elected at the Annual Church Meeting, the PCC are the trustees for the purposes of the Charities Act 2011, all being potential related parties. All PCC members are required to complete a declaration of interests form and to update this annually for any changes so that the Parish is able to identify any related parties in order to identify related party transactions for disclosure in the accounts see Note 11.

Other related parties include the London Borough of Newham as two members of the PCC are also elected Local Councillors.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2021**

**OBJECTIVES AND ACTIVITIES**

**Aims and Purposes**

The Parochial Church Council (PCC) of Holy Trinity, East Ham has the responsibility of co-operating with the Team Rector, the Reverend Dr Sue Lucas, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the various buildings in the Parish: the Parish Church of St Mary Magdalene, Norman Road, St Bartholomew's Church and Centre, Barking Road, St Edmund, Forest Gate, Katherine Road. It in addition holds some responsibilities as freeholder / leaseholder for St Alban's 157a Wakefield Street London E6 1LG and for Fellowship House within the St Bartholomew's site.

The PCC met 8 times in 2021:

- 20 January on Zoom
- 23 February on Zoom
- 23 March on Zoom
- 4 April on Zoom
- 11 May at St Ed's
- 13 July at St Bart's
- 22 September at St Mary's
- 10 November at St Mary's

Minutes of all PCC meetings are held in the Parish Office and are available for scrutiny if requested.

**Objectives and Activities**

The general functions of PCCs are stated within section 2 of the Parochial Church Councils (Powers) Measure 1956.

The PCC is committed to enabling as many people as possible to worship at the Churches in the Parish and to become part of this community of faith. The PCC maintains an overview of worship in the Parish and discusses how our services can involve the many groups that live within our parish.

Our worship puts faith into practice through prayer and scripture, music, sacrament and a wide variety of service to the whole community.

**Public benefit**

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

- o Worship and Prayer; regular public worship that is open to all, and the provision of sacred space for personal prayer and contemplation.
- o Enabling people to learn about the Gospel and develop their knowledge of, and trust in, God the Father, the Son and the Holy Spirit through sermons, courses and small groups.
- o Provision of pastoral care for people living in the parish and for members of the congregations, including offering the sacraments of baptism and confirmation, conducting weddings and funerals and visiting the sick, housebound and bereaved.
- o Mission and outreach work.
- o Taking of religious assemblies in schools.
- o Evangelistic activities, through the staging of events and meetings and the distribution of literature.
- o Promoting the whole mission of the Church through provision of activities that meet the needs of the whole community.
- o Supporting other charities in the UK and overseas.

To facilitate this, it is important that we maintain the fabric of the various buildings around the parish.

*In 2021 we:*

- Began to emerge from the pandemic and to move to in person worship
- Remodelled the operating model for St Bart's Café and Centre
- Began a Food Pantry at St Bart's in collaboration with Bonny Downs, the local Baptist church.
- Once restrictions were lifted, hosted several local primary schools at St Mary's for a tour of our historic Church, at St Bart's for 'Experience Advent,' and for a virtual commented Eucharist at St Edmund's
- We continued a conversation with the other churches in East Ham about more collaborative working in a Mission and Ministry Unit in the light of the national funding formula for supporting ministry is changing. The clergy have continued to meet as an MMU Chapter and lay representatives have been elected to the MMU council which met twice before the end of 2021 and has now begun to work on some draft principles for working together.
- 2 Norman Road was accepted to house and support a refugee family under the Home Office Resettlement Scheme, (moved in January 2022).
- Ran a Lent Course on based around the Sam Well's book *A Cross in the Heart of God*.
- St Mary's ran a really joyous and vibrant Winter Market that was very well attended and appreciated by many in the community.
- Continued to support our community and other faith groups both by our own activities and by offering the hospitality of our buildings to other organisations that promote the work of the Kingdom of God

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2021**

More detailed description of some of these activities follows later in this report

**OBJECTIVES AND ACTIVITIES**

**Volunteers**

We should like to thank all those who work so hard to make our Parish the lively and vibrant community that it is.

In particular, we want to mention the Churchwardens and Treasurers in all the Churches, the Parish Wardens and Treasurer, all the members of the PCC and DCCs, the ministry team, the altar servers, choir members, organists, Sunday School teachers, and the huge number of people who have given so generously of time, talents and resources to enable this Parish to go on being God's holy, catholic and apostolic church in this place even, perhaps especially, in this time of pandemic, to be God's people in God's mission, and to care for our buildings. This year, we would like to extend a particular vote of thanks to Alison Brown, the church warden at St Edmund's, who is stepping down after many years of service, and Revd Quintin Peppiatt, who is moving on from full time ministry, having served this parish faithfully for 27 years.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

Key indicators that we are achieving our aims and objectives are the number of people actively involved in the church congregations within the parish.

**Church Attendance**

The average weekly attendance counted during October 2021 was:

St Bartholomew: 38

St Edmund: 11

St Mary Magdalene: 55

**Electoral Roll**

2022 is a not a new Electoral Roll year. The Electoral Roll as revised for the Annual Meeting 2022 is as follows:

St Bartholomew:

Resident: 13

Non-resident: 26

Total = 39

St Edmund:

Resident: 5

Non-resident 12

Total = 17

St Mary Magdalene:

Resident: 25

Non-resident 38

Total = 63

This makes a total of 119 for the parish, of whom 43 are resident and 76 are non-resident

**Safeguarding**

The PCC is committed to safeguarding. At its meeting on 13<sup>th</sup> July 2022, the PCC formally adopted the recommended Promoting a Safer Church, the nationally agreed Church of England policy, which the Diocese of Chelmsford has formally adopted. Safeguarding continues to be reviewed every year, with a substantial review undertaken every five years or when the guidelines change, whichever is sooner.

**Pastoral Care**

There were 4 baptisms in 2021.

There were 2 weddings in the Parish in 2021.

35 funerals were either held in Church or taken by the clergy on behalf of the Parish at crematoria, cemeteries, or a simple committal.

**ACHIEVEMENT AND PERFORMANCE**

**Church Fabric and Buildings**

Consecrated land which has been given to God is owned by the Church Commissioners on behalf of the Church of England rather than the PCC and therefore are not included in the PCC accounts at either historic cost or valuation. However, the PCC, as custodian, have a responsibility to maintain and insure the Church buildings and the costs are charged to the Statement of Financial Affairs (SOFA) as incurred.

**St Bartholomew:**

A quinquennial inspection was carried out on 04.04.2019 and identified the following priorities:

- There were no 'priority 1' (urgent) items
- Priority 2: essential (within 2 years) items:
  - Provide current electrical test certificate
- Priority 3: important (within 3 years) items:
  - Add fire extinguisher and fire alarm test certificates to the log book
  - Remove large blackout blind that has become detached and ensure electrical supply is disconnected
  - Replace door bar where café pantry floor is lifting

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**REPORT OF THE TRUSTEES**

**for the Year Ended 31 December 2021**

- Replace various ceiling tiles in church and café area where they are missing or damaged (some damaged ones could be painted with acoustically porous paint)
- Fix loose plaster in minor areas of cracking on North wall of church and in flower store
- Priority 4: Desirable (consider doing during the quinquennium)
- The 'Flashband' flashings that replaced stolen lead are expected to have a life of at least 5 more years as they are. We should consider replacing them depending on the decision to redevelop the site or not.

All of these are either now complete or in hand. In addition, the following works were carried out in 2021:

Description of Work and Date
2 March 2021: Cutting off lock from car park gate/ New padlocks for car park gate.
5 August 2021: Clearing gutters & downpipes and balcony drains
31 August 2021: Repair the hall floor which had expanded and risen due to water damage from leak in roof. (Claimed back from NHG)
6 November 2021: Supply & fit new toilet seats to men's & women's toilets

**St Edmund:**

The building had a quinquennial inspection on July 20<sup>th</sup> 2021 where four areas of concern were raised but only one marked as urgent. The use of the building has changed during the course of the year with the flat becoming vacant in May and the Pre-School closing in July. Refurbishment of the flat is due to start in January and thought is being given to the use of the first floor.

**St Mary Magdalene:**

This year we continued to grapple with the effects of coronavirus pandemic. We are having to rebuild both the congregation and services. We still managed to do some work on the church fabric. We had some vandalism done to the western porch with the lead roof being stolen and metal being removed from the lightning conductors around the church.

The faculty application for the replacement of the lead roof on the western porch with 'Masterform' which looks and feels like lead. This was a lengthy process with all the various permissions we had to obtain including English Heritage and even a report from Natural England as to whether there were any bats present. There were no bats found in the church!

The roof has now been replaced and it is a great relief that we are waterproof once again. The lightning conductors have been replaced twice as they keep being subject to vandalism. We have been working with the London Borough of Newham to make the church more secure. The tree canopy on the western boundary of the churchyard has been raised to allow more visibility from the road. The gate on Norman Road is now closed every night but there are 10 acres of churchyard and this is still very vulnerable to people accessing the area.

The organ is now working well and with our new organist Chris Maxim it sounds wonderful. The choir has increased and now has wonderful new red robes. Dennis Pridmore continues to be our 'back up' organist and official photographer.

Once again we are indebted to John Hedges for overseeing all the building work and routine maintenance of St Mary's.

Description of Work and Date
18 Jan 2021: Organ light adjustment
30 January 2021: Organ installation – final part
23 March 2021: Repairs to wall
3 April 2021: Electrical repair work
12 April 2021: Emergency call to make safe roof following lead theft

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2021**

29 April 2021: Lightening conductor repairs following vandalization
10 July 2021: Lightening conductor repairs following vandalization
16 July 2021: Lightening conductor repairs following vandalization
2 August 2021: Survey and advice on remedial work to porch roof following vandalism
29 October 2021: Electrical testing certificate

**St Mary’s Church Hall:**

The nursery is up and running again after the shutdown during the pandemic but with a transfer to a new owner of the business. We have continued our annual maintenance on the building with the blinds being replaced and floor being varnished. We had a leak under the hall floor which made the floor buckle which took some time to sort out once the leak had been fixed.

**St Alban’s Christian Centre**

The following work was undertaken in 2021:

Description of Work and Date
8 February 2021: Blocked toilet inspection chamber. Cleared and rodded.
6 April 2021: Water coming in from flat above. Electrical work and redecoration required.
5 August 2021: Cleared shed room & refix gutter. Supply and fit new down pipe.
20 September 2021: Replace faulty diverter valve on central heating. Damp spot on back wall of hall. Sealer applied and redecorated to match.

**Vicarages**

Both vicarages in the parish and 2 Norman Road received their quinquennial inspections in 2020, and significant work was carried out in response to these which is detailed in the 2020 report.

There is some outstanding work on reducing trees in the Rectory garden to be done.

**Fellowship House**

As Fellowship House is not a Church or Vicarage, it is not eligible for a Quinquennial report. However, a Condition Survey was commissioned and presented in 2016 by Ian Simpson MBA CBIFM, at that time Heritage Support Officer in the Diocese of Liverpool.

The Report identified the following works at Priority 1 (urgent):

<ul style="list-style-type: none"> <li>• Repair overflowing water pipe from Genesis unit above Nursery Fire Exit.</li> </ul>
<ul style="list-style-type: none"> <li>• Refix soil stack to wall at low level using appropriate sized bracket. Non-ferrous fixings to be used; drill holes in the mortar joints rather than the bricks.</li> </ul>
<ul style="list-style-type: none"> <li>• Take down and replace rotten timbers to modern extension roof; replace felt covering; paint all exposed timbers with primer, undercoat and two good coats of gloss; repair and redress flashings.</li> </ul>
<ul style="list-style-type: none"> <li>• Remove ivy growth from the walls where identified in the Report. The correct procedure is to cut the ivy as close to the ground as possible, then leave it to die and dry out before attempting to physically remove it from the brickwork.</li> </ul>
<ul style="list-style-type: none"> <li>• Commission a UKAS-Accredited Asbestos Surveyor to carry out a Management Survey covering all public areas including communal areas within the residential accommodation.</li> </ul>
<ul style="list-style-type: none"> <li>• Check all secondary glazing in the Role Play Room for security and safety, and reaffix as required.</li> </ul>

The following works were undertaken in 2021:

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2021**

Description of Work and Date
22 January 2021: To restore power to Nursery. Live wire hanging loose from Economy 7 spur box for storage heaters.
8 February 2021: Water coming into Flat 7 due to tree debris in roof corner. Lead reset into wall and Lead Mate applied to joint.
31 March 2021: Refix missing tiles to roof. Repair top apex ridge tile & clear gutter.
22 July 2021: Supply and fit extra water tank
22 July 2021: Gas safety certificate for Nursery boiler. Supply and fix carbon monoxide detector in kitchen. Clear around emergency exit – cut back overhanging trees & easing bottom of gate.
25 November 2021: Water coming into flat 5. Remove large build-up of moss from roof. Clear and clean out gutter.

**Report on the Work of the Newham Deanery Synod**

There were 4 of the Deanery Synod in 2021 (11<sup>th</sup> February, 23<sup>rd</sup> June, 14<sup>th</sup> September and 11<sup>th</sup> November.)

- The Meeting on 11<sup>th</sup> February was held by Zoom. There were a number of reports –on the journey of the Diocese towards being carbon neutral, on the ‘Living in Love and Faith’ materials, and there was space for questions from the floor for matters of concern and comments of hope.
- The Meeting on 23<sup>rd</sup> June was a report on the Diocesan Synod and in particular, +Guli’s address, in which she named the sense of a disconnect between the grassroots and the centre, and the need to address this. She also said that, while she hoped to listen and to work with people, there are urgent issues facing this Diocese, including addressing the Diocesan deficit. While the language of ‘RAG Ratings’ was perhaps unhelpful, it was a one-off exercise that was necessary to focus minds on how we deploy ministry in the light of a new funding formula from the national church.
- The meeting on 14<sup>th</sup> September received a presentation on the work of Care 4 Calais with refugees. Julita Sakowska and Andy Brown from Care for Calais came to speak and took questions.
- The meeting on 11<sup>th</sup> November was ‘Ask An Archdeacon’ with Archdeacon Elwin, who spoke particularly about the new Bishop of Chelmsford’s first 100 days in office. He said that she has been a breath of fresh air, a very different person for a different time. One clear thing is how she approaches meetings – coming with an open mind and expecting a joint decision. Two words sum her up: humility and hope. She is collaborative and willing to say, “I don’t know”. She believes that God isn’t finished with the Church of England.
- Elwin also mentioned the new Chief Executive of the Diocese, Michaela Southworth – that she is willing to ask difficult questions and see if there are different ways to do things. She spoke at a City Churches Fund meeting today and asked if all the money that comes from there can be put towards clergy stipends and the deficit.
- RAG rating is a thing of the past. It is arbitrary and doesn’t allow us all to take responsibility.
- This year the deficit will be £3.5m. The Church Commissioners have given £1m this year and £1m next year, but we need to balance the budget – and the biggest cost is clergy stipends. More appointments will be ‘House for Duty’ and there will be a reduction in Advisor posts e.g. Area Mission Advisors (Jeremy Fraser will be working across London on housing).
- Guli is keen to tackle racial justice issues. Members of Diocesan Synod are to receive a report from the Racial Justice Task Force. A P/T Advisor will be appointed.
- Elwin said that Chelmsford has been seen as a problem diocese, but it is not a problem; we are on a journey with God.
- Guli is the C. of E. lead bishop on housing. There are some places across the diocese, including Newham, where housing will be part of the redevelopment on church sites.
- Elwin said that finances are under control and things are getting better. There is good news on Parish Share; there will be a slight reduction in what is asked for in 2022, especially in West Ham Archdeaconry, including Newham.
- The new Bishop of Barking will be announced at the end of November/beginning of December. There is a service of consecration of bishops at St. Paul’s Cathedral on 25<sup>th</sup> January, so that is a possibility.

**Achievements and Performance**

*Development of Opportunities for prayer, reflection and faith sharing*

**St Bartholomew’s:**

The pattern of worship on Sundays is based around the Eucharist. The October count for our main Sunday service was still somewhat reduced from pre-pandemic numbers this year because, even as COVID 19 restrictions lifted, some people were anxious about the

## PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

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#### for the Year Ended 31 December 2021

return to in person worship. As we reached the end of 2021 though numbers were relatively stable and we again held a midnight Eucharist at Christmas. The Sunday Eucharist follows the lectionary readings, and preaching is generally on the Gospel of the day and explicitly related to features of contemporary life.

We have begun to develop new rhythms of praying the Daily Office. At the moment, Morning Prayer on Wednesdays is at St Bart's. We hope to develop this in the future.

Our Patronal in September was a joyous occasion for the whole parish, and we were able to hold it in person. The preacher was Revd James Grenfell, Chaplain to Bart's NHS Trust.

We enjoy good relationships with local schools, and visits resumed again towards the end of the year. We hosted the Experience Advent event for Nelson School in early December.

#### **St Edmund's:**

The worshipping community are wary about returning after the pandemic as several families have had a very difficult time. Coraline Edwards, our churchwarden, has been greatly missed after her death in May but we give thanks for her great service to St. Edmund's Church over the years.

The congregation do not yet feel confident in starting a mid-week service but hope this will return when the weather improves.

We were delighted to welcome Canon Ann Easter as our regular priest and thank her for her ministry to us and the friendly welcome she provides to all.

We are pleased to welcome back the Bibleway and Bethel Church's for worship on a Sunday.

We have spent time in discussion and prayer about the future of St. Edmund's and look forward to a Spanish / Portuguese congregation becoming established.

#### **St Mary Magdalene:**

We are now back to our normal round of services with slightly reduced numbers. We were very pleased despite the restrictions to have a successful series of Christmas Services, with over 200 people attending over the weekend.

Thanks to our Organist and choir we also had a very successful Service of Nine Lessons and Carols. As well as thanks to Chris Maxim, our organist. It is also a place to thank Bentley Mason and the servers, Flavie and the flower arrangers and the voluntary cleaners. Most of their vital work goes by with too little thanks. Also thanks to the Churchwardens for all their work over the year.

We did a number of weddings and baptisms. Some people had been waiting 18 months for those services to take place and so it was a relief that they could take place with a full church. We had a lovely day retreat at Haggston Priory once again with the theme this year being 'The parables through Art', which was enjoyed by those attending. The 'Whatsapp' group continues to be a place to exchange information and is a very successful product coming out of the lockdown.

#### **Parish**

COVID restrictions began to lift in 2021. We were able to celebrate Trinity Sunday at St Bart's together on a day that was also the APM and APCM. St Mary's Matronal reminded us all of the Cistercian roots of St Mary's, with the Preacher Brother Gilbert, and there was a joyous Songs of Praise in the evening. Revd James Grenfell, the lead chaplain of St Bart's NHS Trust, preached at St Bart's patronal, and Revd Christopher Owens at St Edmund's patronal.

#### *Planning and Development of Fundraising Activities*

#### **St Bartholomew's:**

The café has reopened on a slightly different model, and as we move into 2022, we are looking to resume some of our fundraising activities.

#### **St Edmund's:**

We are planning to resume our fundraising activities in 2022.

#### **St Mary's:**

We had the most successful Winter/Christmas Market ever in November raising over £900 pounds. Many thanks to all who took part and attended this great event. The money raised was split between a gift to the Children's Society and the celebrations in 2022 for Queen's Platinum Anniversary of her Accession to the throne.

#### **Exploration of Eucharistic and Social Life in ways which lead to growth opportunities**

#### **St Bartholomew's:**

We continue to serve God and our community both through our own activities and by the hospitality we offer to other organisations.

The café has now reopened after the pandemic, on a permanently reconfigured, more sustainable model which is much more

## **PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

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appropriate to the needs of this community in the 21<sup>st</sup> century. There is now a simple, but high quality, food offer and shorter hours. We are able to allow various groups – Knit and Natter, Scrabble etc to meet. We have begun to form a relationship with the local WI who now regularly host coffee mornings and quizzes in the café, as well as hiring our Hall for their own meetings.

There has been a major restructuring of paid staff at St Bart's, again making it much more sustainable. In October, we said farewell to Sue Stinson as she took up a new role with the Salvation Army at Canary Wharf. The administrative assistant and site supervisor both took voluntary redundancy and not been replaced. We now employ a caretaker on a minimum hours contract. This makes budgeting for hires very straightforward, as caretaking wages are always factored into a hire before any agreement is reached.

In September, we piloted a Food Pantry, in collaboration with our friend and neighbours Bonny Downs Community Association. A Food Pantry model is different from a food bank. It is a food club, which offers a slightly wider range of choice than a food bank for a modest weekly membership fee. As such, it is more empowering of users than the food bank model, and it is aimed at a different group of people; whereas food banks are aimed at people in crisis, the food pantry model is aimed at those who are often working but poor, and to be slightly longer term. The Pantry has grown very rapidly and as 2021 ended, we were helping 18-19 families per week. We are just about to review the pilot with Bonny Downs, but the informal feedback has been that it has been even more successful than we hoped. The next challenges with the Pantry are how to make it sustainable. This means looking at how it is staffed more independently from Bonny Downs, and how referrals are made so we are clear who our clientele are and the nature of their often complex needs. A further development is about providing some of those additional services – for example, debt advice, housing advice and support with employment ourselves.

A grant funding bid to turn the 'square' – a rather unlovely patch of garden on the Navarre Road side of the church – into a wildflower garden was unfortunately unsuccessful at the final fence, but we continue to look at ways of using the advantages of our building to the full, and minimising some of the challenges.

Community Counselling have again begun to use our facilities, but on a much more limited basis Alcoholics Anonymous meetings, a MIND Bereavement Group, and all the uniformed organizations that are represented at St Bart's, Rainbows, Brownies, Guides, Beavers Cubs, Scouts and Explorers have also resumed.

As 2022 begins, we are thinking about how we can explicitly link the social life and community groups in the Centre into the sacramental life of the Church.

#### **St Edmund's:**

This year, as we emerge from the pandemic, we have been focused on the opportunities for growth around the part of the Church Commissioners' Strategic Development Fund Project that is based in this parish at St Edmund, and in particular, the opportunities for developing the building for mission, for new congregations and for encouraging and growing the existing congregation. Revd Canon Ann Easter, an Associate Priest in the parish, has taken on the role of interim minister to St Edmund's, initially for 6 months or until the Project is established, to support St Edmund's through this new phase of their life together as God's people.

#### **St Mary's**

We had a very successful matronal festival weekend with Brother Gilbert, head of the Cistercian Order in England coming to preach. The Cistercians founded St. Mary Magdalene Church in 1130. We held a 'Songs of Praise' in the evening to celebrate the release from COVID restrictions, little did we know there would be further restrictions introduced in December.

We participated in the 'Open City' scheme in September and were very busy as people re-emerged to come and visit our church once again. As well as tours of the church and up the tower we also provided for a small consideration cream teas in the church hall.

We continue to have regular meetings with the London Borough of Newham about the Nature Reserve. They are hoping to replace the Gate on Norman Road this year along with painting the fencing. 'Community Payback' continues to work on the Nature Reserve on Tuesday mornings.

#### **The East Ham and Plaistow Strategic Development Fund Project**

Towards the end of 2020, this parish, alongside St Martin of Tours, Plaistow, had the opportunity to bid for some Strategic Development Funding from the Church Commissioners to be part of a wider SDF Project across the Deanery. Our bid was designed to use the money to build on and accelerate the work of starting congregations of Spanish and Portuguese speakers. The uses of SDF money are tightly circumscribed; it is basically for planting new church congregations or grafting new congregations into existing ones and the existing work with Spanish and Portuguese speakers exactly fitted the criteria. The invitation to bid came at a very late stage, another church having withdrawn from the wider Newham bid. The bid was made in the name of the as yet embryonic East Ham Mission and Ministry Partnership or Unit. The intention behind this was, given the tight restriction on funds, to give at least the potential for as many churches as possible to be able to benefit from them. In practice, most of the work to date has happened at St Martin of Tours, and the church designated for the Project in this parish is St Edmund, Forest Gate, because it is the church in this parish most in need of development and renewal. Both a Spanish and a Portuguese Congregation has been established at St Martin's, and together, they have already exceeded the proposed milestone for the Project for the end of 2021, having 110 regular worshippers across the two congregations. It has been possible to utilise a portion of the operating costs to refurbish the top floor flat of St Edmunds to a more modern standard. The flat will be used for a new associate priest (when recruited) who will work alongside Fr Marco Lopes in the project. Once this colleague is in place, the work can begin of establishing two more congregations, at least one based at St Edmund's. The flat will also provide St Edmund's with an asset that in future will provide a source of income to contribute to the sustainability of the church post SDF funding. A sub-committee made up of various PCC members from across the

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#### for the Year Ended 31 December 2021

two parishes currently involved has been set up and given authority on behalf of the PCCs to provide local project governance. The terms of reference for this committee are slated to be agreed in January 2022 by each PCC. The project has also received approval to extend the project funding window to the maximum, meaning the project may draw funding down until December 2026.

#### FINANCIAL REVIEW

##### Investments and Investment Policy

Over many years the church congregations making up the Parish have accumulated surpluses of income over expenditure which are held in various reserve funds. Where the reserve funds are not expected to be required in the short term these funds have been invested in lower risk funds designed to generate both income and capital gains over time.

The investment funds are managed by CCLA and the underlying portfolio sectors and risk profile meet social, environmental and ethical criteria agreed by the Church of England centrally.

In the more challenging investment markets following Covid-19 the trustees are satisfied with the investment performance both in terms of income and capital maintenance / growth.

##### Financial position

The PCC, as Trustees of the charity, have acted responsibly in managing the charity's financial affairs. Despite the impact of Covid-19 on activities, total income was increased.

##### Reserves policy

It is PCC policy to maintain a balance on unrestricted funds (if possible) that equates to at least two months' unrestricted payments to cover emergency situations that may arise from time to time, at current levels this represents approximately £42,000. Total reserves at 31 December 2021 were £8,689,253 of which £1,343,937 were restricted and £7,345,316 were unrestricted. Designated funds have been set aside by the trustees to reflect investment in fixed assets, future commitments, and contingencies, leaving approximately £450,000 of uncommitted funds.

##### Risk management

Risk can be defined as 'the threat that an event or action will adversely affect an organization's ability to achieve its objectives and execute its strategies'. The Diocese of Chelmsford and the Archbishops of the Church of England provide guidance in respect of risks common to all Anglican churches which is followed in assessing and responding to identified risks. The main risk areas may be categorized as follows:

- **Financial risk** - the most common category of risk and many non-financial risks can be measured in terms of financial impact. The PCC approved a set of Internal Financial Procedures to manage financial risk and will review these in the coming year and regularly thereafter.
- **Reputational risk** - can have an impact if unwelcome publicity hinders the mission of the church. Regular media releases are issued to local newspapers and the Diocesan Bulletin, alongside the internal communications such as the website and weekly newsletter.
- **Statutory and legal requirements** - such as health and safety, employment law, Charities Act and child protection. The PCC has policies in place for all of these and they are reviewed on a regular basis.
- **Operational risk** - relates to threats to the Church's ability to deliver its objectives owing, for example, to damage to the church building.

The above list represents the major risks reviewed by the PCC and systems or procedures have been established to manage those risks.

##### Factors affecting future financial performance

Covid-19 has prevented the church from meeting as regularly as before which has restricted the opportunity to grow the congregations, this has also had an adverse impact on income from hall lettings. Plans to grow the congregations are set out below and a marketing campaign will be pursued to restore letting income to pre-Pandemic levels.

#### FUTURE PLANS

- We will continually update our policies and practices in line with Diocesan guidance and with best practice nationally.
- The Rector returned from sabbatical on Advent Sunday and hopes to launch a way of thinking about mission for the parish to reflect together and in each church about their distinct charisms and gifts.
- The long-standing Team Vicar of the Parish, Quintin Peppiatt, announced his intention to step down from the parish. His final service will be on 1<sup>st</sup> May. The Rector will work with the parish and in particular with St Mary's about the way forward in terms of pastoral provision.
- In 2018, we introduced the Parish Giving Scheme, an independently run way of giving by direct debit which mitigates static giving and collects gift aid at source. We have initially introduced it in a modest way (with those who already give by standing order) and we have extended it modestly which has been helpful as cash giving has reduced during the pandemic.
- A wider stewardship campaign is planned but more pressing is discovering our 'new normal' after COVID-19
- Conversations about the best use of our buildings for mission, including the possibility of redevelopment on the St Bart's site, are ongoing.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**REPORT OF THE TRUSTEES**

**for the Year Ended 31 December 2021**

- We are holding an ongoing conversation about our vision for the Parish and our calling as God’s people in East Ham. This has now emerged as a concrete proposal to form the East Ham MMU alongside St Paul, East Ham, St George, East Ham and St Martin, Plaistow. The clergy continued to meet as an MMU Chapter, and an MMU Council of clergy and lay representatives, elected at the APCMs, met twice before the end of 2021. The MMU is about churches collaborating in mission initiatives where it makes sense to do that, supporting one another’s individual efforts where that makes more sense, thinking about where ‘back office’ functions can be shared, and ultimately, looking to the future, enabling and forcing clergy to work more collaboratively in the reality that in future there will be a reduction in the number of stipendiary incumbent posts in East Ham (probably from 4 to 3).
- We are running two Lent Course in 2022. St Mary Magdalene’s are running a course on The Art of Holy Week. It will follow the Eucharist on Wednesday evenings. St Bartholomew’s are running an Ignatian Retreat in Everyday Life, with the addresses at 11am on Thursdays.
- St Bart’s are exploring ways of drawing the community users of the Centre into the sacramental life of the church, and plan to introduce some additional weekday Eucharists during Lent.
- We hope that in 2022, our usual round of activities, parish outing, pilgrimage to the Shrine of Our Lady of Walsingham and Quiet Day will be able to resume.

**INDEPENDENT AUDITORS**

Brindley Jacobs, the auditors appointed at the 2021 AGM resigned at the end of the financial year as they did not have the capacity to carry out the audit. After obtaining competitive quotations the PCC appointed Calculus Assurance Services to file the vacancy and a resolution to appoint Calculus Assurance Services as auditors (or independent examiner as appropriate) will be presented to the 2022 AGM. Calculus Assurance Services have expressed their willingness to continue in this capacity.

**DISCLOSURE OF INFORMATION TO THE AUDITORS**

We, the trustees who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company’s auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity’s auditors are aware of that information.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

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

**COMPLIANCE WITH LAWS AND REGULATIONS**

The trustees have established policies and procedures designed to ensure that it complies with all material laws and regulations in relation to the charitable company’s operations and activities. The trustees are not aware of any significant non-compliance with laws and regulations.

Aug 12, 2022

Approved by order of the board of trustees on ..... and signed on its behalf by:

*Susan Lucas*

.....

Revd Dr S Lucas - Trustee

## INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

### Opinion

We have audited the financial statements of Parochial Church Council of East Ham Team Ministry (the 'charity') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

### Basis for opinion

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

We have undertaken the audit in accordance with the requirements of FRC Ethical Standards including FRC Ethical Standard – Provisions Available for Audits of Small Entities, note 13 to the financial statements gives the circumstances.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### Other information

The other information comprises the information included in the Report of the Trustees, other than the financial statements and our Report of the Independent Auditors thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the report of the trustees'; or
- the charity has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

### Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities on page 11, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

# INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

## Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with relevant regulations made under Section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Obtaining an understanding of the laws and regulations that have a direct effect on the charity in carrying out its operations or have an impact on the financial statements. The key laws and regulations we identified included the Charities Act 2011, the Parochial Church Councils (Powers) Measure 1956 (and regulations made under these Acts), safeguarding (in respect of children and vulnerable adults), health and safety legislation and employment legislation. This assessment has informed our sample testing of transactions and balances.
- Understanding the system of internal control established by the trustees have in place to prevent and detect fraud.
- Enquiring of management and those charged with governance if there have been any breaches or non-compliance with laws and regulations and their knowledge of any potential litigation or claims against the charity and any suspected or actual incidents of fraud and where applicable an estimate of the financial impact.
- Reviewing the minutes of trustee (PCC) meetings for evidence of non-compliance with laws and regulations and suspected or actual fraud.
- Reviewing the financial statement disclosures and checking supporting documentation to assess compliance with applicable laws and regulations.
- Carried out audit testing of journal entries and other adjustments and the rationale supporting significant judgemental areas in the financial statements and accounting estimates for evidence of management bias or override of controls.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditors-responsibilities-for>. This description forms part of our auditor's report.

## Use of our report

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

*Calculus Assurance Services*

Calculus Assurance Services  
Chartered Accountants and Statutory Auditor  
5 Priory Road  
Loughton  
Essex  
IG10 1AF

Date: Aug 12, 2022

*Calculus Assurance Services is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.*

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**

**STATEMENT OF FINANCIAL ACTIVITIES (including the Income and Expenditure Account)  
for the year ended 31 December 2021**

		Unrestricted funds £	Restricted funds £	31.12.21 Total funds £	RE-STATED 31.12.20 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		31,642	3,672	35,314	29,652
<b>Charitable activities</b>					
Parish Activities		177,063	460	177,523	158,558
Investment income	2	10,148	31,201	41,349	39,954
Other income		45,195	19,653	64,848	36,473
<b>Total</b>		<b>264,048</b>	<b>54,986</b>	<b>319,034</b>	<b>264,637</b>
<b>EXPENDITURE ON</b>					
Raising funds		3,348	1,159	4,507	2,818
<b>Charitable activities</b>					
Parish Activities		415,689	40,044	455,733	511,008
<b>Total</b>		<b>419,037</b>	<b>41,203</b>	<b>460,240</b>	<b>513,826</b>
Net income before investment gains		(154,989)	13,783	(141,206)	(249,189)
Net gains on investments		47,810	163,841	211,651	100,116
<b>NET INCOME/(EXPENDITURE)</b>		<b>(107,179)</b>	<b>177,624</b>	<b>70,445</b>	<b>(149,073)</b>
<b>Transfers between funds</b>		<b>7,311</b>	<b>(7,311)</b>	<b>-</b>	<b>-</b>
<b>NET MOVEMENT IN FUNDS</b>		<b>(99,868)</b>	<b>170,313</b>	<b>70,445</b>	<b>(149,073)</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>	11, 15	<b>7,445,184</b>	<b>1,173,624</b>	<b>8,618,808</b>	<b>8,767,881</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	11, 15	<b>7,345,316</b>	<b>1,343,937</b>	<b>8,689,253</b>	<b>8,618,808</b>

The notes on pages 16 to 22 form part of these financial statements

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

BALANCE SHEET  
31 December 2021

	Note	Unrestricted Funds £	Restricted Funds £	31.12.21 Total Funds £	RE-STATED 31.12.20 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	6	6,886,737	-	6,886,737	7,052,400
<b>CURRENT ASSETS</b>					
Debtors	7	31,864	-	31,864	1,625
Investments	8	336,154	1,335,655	1,671,809	1,468,990
Cash at bank and in hand		114,636	8,282	122,918	112,455
		482,654	1,343,937	1,826,591	1,583,070
<b>CREDITORS</b>					
Amounts falling due within one year	9	(13,595)	-	(13,595)	(6,182)
<b>NET CURRENT ASSETS</b>		469,059	1,343,937	1,812,996	1,576,888
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		7,355,796	1,343,937	8,699,733	8,629,288
<b>CREDITORS</b>					
Amounts falling due after more than one year	10	(10,480)	-	(10,480)	(10,480)
<b>NET ASSETS</b>		7,345,316	1,343,937	8,689,253	8,618,808
<b>FUNDS</b>					
Unrestricted funds	11, 15			7,345,316	7,445,184
Restricted funds				1,343,937	1,173,624
<b>TOTAL FUNDS</b>	11, 15			8,689,253	8,618,808

Aug 12, 2022

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by:

*Susan Lucas*

.....  
S Lucas - Trustee

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2021**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and assessment of going concern**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, except for investments which are stated at market value where this is available. The financial statements have been prepared in accordance with applicable charity law.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

**Critical accounting judgements and key sources of estimation uncertainty**

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

**Useful economic life of tangible fixed assets:**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. The carrying value of tangible fixed assets is shown in Note 6 below.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Collections are recognised when received by or on behalf of the PCC, planned giving receivable under Gift Aid is recognised only when received. Income tax recoverable on Gift Aid donations is recognised when the gift is received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Funds raised by the fete, bazaar and similar events are accounted for gross.

**Other ordinary income**

Rental income from the letting of church premises is recognised when the rental is due.

**Income from investments**

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Tax recoverable on such income is recognised in the same accounting year.

**Gains and losses on investments:**

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Activities directly relating to the work of the church**

The Diocesan Parish Share is accounted for when paid. Any parish share unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a liability in the balance sheet. The Parish Share was paid in full in the year.

**Tangible fixed assets**

**(i) Consecrated land and buildings and movable church furnishings PCC Property**

Consecrated and beneficed property is excluded from the accounts in accordance with Charities Act 2011.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2021**

**1. ACCOUNTING POLICIES - continued**

**(ii) Other fixtures, fittings, and office equipment**

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 may be inspected at any reasonable time. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1 January 2000 have been capitalised and depreciated in the accounts over their currently anticipated useful economic life (initially over four years) on a straight-line basis.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of moveable church furnishings acquired before 1 January 2000 is written off.

Equipment used within the church premises is depreciated on a straight-line basis over four years. Individual items of equipment with a purchase price less than £1,000 are written off when the asset is acquired.

**(iii) Depreciation**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Consecrated land	- not included in the accounts
Freehold property	- in accordance with the property
Leasehold property	- over shorter of the lease term or 50 years
Church Equipment	- 25% on cost

**Taxation**

The charity is exempt from tax on its charitable activities.

**Current assets**

Amounts owing to the PCC at 31 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 with the Central Board of Finance of the Church of England, the Chelmsford Diocesan Board of Finance and COIF Charity Funds.

**Debtors**

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

**Cash at bank and in hand**

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

**Creditors**

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

**Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2021**

	31.12.21	31.12.20
<b>2. INVESTMENT INCOME</b>	£	£
Dividends received	41,312	39,527
Deposit account interest	37	427
	<u>41,349</u>	<u>39,954</u>

**3. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020. Members of the Clergy serve on the Parochial Church Council (as Trustees) but their remuneration is paid by the Diocese of Chelmsford.

The Parish Administrator attends the meetings of the Parochial Church Council and updates the Trustees on what has happened on a day to day basis and received remuneration of £26,481 during the year ended 31 December 2021.

**Trustees' expenses**

Clergy re-imbursed expenses were £3,619 (2020: £2,584). The Parish Administrator was reimbursed expenses of £116. There were no other trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

**Payments to lay pcc members**

There were no payments made to PCC members in connection with their office. (2020 £Nil)

**4. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	31.12.21	31.12.20
All staff	3	3
	=====	=====
	£	£
Wages and salaries	66,700	83,602
Social security costs	3,921	-
Pension costs	3,264	3,654
	<u>73,885</u>	<u>87,256</u>

No employees received emoluments in excess of £60,000.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	29,453	199	29,652
<b>Charitable activities:</b> Parish Activities	158,558	-	158,558
Investment income	10,163	29,791	39,954
Other income	36,473	-	36,473
	<u>234,647</u>	<u>29,990</u>	<u>264,637</u>
<b>TOTAL EXPENDITURE ON</b>			
Raising funds	2,818	-	2,818
<b>Charitable activities</b>			
Parish Activities	<u>420,309</u>	<u>90,699</u>	<u>511,008</u>
<b>Total</b>	423,127	90,699	513,826
Net gains on investments	<u>21,505</u>	<u>78,611</u>	<u>100,116</u>
<b>NET INCOME</b>	(166,975)	17,902	(149,073)
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<u>7,612,159</u>	<u>1,155,722</u>	<u>8,767,881</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>7,445,184</u></u>	<u><u>1,173,624</u></u>	<u><u>8,618,808</u></u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2021**

**6. TANGIBLE FIXED ASSETS**

	Leasehold land and buildings £	Freehold land and buildings £	Church equipment £	Totals £
Cost as previously stated	-	10,475,439	79,459	10,554,898
Re-classification of leasehold property	8,068,460	(8,068,460)	-	-
Cost re-stated at 1 January 2021	8,068,460	2,406,979	79,459	10,554,898
Depreciation as previously stated	-	-	79,459	79,459
Prior year adjustment - property depreciation	1,288,691	34,348	-	1,323,039
Impairment provision in respect of 99-year lease granted out of freehold	-	2,100,000	-	2,100,000
Depreciation and impairment re-stated at 1 January 2021	1,288,691	2,134,348	79,459	3,502,498
Depreciation charge for the year	161,369	4,294	-	165,663
Depreciation and impairment carried forward at 31 December 2021	1,450,060	2,138,642	79,459	3,668,161
Net book value – 31 December 2021	6,618,400	268,337	-	6,886,737
Net book value – 1 January 2021	6,779,769	272,631	-	7,052,400

The Church buildings at St Mary's and St Edmund's are owned jointly by the Parish and the Diocese and constitute consecrated land so are excluded from the PCC accounts.

St Albans church centre is included in the accounts at valuation (independently valued in October 2014) which has been treated as deemed cost as permitted under FRS 102.

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.21 £	31.12.20 £
Other debtors	26,480	1,625
Prepayments and accrued income	5,384	-
	<u>31,864</u>	<u>1,625</u>

**8. CURRENT ASSET INVESTMENTS**

	31.12.21 £	31.12.20 £
Listed investments	<u>1,671,809</u>	<u>1,468,990</u>

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.21 £	31.12.20 £
Other creditors and accruals	<u>13,595</u>	<u>6,182</u>

**10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.21 £	31.12.20 £
Other creditors	<u>10,480</u>	<u>10,480</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2021**

**11. MOVEMENT IN FUNDS**

Net movement in funds are as follows:

	1.1.21					31.12.21	1.1.20					31.12.20
	B/fwd	Income	Expenditure	Gains & losses	Transfers	C/Fwd	B/fwd	Income	Expenditure	Gains & losses	Transfers	C/Fwd
	£	£	£	£	£	£	£	£	£	£	£	£
<u>Unrestricted funds</u>												
PCC General Fund	30,651	43,097	(85,051)	2,332	38,516	29,545	12,169	64,700	(112,863)	21,505	45,140	30,651
Clergy Housing	80					80	80	0	0	0	0	80
St Mary's Sunday School	270					270	270	0	0	0	0	270
St Bart's Sunday School	156					156	156	0	0	0	0	156
Fellowship House	51,644	32,666	(6,816)	6,842	(24,756)	59,580	53,085	30,632	(5,317)	0	(26,756)	51,644
St Alban's Hall	0	24,766	(4,800)	0	244	20,210	(11,994)	2,598	(13,485)	0	22,881	0
St Mary Magdalene	4,280	1,527	(157)	0	(278)	5,372	4,501	478	(699)	0	0	4,280
St Mary's Hall	8,113	20,263	(14,614)	0	(6,545)	7,217	13,886	13,477	(12,384)	0	(6,866)	8,113
St Bart's Centre	241,201	136,254	(128,102)	32,261	(4,657)	276,957	241,855	112,254	(98,786)	0	(14,122)	241,201
St Edmunds	2,447	5,467	(13,834)	0	8,981	3,061	6,685	10,508	(13,666)	0	(1,080)	2,447
Kitchen Fund	1,194	0	0	0	(1,194)	0	1,458	0	(264)	0	0	1,194
Building Fund	7,052,400		(165,663)			6,886,737	7,218,063	0	(165,663)	0	0	7,052,400
St Alban's Fabric	42,092	4		6,375		48,471	57,973	0	0	0	(15,881)	42,092
St Edmund's Fabric	9,896	0	0	0	(3,000)	6,896	13,212	0	0	0	(3,316)	9,896
"Fabric M" - to be identified	0	4				4	0					0
Stubbers	760					760	760	0	0	0	0	760
	<u>7,445,184</u>	<u>264,048</u>	<u>(419,037)</u>	<u>47,810</u>	<u>7,311</u>	<u>7,345,316</u>	<u>7,612,159</u>	<u>234,647</u>	<u>(423,127)</u>	<u>21,505</u>	<u>0</u>	<u>7,445,184</u>
<u>Restricted funds</u>												
Millennium Fund	1,065,038	52,510	(39,994)	147,606	278	1,225,438	1,050,566	29,990	(81,699)	66,181	0	1,065,038
Alms Fund	624					624	624	0	0	0	0	624
Kitchen Fund	0	2,476	(1,159)	0	1,244	2,561	0	0	0	0	0	0
Parish Donations	1,464		(50)			1,414	1,464	0	0	0	0	1,464
St Bart's Donations	2,492					2,492	2,492	0	0	0	0	2,492
St Mary's Donations	1,047					1,047	1,047	0	0	0	0	1,047
Russel Bequest	50,773	0	0	8,869		59,642	51,583	0	(9,000)	8,190	0	50,773
Rutland Road Proceeds	42,934			7,470		50,404	39,009	0	0	3,925	0	42,934
Stephen Road Proceeds	9,252			(104)	(8,833)	315	8,937	0	0	315	0	9,252
	<u>1,173,624</u>	<u>54,986</u>	<u>(41,203)</u>	<u>163,841</u>	<u>(7,311)</u>	<u>1,343,937</u>	<u>1,155,722</u>	<u>29,990</u>	<u>(90,699)</u>	<u>78,611</u>	<u>0</u>	<u>1,173,624</u>
<b>TOTAL FUNDS</b>	<b>8,618,808</b>	<b>319,034</b>	<b>(460,240)</b>	<b>211,651</b>	<b>0</b>	<b>8,689,253</b>	<b>8,767,881</b>	<b>264,637</b>	<b>(513,826)</b>	<b>100,116</b>	<b>0</b>	<b>8,618,808</b>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2021**

**11A. FUND DESCRIPTIONS**

<b>Fund Name</b>	<b>Fund Description</b>
<u>Unrestricted - General</u>	
PCC General Fund	General Parish funds
Clergy Housing	Fund for repairs and maintenance to clergy housing
St Mary's Sunday School	St Marys Sunday School
St Bart's Sunday School	St Barts Sunday School
Fellowship House	Fellowship House is a building let to Fellowship House Children's Centre
St Alban's Hall	St Alban's Hall Fund
St Mary Magdalene	St Mary's Church Fund
St Mary Magdalene Hall	St Mary's Hall Fund
St Bart's Centre	St Barts Church Centre Fund
St Edmunds	St Edmunds Fund
Kitchen	St Barts Cafe Kitchen Refurbishment
<u>Unrestricted - Designated</u>	
Buildings Fund	Fixed Asset Fund for Buildings
St Alban's Hall Fabric Fund	Fabric Fund for St Albans
St Edmund's Fabric Fund	Fabric Fund for St Edmunds
Stubbers	Fund for yearly church organised kids' trip to Stubbers
<u>Restricted</u>	
Millennium Fund	Restricted fund exclusively for St Mary's Church
Discretionary Alms Fund	Fund to be used at the discretion of the PCC
Kitchen	St Barts Café Food Pantry project
Charities Fund	Money to be donated to other charitable organisations
Parish Donations	Money to be donated to other charitable organisations
St Bart's Donations	Money to be donated to other charitable organisations
St Mary's Donations	Money to be donated to other charitable organisations
Russel Bequest	Funds to be used for the maintenance of the whole of St Edmund's building which includes provision of a Walsingham Room
Rutland Road Sale Proceeds	Investments funds relating to the sale of a restricted property to be reused for further property
Stephen Road Sale Proceeds	Investments funds relating to the sale of a restricted property to be reused for further property

**12. RELATED PARTY DISCLOSURES**

Two members of the PCC are also elected local councillors in London Borough of Newham where the charity is based. During the year ended 31 March 2021 the following transactions occurred with London Borough of Newham:

Income received:	Amount	Balance outstanding
: - Food Pantry Grant	2,000	Nil
: - Community Toilet scheme	1,000	Nil
: - Hall letting fee - Polling Station	220	Nil
<b>Total</b>	<b>£3,220</b>	
Expenditure incurred:		
: - General non-domestic rates re Church Halls	630	Nil
: - Commercial Waste Collection	2,674	Nil
: - Council Tax clergy accommodation	1,005	Nil
<b>Total</b>	<b>£4,309</b>	

Trustee expenses are disclosed in note 3 and trustee donations received during the year ended 31 December 2021 amounted to £4,029 in addition there were anonymous donations of £2,234 which may have been from trustees.

There were no other related party transactions for the year ended 31 December 2021.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2021**

**13. FRC ETHICAL STANDARD - PROVISIONS AVAILABLE FOR AUDITS OF SMALL ENTITIES**

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

**14. PRIOR YEAR ADJUSTMENT**

The parish has not been depreciating land and buildings as required under UK Generally Accepted Accounting Practice embodied in the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Upon investigation and liaison with the Chelmsford Diocesan Board of Finance it has been established that following the redevelopment in the 1980s the St Bart's Church and Centre is no longer Consecrated land, but a licenced place of worship held by the PCC on long leasehold title, which has not been registered at the Land Registry. The adjoining Fellowship House site is held under a freehold title but subject to nine separate 99-year leases, commencing on 25 December 1985, under which the Parish does not receive any rent. Fellowship House was previously shown in the accounts at cost of £2,100,000 but has been impaired to reflect the value of the leasehold reversion, which as no income is generated has no value.

Depreciation has been backdated to 31 December 2012, the date when the church's properties were introduced into the accounting system.

**15. RESTATEMENT OF RESERVES**

	Restricted funds	Unrestricted funds	Total funds
	£	£	£
As previously stated at 31 December 2019	1,155,722	10,869,535	12,025,257
Impairment provision – Fellowship House	-	(2,100,000)	(2,100,000)
Depreciation (2013-2019)	-	(1,157,376)	(1,157,376)
Re-stated at 1 January 2020	1,155,722	7,612,159	8,767,881
Surplus for year ended 31 December 2020 – as previously stated	17,902	(1,312)	16,590
Property depreciation for the year ended 31 December 2020	-	(165,663)	(165,663)
Surplus / (deficit) for the year ended 31 December 2020 – restated	17,902	(166,975)	(149,073)
Re-stated at 1 January 2021	1,173,624	7,445,184	8,618,808

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2021**

	Unrestricted funds £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
<b>INCOME AND ENDOWMENTS</b>				
<b>Donations and legacies</b>				
Planned Giving	19,122	-	19,122	17,911
Collections at Services	4,730	-	4,730	2,723
Gift aid	4,966	-	4,966	4,625
Other donations and appeals	2,824	3,672	6,496	4,393
	<u>31,642</u>	<u>3,672</u>	<u>35,314</u>	<u>29,652</u>
<b>Investment income</b>				
Dividends	10,111	31,201	41,312	39,527
Deposit account interest	37	-	37	427
	<u>10,148</u>	<u>31,201</u>	<u>41,349</u>	<u>39,954</u>
<b>Charitable activities</b>				
Fetes and fund raising				-
Church Hall Lettings	169,206	-	169,206	152,476
Cafe	7,857	460	8,317	6,032
Fees from Weddings & Funerals	-	-	-	50
	<u>177,063</u>	<u>460</u>	<u>177,523</u>	<u>158,558</u>
<b>Other income</b>				
Other Income - Insurance Claims	1,702	6,160	7,862	-
Other income – re-imburement and recharges	12,178	13,350	25,528	-
Other income	-	143	143	-
Employment Allowance	3,483	-	3,483	-
Furlough Scheme	27,832	-	27,832	36,473
	<u>45,195</u>	<u>19,653</u>	<u>64,848</u>	<u>36,473</u>
<b>Total incoming resources</b>	<u>264,048</u>	<u>54,986</u>	<u>319,034</u>	<u>264,637</u>
<b>EXPENDITURE</b>				
<b>Raising donations and legacies</b>				
Fetes & other fundraising	365	-	365	317
Cafe	2,983	1,159	4,142	2,501
	<u>3,348</u>	<u>1,159</u>	<u>4,507</u>	<u>2,818</u>
<b>Charitable activities</b>				
Wages	79,835	-	79,835	83,602
Pensions	4,172	-	4,172	3,654
Sundries	154	24	178	234
Missionary & Charitable Giving	640	50	690	550
Parish Share	67,540	-	67,540	67,122
Clergy Costs	2,881	-	2,881	4,748
Church running Costs	20,438	-	20,438	19,962
Church Maintenance	3,942	13,355	17,297	8,043
Upkeep of Services	2,186	2,328	4,514	2,004
Parish Office / Admin	17,656	7,015	24,671	8,834
Church Hall Running Costs	36,627	-	36,627	43,392
Church Hall Maintenance	8,659	60	8,719	7,088
Major Repairs	21	17,212	17,233	91,518
Property depreciation	165,663	-	165,663	165,663
Sunday School Costs	-	-	-	-
	<u>410,414</u>	<u>40,044</u>	<u>450,458</u>	<u>506,414</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2021**

	Unrestricted funds £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £	
<b>Governance costs</b>					
Auditors' remuneration	Audit	4,255	-	4,255	4,594
	Drafting accounts	970	-	970	-
	Disbursements	50	-	50	-
		<u>5,275</u>	-	<u>5,275</u>	<u>4,594</u>
Total resources expended		<u>419,037</u>	<u>41,203</u>	<u>460,240</u>	<u>513,826</u>
Net (expenditure)/income before gains and losses		(154,989)	13,783	(141,206)	(249,189)
<b>Realised recognised gains and losses</b>					
Realised gains/(losses) on investments		47,810	163,841	211,651	100,116
<b>Net income</b>		<u>(107,179)</u>	<u>177,624</u>	<u>70,445</u>	<u>(149,073)</u>
<b>Support costs included in expenditure above:</b>					
Sundries		154	24	178	234
Church running Costs		20,438	-	20,438	19,962
Church Maintenance		3,942	13,355	17,297	8,043
Parish Office / Admin		17,656	7,015	24,671	8,834
		<u>42,190</u>	<u>20,394</u>	<u>62,584</u>	<u>37,073</u>










# PoEH Final 2021 v2-2 for signing

Final Audit Report

2022-08-12

Created:	2022-08-10
By:	James Lambden (james.lambden@hotmail.co.uk)
Status:	Signed
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-  Document created by James Lambden (james.lambden@hotmail.co.uk)  
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**PARISH OF EAST HAM, HOLY TRINITY**

England & Wales - Charity number 1127847

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# Accounts

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**REPORT OF THE TRUSTEES AND**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020**  
**FOR**  
**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2020**

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<b>Statement of Financial Activities</b>	16
<b>Balance Sheet</b>	17
<b>Notes to the Financial Statements</b>	18 to 29
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**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

There are 3 active churches in the Parish:

St Bartholomew's Church and Centre, 292b Barking Road, London E6 3BA

St Edmund, Forest Gate, 464 Katherine Road, London E7 8NP

St Mary Magdalene 1 Norman Road London E6 6HN

The Church is also responsible for the building at:

St Albans Church and Christian Centre, 157a Wakefield Street London E6 1LG. This was leased on a long-term basis to the Pre-School Learning Alliance until the 1st August 2018. It has been empty since then, with the knowledge and support of our insurers and a prospective tenant was in the process of moving in at the end of 2020.

The Parish of Holy Trinity East Ham is part of the Diocese of Chelmsford in the Church of England. The correspondence address is: The Parish Office, St Bartholomew's Church and Centre, 292b Barking Road London E6 3BA.

Website: <http://easthamparish.org.uk>

**OBJECTIVES AND ACTIVITIES**

**Aims and Purposes**

The Parochial Church Council (PCC) of Holy Trinity, East Ham has the responsibility of co-operating with the Team Rector, the Reverend Dr Sue Lucas, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the various buildings in the Parish: the Parish Church of St Mary Magdalene, Norman Road, St Bartholomew's Church and Centre, Barking Road, St Edmund, Forest Gate, Katherine Road. It in addition holds some responsibilities as freeholder for St Alban's 157a Wakefield Street London E6 1LG and for Fellowship House within the St Bartholomew's site.

**Objectives and Activities**

The general functions of PCCs are stated within section 2 of the Parochial Church Councils (Powers) Measure 1956.

The PCC is committed to enabling as many people as possible to worship at the Churches in the Parish and to become part of this community of faith. The PCC maintains an overview of worship in the Parish and discusses how our services can involve the many groups that live within our parish.

Our worship puts faith into practice through prayer and scripture, music, sacrament and a wide variety of service to the whole community.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**OBJECTIVES AND ACTIVITIES**

**Public benefit**

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

- o Worship and Prayer; regular public worship that is open to all, and the provision of sacred space for personal prayer and contemplation.
- o Enabling people to learn about the Gospel and develop their knowledge of, and trust in, God the Father, the Son and the Holy Spirit through sermons, courses and small groups.
- o Provision of pastoral care for people living in the parish and for members of the congregations, including offering the sacraments of baptism and confirmation, conducting weddings and funerals and visiting the sick, housebound and bereaved.
- o Mission and outreach work.
- o Taking of religious assemblies in schools.
- o Evangelistic activities, through the staging of events and meetings and the distribution of literature.
- o Promoting the whole mission of the Church through provision of activities that meet the needs of the whole community.
- o Supporting other charities in the UK and overseas.

To facilitate this, it is important that we maintain the fabric of the various buildings around the parish.

In 2020 we:

- o Like many churches, needed to put in place means of offering worship and pastoral care in the context of restrictions of the COVID-19 pandemic, and in particular:
  - St Bart's and St Edmunds offered the Eucharist via Facebook livestreaming.
  - St Mary Magdalene broadcast services on YouTube and set up a WhatsApp Group that allowed people to keep in touch and worship 'together', with different voices contributing remotely.
  - St Mary's clergy walked around the parish doing 'end of garden path' pastoral visiting.
  - St Bart's clergy regularly rang round the congregation to offer support, pastoral care and conversation.
  - We regularly sent out mailshots to all on the electoral roll and others, including prayer resources, devotional material, a pastoral letter from the clergy and news of what's happening.
  - We updated the website and social media as things unfolded.
  - We regularly uploaded the parish newsletter onto the website while the churches were closed to the public.
  - We also posted out hard copies of the newsletter to those we know have no digital access.
- o Totally remodelled our website so it is simpler, easier to use and maintain, more modern in appearance and easy to keep updated.
- o Continued to pray for the church, the world and our neighbours in the Daily Office, and regularly to celebrate the Sacraments.
- o As and when regulations allowed it, and strictly within guidance, we visited the sick and housebound, including, in extremis, home communion and anointing.
- o The regular service of Holy Communion in the community room of a block of sheltered accommodation in the Parish had to be suspended because of COVID restrictions for the time being.
- o We hosted several local primary schools at St Mary's for a tour of our historic Church, at St Bart's for 'Experience Church' and 'Experience Easter', before restrictions were introduced and we looked into developing materials to use with schools virtually
- o Despite restrictions, we continued a conversation with the other churches in East Ham about more collaborative working in a Mission and Ministry Unit in the light of the national funding formula for supporting ministry is changing. This was somewhat curtailed to what was originally envisaged but the clergy have continued to meet as an MMU Chapter and lay representatives have been elected to the MMU council, but this is now unlikely to meet until after the 2021 APCMs of all the churches.
- o We have applied, alongside other parishes, to use 2 Norman Road to house and support a refugee family under the Home Office Resettlement Scheme, supported by the Diocese in the Refugee Welcome Newham Project.
- o Ran a Lent Course on based around the General Thanksgiving and General Confession.
- o Continued to support our community and other faith groups both by our own activities and by offering the hospitality of our buildings to other organisations that promote the work of the Kingdom of God.

More detailed description of some of these activities follows later in this report.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**OBJECTIVES AND ACTIVITIES**

**Volunteers**

We should like to thank all those who work so hard to make our Parish the lively and vibrant community that it is.

In particular, we want to mention the Churchwardens and Treasurers in all the Churches, the Parish Wardens and Treasurer, all the members of the PCC and DCCs, the ministry team, the altar servers, choir members, organists, Sunday School teachers, and the huge number of people who have given so generously of time, talents and resources to enable this Parish to go on being God's holy, catholic and apostolic church in this place, to be God's people in God's mission, and to care for our buildings.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

**Church Attendance**

The average weekly attendance counted during October 2020 was:

St Bartholomew: 21

St Edmund: 6

St Mary Magdalene: 30

**Electoral Roll**

2021 is a not a new Electoral Roll year. The Electoral Roll as revised for the Annual Meeting 2021 is as follows:

St Bartholomew:

Resident: 16

Non-resident: 22

Total = 38

St Edmund:

Resident: 8

Non-resident 13

Total = 21

St Mary Magdalene:

Resident: 25

Non-resident 38

Total = 63

This makes a total of 122 for the parish, of whom 49 are resident and 73 are non-resident

**Pastoral Care**

Pastoral care, by definition, had to be different in 2020 to comply with COVID-19 regulations. Baptisms were suspended during the three total lockdowns in 2020. Weddings and funerals could continue with some restrictions.

There was 1 baptism in 2020.

There were 2 weddings in the Parish in 2020.

2 funerals were held in Church, and 20 were taken by the clergy on behalf of the Parish at crematoria, cemeteries, or a simple committal.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**ACHIEVEMENT AND PERFORMANCE**

**Church Fabric & Buildings**

**St Bartholomew:**

A quinquennial inspection was carried out on 04.04.2019 and identified the following priorities:

- There were no 'priority 1' (urgent) items
- Priority 2: essential (within 2 years) items:
  - Provide current electrical test certificate
- Priority 3: important (within 3 years) items:
  - Add fire extinguisher and fire alarm test certificates to the log book
  - Remove large blackout blind that has become detached and ensure electrical supply is disconnected
  - Replace door bar where café pantry floor is lifting
  - Replace various ceiling tiles in church and café area where they are missing or damaged (some damaged ones could be painted with acoustically porous paint)
  - Fix loose plaster in minor areas of cracking on North wall of church and in flower store
- Priority 4: Desirable (consider doing during the quinquennium)
  - the 'Flashband' flashings that replaced stolen lead are expected to have a life of at least 5 more years as they are. We should consider replacing them depending on the decision to redevelop the site or not.

All of these are in hand. In addition, the following works were carried out in 2020:

- New tap in café - January
- Expansion tank for heating system and boiler service - January
- New lock on Cecilia Room - January
- Radar lock for disabled toilets - January
- Replacement blind for hall kitchen - January
- New alarm system for disabled toilets - March/July
- Supply and fit new handrails outside of Cecilia Room/Sacristy - March
- New locks for kitchen and store room - July
- Repair to block paving at the top of Navarre Road - August
- Cleaning gutters and drains - December

**St Edmund**

The work on the outside of the building highlighted in the 2016 Quinquennial was all completed by the end of 2019. There have been two repairs to the roof during the winter and some missing pigeon spikes have been replaced, apart from general maintenance the building has remained in good order.

**St Mary Magdalene:**

This year was unlike any year in living memory because of the coronavirus. Despite this, we still managed to do some work on the church fabric. We used the opportunity to bring forward the work on the Church organ which was taken away to Harrison and Harrison for four months from June 2020. The wall behind the organ was also repaired along with the electrics. While the organ was away we placed a time capsule behind the organ for future generations to discover. The organ is now working well and the works have made a huge improvement to the sound.

**St Mary's Church Hall:**

The hall floor has been repolished twice during the year. The gutters had to be cleared and some work carried out on them. Some adjustments had to be made to the self-closing taps and the sensor in the men's toilet. A new smoke alarm was fitted in the kitchen. Repairs were carried out to the outside wall. The lockdown was the opportunity to sort out the rubbish that had accumulated over the years, 14 big dustbins of it. Now the parish room and store cupboard are much more accessible. We also cleared the weeds from around the hall.

The nursery had to close down for part of the year because of the restrictions but is now up and running again.

**St Alban's Christian Centre**

The following work was undertaken in 2020:

- Refilling heating system and two new radiators, toilet and taps - January
- New radiator covers fitted - March
- Cleaning and washing of all gutters and drains - October
- Repair to hall ceiling following leak from roof light - October
- Supply and fit new Baxi boiler, renew internal boxed in vent pipe and new radiator valves - November

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**ACHIEVEMENT AND PERFORMANCE**

**Vicarages**

Both vicarages in the parish and 2 Norman Road received their quinquennial inspections in 2020, and significant works carried out as a result.

**Fellowship House**

As Fellowship House is not a Church or Vicarage, it is not eligible for a Quinquennial report. However, a Condition Survey was commissioned and presented in 2016 by Ian Simpson MBA CBIFM, at that time Heritage Support Officer in the Diocese of Liverpool.

The Report identified the following works at Priority 1 (urgent):

- Repair overflowing water pipe from Genesis unit above Nursery Fire Exit.
- Refix soil stack to wall at low level using appropriate sized bracket. Non-ferrous fixings to be used; drill holes in the mortar joints rather than the bricks.
- Take down and replace rotten timbers to modern extension roof; replace felt covering; paint all exposed timbers with primer, undercoat and two good coats of gloss; repair and redress flashings.
- Remove ivy growth from the walls where identified in the Report. The correct procedure is to cut the ivy as close to the ground as possible, then leave it to die and dry out before attempting to physically remove it from the brickwork.
- Commission a UKAS-Accredited Asbestos Surveyor to carry out a Management Survey covering all public areas including communal areas within the residential accommodation.
- Check all secondary glazing in the Role Play Room for security and safety, and reaffix as required.

The following works were undertaken in 2020:

- Repair hinges on window shutter - January
- Remove two dead trees and grind stump - October
- Gutters and drains cleared - December

**Report on the Work of the Newham Deanery Synod**

There were 4 meetings planned for the Deanery Synod (11th February, 17th June, 17th September and 10th November) in 2020, however, because of the pandemic, the June and September meetings did not take place. The 11th February meeting was the last meeting to take place in person. 2020 was Deanery Synod election year, so the 10th November meeting was the first meeting of the new Synod Triennium, and took place by Zoom.

The meeting on 11th FEBRUARY 2021 (at St Saviour Forest Gate) saw a presentation on the new curriculum for sex and relationships education and how the planning for this national statutory change plays out in the context of Newham. The speakers were Claire Clinton, who advises on RE and Jo Sell who is an Honorary Research Associate at UCL Institute of Education and a Relationship and Sex Education Adviser and Teacher Trainer who are leading the consultation process in Newham. Their work so far has included:

- o Running consultations, responding to questions, training, and briefings with an extensive list of people, many with a personal stake in the subject/s.
- o Developing relevant documentation, some of which are at consultation stage, such as the Primary School and Secondary School model RSHE policy documents and the Myth Busting Sheet, which was circulated at the meeting.
- o Training programmes are being developed, for example, for school nurses.
- o Some analysis has been carried out to see what the response has been so far.
- o This is timely and ground-breaking work for the benefit of all children and young people, especially given the Newham demography and the learning from experiences in other parts of the UK. A good start has been made with much more work to do.
- o Synod members - a mixed representative group - are a valued sounding board in this process.
- o To find out more, raise questions and discover ways to help, Synod members were invited to contact Claire and Jo whose details were given out.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**ACHIEVEMENT AND PERFORMANCE**

The meeting on 10th NOVEMBER was the first meeting of the new triennium and was held by Zoom. Revd Merrin Playle, Assistant Area Dean, introduced the Deanery church by church in pictures. Revd Sue Lucas, Assistant Area Dean provided an introduction to Synodical governance. Revd Canon Dave Chesney, Area Dean, and Canon Shirley Biro, Lay Chair, introduced significant issues for the deanery, in particular:

- o Canon Shirley Biro outlined the history of the Diocesan initiative 'Transforming Presence' and 'Reimagining Ministry'. This encouraged lay and clergy of all parishes to work together in mission and ministry and form groups with a working title of 'Mission and Ministry Units'. Newham has lagged behind with these formations and currently conversations between parishes are still in progress but there have been none commissioned so far.
- o Revd Canon Dave Chesney then outlined the current situation. Due to the declining number of people coming forward for ordination and the end of the Darlow formula for supporting parish share, a strategic paper in 2015 aimed to reduce the number of stipendiary incumbents in the Diocese by 2025. The reduction in income because of the pandemic makes this rather more urgent now, although the exact implications for Newham are not yet clear. In any case, Archdeacon Elwin will be leading on conversations with Parishes.

**Development of Opportunities for prayer, reflection and faith sharing**

**St Bartholomew's:**

The pattern of worship on Sundays is based around the Eucharist. The October count for our main Sunday service was considerably down this year because of COVID 19 restrictions, but when live worship was allowed, numbers though lower were relatively stable. We began live-streaming Sunday and Thursday services initially from the Rectory and then when possible from the Church, and in fact, our online following has grown, the Sunday services sometimes getting over 100 'views.' The Sunday Eucharist follows the lectionary readings, and preaching is generally on the Gospel of the day and explicitly related to features of contemporary life.

We have also run two Bible Studies on Zoom, one on the Psalms of Ascent and one on the Book of Ruth. These were faithfully attended and were a good opportunity to delve more deeply into the faith.

We have developed a rhythm of morning prayer on Zoom from Sundays- Thursdays. This has been faithfully attended by people from across and beyond the parish and has given a number of lay people opportunities to lead worship.

Our Patronal in September was a joyous occasion for the whole parish, and we were able to hold it in person. The preacher was Revd Canon Paul Nener, now retired but formerly Vicar of St John, Tuebrook in the Diocese of Liverpool.

We enjoy good relationships with local schools, and in 2020, we again hosted the Experience Easter event for Nelson School just before the first lockdown.

**St Edmund's:**

During the course of the year the Sunday Eucharist has been streamed via Facebook and You Tube. At various points during the year when St Edmund's was open for public worship only nine people could be accommodated but it was only on one occasion that this number was reached. We have appreciated the prayer resources that have been sent and helped us to feel connected to the parish.

We were very sorry to say goodbye to The United Pentecostal Church of Europe who have now found more suitable accommodation. We wish them well and they will be much missed for their enthusiasm and skill at changing light bulbs.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**ACHIEVEMENT AND PERFORMANCE**

**St Mary Magdalene:**

During the many months of lockdown, we created a YouTube Channel, St Mary Magdalene, East Ham. This has been a great success with our weekly services and other bits and pieces put up on the channel. Our most popular video so far has been the eucharist of Candlemass which has attracted over 330 viewings.

We also opened up the church as soon as we were legally able to do so as some people cannot access the internet and therefore this has been a lifeline to them. We thank all the clergy who have enabled this to happen during this difficult time.

To be able to keep in touch with the congregation during the pandemic the clergy tried to visit every member of the congregation and also create a WhatsApp group. There are parts of this electronic medium that we hope will continue into the future.

**Parish**

COVID restrictions this year have set a limit on the number of joint services. However, we were able to celebrate Trinity Sunday and St Mary Magdalene by holding joint services on YouTube, with different contributions coming from different geographical locations. We were able to keep St Bart's patronal in person at the beginning of September between the lock-downs. Revd Marco Lopes was ordained priest at a socially distanced, limited numbers service at St John, Stratford on Saturday 26th September, and others were able to join us on YouTube. Fr Marco's celebrated mass for the first time on 27th September in a joint parish Eucharist at St Bart's, and the preacher was Revd Canon Pat Mossop.

**Planning and Development of Fundraising Activities**

**St Bartholomew's:**

We were able to hold the by-now customary Burns Night in January, to which many people gave generously in many ways. Money from the Burns Night went to homelessness charities. No further fundraising events were possible, although the Rector offered her book, published this year by Canterbury Press, for sale in aid of general parish funds.

**St Edmund's:**

The usual opportunities for fundraising were unable to take place this year because of the restrictions in place because of the pandemic.

**St Mary's:**

Sadly, many of the social and fundraising activities that usually take place at St Mary's had to be cancelled during this year because of the pandemic. We did however, do a remotely run Christmas Raffle.

**Exploration of Eucharistic and Social Life in ways which lead to growth opportunities**

**Parish:**

Despite, and even because of, the restrictions of the pandemic, we have continued to reflect prayerfully on our various activities. This included the compilation of a parish 'Lock-Down Scrap Book,' containing photographs and reflections from across the parish about our personal and collective experience of lock-down - the beginnings of a theological reflection on a very strange time.

We continue to reflect on ways as a parish we can grow in faith and in numbers.

**St Bartholomew's:**

We continue to serve God and our community both through our own activities and by the hospitality we offer to other organisations.

The café has, of course, been important in our outreach to the community, however, for much of the time from March - December, it had to close due to COVID restrictions. This forced us to rethink how we do hospitality and mission. So, when the café was able to open for a few weeks in September, a much simpler food offer and shorter hours still allowed us to welcome people into the space and to provide much needed social contact. When community centres could open but hospitality could not, we were able to allow various groups - Knit and Natter, Scrabble etc to meet and have access to tea and coffee. We have begun to form a relationship with the local WI who hosted a couple of coffee mornings during this time and are keen to build on this as restrictions lift.

In addition, at St Bart's, we offer hospitality, either through long term leases or short term room hire for particular events, to many other organizations that promote the values of the Kingdom of Heaven. In particular, we continue to have the St Bart's Surgery on our site, so that healthcare needs for the local community are provided here. The Surgery of course remained open throughout the pandemic and also provided the parish with much-needed stable income.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**ACHIEVEMENT AND PERFORMANCE**

The Learning Circle, a sessional day nursery, was closed at the beginning of lock down but began to open in early June and has continued to run ever since.

In the Summer, we were able to offer space to the Newham Academy of Music for two music summer schools, one with very young children and one with slightly older children.

Community Counselling were using our rooms on weekdays and evenings, but BACP Guidelines have meant they have moved their offer online for the time being. We are in touch with them, and the hope on both sides is that they will again begin to use our facilities when restrictions lift. The situation is the same with Alcoholics Anonymous and Narcotics Anonymous meetings and a MIND Bereavement Group, and all the uniformed organizations that are represented at St Bart's, Rainbows, Brownies, Guides, Beavers Cubs, Scouts and Explorers. As and when restrictions lift, we hope to be able to welcome most of these back. As we approached the end of the year,

Together 2012, a disability arts charity that moved into building late in 2019 unfortunately had to take the very difficult decision to move out; given the nature of their client group, face-to-face work proved impossible, and is likely to be for the foreseeable future. We hope, however, that in the fullness of time, there might be new possibilities for working together. We are actively seeking tenants for the Cecilia Room they vacated.

**St Edmund's:**

The Monega Association meetings have not been able to take place this year because of the restrictions in place because of the pandemic.

**St Mary's**

The Nature Reserve around the church in 2020 was not managed particularly well by the London Borough of Newham despite numerous meetings and emails. There was a particular increase in drug use and homeless people using the reserve. In early 2021 there was a new management team appointed and this has already delivered real improvements in the state of nature reserve. We hope this will lead to a much improved environment and use of the reserve.

**FINANCIAL REVIEW**

**Financial position**

The PCC, as Trustees of the charity, have acted responsibly in managing the charity's financial affairs.

**Parish:**

Giving (especially loose-plate collections) was down to £25K (from £33K in 2019) probably because of the pandemic. Parish Share, Ministers' and organist's expenses totalled £75K giving the expected deficit of £47K.

This is made up by levies on the other cost centres. St. Mary's contributed £5K, St. Edmunds £2.5K, Fellowship House £17K and Bart's Centre £21K.

The Parish as a whole received about £40K in dividends but £30K was into the restricted Millennium Fund.

The value of the Parish's investments increased by about £87K, again mainly through the Millennium Fund.

The overall value of all the Parish's assets increased by £5K.

**St Bartholomew's:**

Owing to the Covid-19 lockdown income was down by about 30%. Expenditure was down as well, however, as staff salary costs were substantially met by the Government's furlough scheme. So the Centre ended the year with a surplus.

**St Edmund's:**

Due to the loss of regular lettings the only income since March has been a small amount from the Pre-School. We are now being supported partly by the Parish and partly using some of our reserves. It has become evident that St Edmund's in its current form is no longer viable and we need to be open to new opportunities. We are thankful for those who have continued to give regularly via the envelope scheme.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**St Mary's:**

**St Mary's Hall**

**INCOME**

The account is showing a deficit because of the circumstances which have prevailed since March. The Nursery used the building until the first lockdown, came back briefly for a couple of months but went away again when one of their staff tested positive for the coronavirus and stayed out for the rest of the year. One Sunday group has not returned since March, and the other group have used the building only when allowed.

**EXPENDITURE**

The expenditure was slightly more than the previous year. Although cleaning and general maintenance costs were lower, despite the empty building, certain work to the fabric had still to be carried out well as regular pest control, insurance etc. Heating charges included the bill for last quarter of 2019, and electricity and water direct debits were increased based on previous year's usage. Owing to the difficulty in communicating with EDF and Castle Water during the lockdowns we continued to pay but are likely to receive refunds during 2020. We were asked to contribute £5,000 this year to the PCC account towards parish share.

**St Mary's General Purposes Account:**

Income for the year shows a small deficit as we decided to honour our charity commitments. The money from the Winter Fair (raised for Sunday school expenditure) is still in the account for safe-keeping. The usual donations to Mildmay, and USPG were made, and also a donation for the St.Saviour's Priory as we were unable to attend our annual Quiet day.

**St Mary's Millennium Fund:**

This is a Restricted Fund, and as usual there has been little movement in or out of the Millennium Fund this year. The main item of expenditure this year has been the works detailed in the Fabric Report for St Mary's above.

**Fellowship House:**

FH generates a considerable income for the Parish, £25,000 in rent (plus service charges and re-charges).

FHCC remained in session throughout the pandemic, so income was stable at £30K and expenditure was £5K giving a surplus of about £25K.

**St Alban's:**

The Pre School Learning Alliance, the long term tenant of St Albans, left us during 2018. We have secured a commitment from a new tenant, but expenditure was necessary as we continue to bring the building back to a useable condition prior to the new tenant, a nursery, taking possession.

**Reserves policy**

It is PCC policy to maintain a balance on unrestricted funds (if possible) that equates to at least two months' unrestricted payments to cover emergency situations that may arise from time to time.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**FUTURE PLANS**

- o We will continually update our policies and practices in line with Diocesan guidance and with best practice nationally.
- o In 2018, we introduced the Parish Giving Scheme, an independently run way of giving by direct debit which mitigates static giving and collects gift aid at source. We have initially introduced it in a modest way (with those who already give by standing order) and we have extended it modestly which has been helpful as cash giving has reduced during the pandemic.
- o A wider stewardship campaign is planned but more pressing is discovering our 'new normal' after COVID-19.
- o Conversations about the best use of our buildings for mission, including the possibility of redevelopment on the St Bart's site, are ongoing.
- o We are holding an ongoing conversation about our vision for the Parish and our calling as God's people in East Ham. This has now emerged as a concrete proposal to form the East Ham MMU alongside St Paul, East Ham, St George, East Ham and St Martin, Plaistow. The clergy continued to meet as an MMU Chapter towards the end of the year. An open, externally facilitated meeting was held in January 2020. As a result of this, MMU representatives were elected to an embryonic MMU Council at the APCMs. As many of these did not take place till September, the first meeting of the MMU Council will now take place after the 2021 APCMs. The MMU chapters have been a somewhat difficult process because the formation of MMUs across the Diocese is now being linked to the need to offer effective ministry in the light of reduction in the number of stipendiary incumbents. However, by the grace of God, we hope we will work through these difficult issues to find something richer, deeper, more collaborative and full of the generosity of the Kingdom of God.
- o Towards the end of 2020, Revd Marco Lopes was invited to bid for funding from the Church Commissioners Strategic Development Fund to extend work with Spanish and Portuguese speakers. This was very last minute as the invitation arose as the result of another church having to drop out of the bid which is Newham-wide. The fund gives £700K over 5 years, including Fr Marco's stipend. The projected use of the money also includes a plan to secure the future of St Edmund's, both its building and its present congregation, alongside an intentional religious community and a newly planted Spanish or Portuguese congregation. It is a source of regret that the bid went in without consultation in the parish, but with only a week to pull it together, this was necessary. Conversations with St Edmund's will begin in 2021 as to whether they indeed wish to take advantage of this opportunity.
- o We are running a Lent Course in 2021, starting on Zoom and YouTube, reflecting on themes in Samuel Wells' book, A Cross in the Heart of God: Reflections on the Cross of Jesus.
- o We hope that towards the end of 2021 and into 2022, our usual round of activities, parish outing, pilgrimage to the Shrine of Our Lady of Walsingham and Quiet Day will be able to resume.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

**Risk management**

Risk can be defined as 'the threat that an event or action will adversely affect an organization's ability to achieve its objectives and execute its strategies'. The risks may be categorized as follows:

- **Financial risk** - the most common category of risk and many non-financial risks can be measured in terms of financial impact. The PCC approved a set of Internal Financial Procedures to manage financial risk and will review these in the coming year and regularly thereafter.
- **Reputational risk** - can have an impact if unwelcome publicity hinders the mission of the church. Regular media releases are issued to local newspapers and the Diocesan Bulletin, alongside the internal communications such as the website and weekly newsletter.
- **Statutory and legal requirements** - such as health and safety, employment law, Charities Act and child protection. The PCC has policies in place for all of these and they are reviewed on a regular basis.
- **Operational risk** - relates to threats to the Church's ability to deliver its objectives owing, for example, to damage to the church building.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The PCC of the Holy Trinity, East Ham is a body corporate and operates under the Parochial Church Councils (Powers) Measure 1956 and Church Representation Rules (2011, 2017)

The method of appointment of PCC members is set out in the Church Representation Rules. All church members are encouraged to register on the Electoral Roll and stand for election to the PCC.

From the APCM 2020, the 3 Churches in the Parish operated District Church Councils. The Church Districts were created by a pastoral measure passed by the APCM in 2018. All lay members of the PCC, whether ex-officio or elected, are thereby ex-officio members of the DCC of their home Church, and all ex-officio clergy members of PCC are ex-officio members of all DCCs. All District Church Wardens are ex-officio members of the PCC. In addition, either at or subsequent to the APCM 2020, the following lay representatives were elected to the DCCs:

St Bartholomew, East Ham: Irene Phaup, Eutal Spence,

St Edmund, Forest Gate: Helen Gilkes, Joan Boyce, Miriam Lee, Paulette Welch

St Mary Magdalene: June Bassenger, Earlene Bentley, Cassandra Gosai, John Hedges, Renuka Pepperell, Teena Preston, Dennis Pridmore, Damian Sutton, Terry Hooker, Laurine Griffiths, Ancil Griffiths, Claudette King.

PCC members receive information on trustee responsibilities, basic health and safety, risk management and safeguarding procedures.

**Safeguarding**

The PCC is committed to safeguarding. At its meeting on 2nd October 2019, the PCC formally adopted the recommended Promoting a Safer Church, the nationally agreed Church of England policy, which the Diocese of Chelmsford has formally adopted. Safeguarding continues to be reviewed every year, with a substantial review undertaken every five years or when the guidelines change, whichever is sooner.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1127847

**Principal address**

St Barts Church & Centre  
292b Barking Road  
East Ham  
London  
London  
E6 3BA

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**Trustees**

For the period 1st January 2020 until the date this report was approved, the following served as members of the PCC:

<b>Team Rector</b>	Revd. Dr Sue Lucas (Chair)
<b>Team Vicar</b>	Revd Quintin Peppiatt
<b>Associate Clergy</b>	Revd Canon Ann Easter, Revd Fred Ashford-Okai
<b>Assistant Curates</b>	Revd John King, Revd Marco Lopes
<b>Parish Wardens</b>	Ms Alison Brown, Ms Mary Richards (to APM 2020 04/10/2020), Mr Philip John (from APM 2020 04/10/2020)
<b>District Church Wardens</b>	Mrs Coraline Edwards, Mrs Laurine Griffith (to APM 2020 04/10/2020), Mr Philip John (to APM 2020 04/10/2020), Ms Mary Richards (from APM 2020 04/10/2020), Mrs Louise Simmons (from APM 2020 04/10/2020), Mrs Molaria Tarigha (from APM 2020 04/10/2020), Hazel Thomas
<b>Deanery Synod Representatives</b>	Canon Shirley Biro, Mr Gordon Owens, Mr Ajith Lekshmanan (to APCM 2020 04/10/2020), Mr Ed Williamson (to APCM 2020 (04/10/2020), Mr Nigel McCollum (from APCM 2020 04/10/2020)
<b>Elected Members from APCM 2019 to APCM 2020</b>	Mr Andrew Biro (treasurer), Mrs Jean Mansfield, Mr Sam Ozurumba, Mrs Louise Simmons, Mrs Molaria Tarigha
<b>Elected Members from APCM 2020 to APCM 2021</b>	Mr Andrew Biro (treasurer), Mr Colin Mansfield, Mrs Jean Mansfield, Mrs Lesley Scawthorne

Revd Dr Susan Lucas was appointed Team Rector, Revd Quintin Peppiatt was appointed Team Vicar and Revd Canon Ann Easter and Revd Fred Ashford-Okai were appointed Associate Ministers, by the Lord Bishop of Chelmsford. Revd John King ordained priest on 29th June 2019 by the Bishop of Barking and Revd Marco Lopes was made deacon on 14th September 2019 by the Lord Bishop of Chelmsford and ordained priest by the Acting Bishop of Chelmsford on 26th September 2020, and they are both serving their title in the parish. They are all ex-officio members of the PCC.

The Chelmsford Diocesan Board of Finance acted as Custodian Trustee for the inalienable property of the Church.

The PCC met 5 times in 2020 on 22nd January, 20th May, 15th July, 23rd September and 18th November. The March and April meetings were cancelled because of the COVID-19 pandemic, and the May, July and November meetings were by Zoom because of government and Church of England restrictions. Minutes of the PCC meetings are held in the Parish Office and are available for scrutiny if requested.

Day to day management of the Church was exercised by the Team Rector, Team Vicar, Church Wardens and PCC, with the support of the Parish Office.

**Auditors**

Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

**Bankers**

Barclays, 737 Barking Road, London E13 9PL

**Architect**

Mr Jonathan Freegard, 5 Tredegar Square, Bow, E3 5AD

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2020**

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

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

Approved by order of the board of trustees on .....<sup>Aug 9, 2021</sup>..... and signed on its behalf by:

*Susan Lucas*  
.....  
Revd Dr S Lucas - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
PAROCHIAL CHURCH COUNCIL OF EAST HAM  
TEAM MINISTRY**

**Opinion**

We have audited the financial statements of Parochial Church Council of East Ham Team Ministry (the 'charity') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**Basis for opinion**

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

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

**Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
PAROCHIAL CHURCH COUNCIL OF EAST HAM  
TEAM MINISTRY**

**Responsibilities of trustees**

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

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

**Our responsibilities for the audit of the financial statements**

We have been appointed as auditors under Section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and determined that the most significant are those covered by the Statement of Recommended Practice for Charities (SORP 2019) and the Charities Act 2011. We assessed the risk of material misstatement in respect of fraud by making enquiries of management and trustees and by testing the implementation of accounting controls in place.

Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above by making enquiries with key personnel and reviewing relevant documentation such as minutes of Trustee meetings and correspondence with regulatory bodies. We considered the risk of fraud through management override by incorporation testing of journal entries and reviewing any requirements to meet performance targets. We also considered, and tested for, the possibility of unauthorised payments to related parties.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

**Use of our report**

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

  
[mwbrindley](mailto:mwbrindley) (Aug 10, 2021 11:54 GMT+1)

Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

Date: ..... Aug 10, 2021 .....

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2020**

	Notes	Unrestricted funds £	Restricted funds £	31.12.20 Total funds £	31.12.19 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		29,453	199	29,652	36,459
<b>Charitable activities</b>					
Parish Activities		158,558	-	158,558	230,288
Investment income	2	10,163	29,791	39,954	39,700
Other income		36,473	-	36,473	5,559
<b>Total</b>		<b>234,647</b>	<b>29,990</b>	<b>264,637</b>	<b>312,006</b>
<b>EXPENDITURE ON</b>					
Raising funds		2,818	-	2,818	9,968
<b>Charitable activities</b>					
Parish Activities		254,646	90,699	345,345	304,098
<b>Total</b>		<b>257,464</b>	<b>90,699</b>	<b>348,163</b>	<b>314,066</b>
Net gains on investments		21,505	78,611	100,116	216,765
<b>NET INCOME/(EXPENDITURE)</b>		<b>(1,312)</b>	<b>17,902</b>	<b>16,590</b>	<b>214,705</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>10,869,535</b>	<b>1,155,722</b>	<b>12,025,257</b>	<b>11,810,552</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>10,868,223</b>	<b>1,173,624</b>	<b>12,041,847</b>	<b>12,025,257</b>

The notes form part of these financial statements

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**BALANCE SHEET**  
**31 December 2020**

	Notes	Unrestricted funds £	Restricted funds £	31.12.20 Total funds £	31.12.19 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	6	10,475,439	-	10,475,439	10,475,439
<b>CURRENT ASSETS</b>					
Debtors	7	1,625	-	1,625	8,277
Investments	8	327,521	1,141,469	1,468,990	1,386,291
Cash at bank and in hand		<u>80,300</u>	<u>32,155</u>	<u>112,455</u>	<u>168,896</u>
		409,446	1,173,624	1,583,070	1,563,464
<b>CREDITORS</b>					
Amounts falling due within one year	9	(6,182)	-	(6,182)	(3,166)
<b>NET CURRENT ASSETS</b>		<u>403,264</u>	<u>1,173,624</u>	<u>1,576,888</u>	<u>1,560,298</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		10,878,703	1,173,624	12,052,327	12,035,737
<b>CREDITORS</b>					
Amounts falling due after more than one year	10	(10,480)	-	(10,480)	(10,480)
<b>NET ASSETS</b>		<u>10,868,223</u>	<u>1,173,624</u>	<u>12,041,847</u>	<u>12,025,257</u>
<b>FUNDS</b>	11				
Unrestricted funds				10,868,223	10,869,535
Restricted funds				<u>1,173,624</u>	<u>1,155,722</u>
<b>TOTAL FUNDS</b>				<u>12,041,847</u>	<u>12,025,257</u>

The financial statements were approved by the Board of Trustees and authorised for issue on Aug 9, 2021 and were signed on its behalf by:

*Susan Lucas*  
 .....  
 S Lucas - Trustee

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2020**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and assessment of going concern**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

The financial statements are presented in sterling (£).

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

**Critical accounting judgements and key sources of estimation uncertainty**

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

Useful economic life of tangible fixed assets:

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Collections are recognised when received by or on behalf of the PCC.

Planned giving receivable under Gift Aid is recognised only when received.

Income tax recoverable on Gift Aid donations is recognised when the gift is received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Funds raised by the fete, bazaar and similar events are accounted for gross.

**Other ordinary income**

Rental income from the letting of church premises is recognised when the rental is due.

**Income from investments**

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Tax recoverable on such income is recognised in the same accounting year.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**1. ACCOUNTING POLICIES - continued**

**Activities directly relating to the work of the church**

The Diocesan Parish Share is accounted for when paid. Any parish share unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a liability in the balance sheet. The Parish Share was paid in full in the year.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	-	in accordance with the property
Church Equipment	-	25% on cost

**Taxation**

The charity is exempt from tax on its charitable activities.

**Current assets**

Amounts owing to the PCC at 31 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 with the Central Board of Finance of the Church of England, the Chelmsford Diocesan Board of Finance and COIF Charity Funds.

**Debtors**

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

**Cash at bank and in hand**

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

**Creditors**

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

**Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**Consecrated land and buildings and movable church furnishings**

**PCC Property**

Consecrated and beneficed property is excluded from the accounts in accordance with Charities Act 2011.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**1. ACCOUNTING POLICIES - continued**

**Other fixtures, fittings and office equipment**

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 may be inspected at any reasonable time. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1 January 2000 have been capitalised and depreciated in the accounts over their currently anticipated useful economic life (initially over four years) on a straight-line basis.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of moveable church furnishings acquired before 1 January 2000 is written off.

Equipment used within the church premises is depreciated on a straight-line basis over four years. Individual items of equipment with a purchase price less than £1,000 are written off when the asset is acquired.

**2. INVESTMENT INCOME**

	31.12.20	31.12.19
	£	£
Deposit account interest	<u>39,954</u>	<u>39,700</u>

**3. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

**Payments to PCC members**

There were no payments made to PCC members. (2019 £Nil)

**4. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	31.12.20	31.12.19
All staff	<u>3</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	35,813	646	36,459
<b>Charitable activities</b>			
Parish Activities	230,288	-	230,288
Investment income	9,693	30,007	39,700
Other income	<u>5,559</u>	<u>-</u>	<u>5,559</u>
<b>Total</b>	281,353	30,653	312,006

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>EXPENDITURE ON</b>			
Raising funds	9,968	-	9,968
<b>Charitable activities</b>			
Parish Activities	298,312	5,786	304,098
	<hr/>	<hr/>	<hr/>
<b>Total</b>	308,280	5,786	314,066
Net gains on investments	49,274	167,491	216,765
	<hr/>	<hr/>	<hr/>
<b>NET INCOME</b>	22,347	192,358	214,705
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	10,847,188	963,364	11,810,552
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>10,869,535</u>	<u>1,155,722</u>	<u>12,025,257</u>

**6. TANGIBLE FIXED ASSETS**

	Freehold property £	Church Equipment £	Totals £
<b>COST</b>			
At 1 January 2020 and 31 December 2020	10,475,439	79,459	10,554,898
	<hr/>	<hr/>	<hr/>
<b>DEPRECIATION</b>			
At 1 January 2020 and 31 December 2020	-	79,459	79,459
	<hr/>	<hr/>	<hr/>
<b>NET BOOK VALUE</b>			
At 31 December 2020	10,475,439	-	10,475,439
	<hr/>	<hr/>	<hr/>
At 31 December 2019	10,475,439	-	10,475,439
	<hr/>	<hr/>	<hr/>

The Church buildings at St Mary's and St Edmund's are owned jointly by the Parish and the Diocese. The interest in these buildings, along with their value, cannot be accurately measured and as such have not been included in the financial statements.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

<b>7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	31.12.20	31.12.19
	£	£
Other debtors	<u>1,625</u>	<u>8,277</u>
<b>8. CURRENT ASSET INVESTMENTS</b>	31.12.20	31.12.19
	£	£
Listed investments	<u>1,468,990</u>	<u>1,386,291</u>
<b>9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	31.12.20	31.12.19
	£	£
Other creditors	<u>6,182</u>	<u>3,166</u>
<b>10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>	31.12.20	31.12.19
	£	£
Other creditors	<u>10,480</u>	<u>10,480</u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**11. MOVEMENT IN FUNDS**

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
<b>Unrestricted funds</b>				
PCC General Fund	12,169	(26,658)	45,140	30,651
Clergy Housing	80	-	-	80
St Mary's Sunday School	270	-	-	270
St Bart's Sunday School	156	-	-	156
Fellowship House	53,085	25,315	(26,756)	51,644
St Alban's Hall	(11,994)	(10,887)	22,881	-
St Mary Magdalene	4,501	(221)	-	4,280
St Mary's Hall	13,886	1,093	(6,866)	8,113
St Bart's Centre	241,855	13,468	(14,122)	241,201
St Edmunds	6,685	(3,158)	(1,080)	2,447
Kitchen Fund	1,458	(264)	-	1,194
Building Fund	10,475,439	-	-	10,475,439
St Alban's Fabric	57,973	-	(15,881)	42,092
St Edmund's Fabric	13,212	-	(3,316)	9,896
Stubbers	760	-	-	760
	<u>10,869,535</u>	<u>(1,312)</u>	<u>-</u>	<u>10,868,223</u>
<b>Restricted funds</b>				
Millenium Fund	1,050,566	14,472	-	1,065,038
Alms Fund	624	-	-	624
Parish Donations	1,464	-	-	1,464
St Bart's Donations	2,492	-	-	2,492
St Mary's Donations	1,047	-	-	1,047
Russel Bequest	51,583	(810)	-	50,773
Rutland Road Proceeds	39,009	3,925	-	42,934
Stephen Road Proceeds	8,937	315	-	9,252
	<u>1,155,722</u>	<u>17,902</u>	<u>-</u>	<u>1,173,624</u>
<b>TOTAL FUNDS</b>	<u><u>12,025,257</u></u>	<u><u>16,590</u></u>	<u><u>-</u></u>	<u><u>12,041,847</u></u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**11. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
PCC General Fund	64,700	(112,863)	21,505	(26,658)
Fellowship House	30,632	(5,317)	-	25,315
St Alban's Hall	2,598	(13,485)	-	(10,887)
St Mary Magdalene	478	(699)	-	(221)
St Mary's Hall	13,477	(12,384)	-	1,093
St Bart's Centre	112,254	(98,786)	-	13,468
St Edmunds	10,508	(13,666)	-	(3,158)
Kitchen Fund	-	(264)	-	(264)
	<u>234,647</u>	<u>(257,464)</u>	<u>21,505</u>	<u>(1,312)</u>
<b>Restricted funds</b>				
Millenium Fund	29,990	(81,699)	66,181	14,472
Russel Bequest	-	(9,000)	8,190	(810)
Rutland Road Proceeds	-	-	3,925	3,925
Stephen Road Proceeds	-	-	315	315
	<u>29,990</u>	<u>(90,699)</u>	<u>78,611</u>	<u>17,902</u>
<b>TOTAL FUNDS</b>	<u><u>264,637</u></u>	<u><u>(348,163)</u></u>	<u><u>100,116</u></u>	<u><u>16,590</u></u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**11. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.19 £
<b>Unrestricted funds</b>				
PCC General Fund	8,028	(38,848)	42,988	12,168
Clergy Housing	960	(880)	-	80
St Mary's Sunday School	315	(45)	-	270
St Bart's Sunday School	201	(45)	-	156
Fellowship House	49,931	26,730	(23,576)	53,085
St Alban's Hall	1,414	(22,832)	9,424	(11,994)
St Mary Magdalene	4,536	290	(325)	4,501
St Mary's Hall	14,692	8,367	(9,172)	13,887
St Bart's Centre	215,298	39,382	(12,825)	241,855
St Edmunds	8,069	5,130	(6,514)	6,685
Kitchen Fund	2,523	(1,065)	-	1,458
Building Fund	10,475,439	-	-	10,475,439
St Alban's Fabric	51,810	6,163	-	57,973
St Edmund's Fabric	13,212	-	-	13,212
Stubbers	760	-	-	760
	<u>10,847,188</u>	<u>22,347</u>	<u>-</u>	<u>10,869,535</u>
<b>Restricted funds</b>				
Millenium Fund	865,715	184,851	-	1,050,566
Alms Fund	624	-	-	624
Parish Donations	1,583	(119)	-	1,464
St Bart's Donations	2,568	(76)	-	2,492
St Mary's Donations	1,047	-	-	1,047
Russel Bequest	51,199	384	-	51,583
Rutland Road Proceeds	31,886	7,123	-	39,009
Stephen Road Proceeds	8,742	195	-	8,937
	<u>963,364</u>	<u>192,358</u>	<u>-</u>	<u>1,155,722</u>
<b>TOTAL FUNDS</b>	<u><u>11,810,552</u></u>	<u><u>214,705</u></u>	<u><u>-</u></u>	<u><u>12,025,257</u></u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**11. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
PCC General Fund	36,676	(77,987)	2,463	(38,848)
Clergy Housing	-	(880)	-	(880)
St Mary's Sunday School	-	(45)	-	(45)
St Bart's Sunday School	-	(45)	-	(45)
Fellowship House	33,248	(13,915)	7,397	26,730
St Alban's Hall	303	(23,135)	-	(22,832)
St Mary Magdalene	626	(336)	-	290
St Mary's Hall	19,744	(11,377)	-	8,367
St Bart's Centre	165,518	(159,387)	33,251	39,382
St Edmunds	25,238	(20,108)	-	5,130
Kitchen Fund	-	(1,065)	-	(1,065)
St Alban's Fabric	-	-	6,163	6,163
	<u>281,353</u>	<u>(308,280)</u>	<u>49,274</u>	<u>22,347</u>
<b>Restricted funds</b>				
Millenium Fund	30,269	(5,591)	160,173	184,851
Parish Donations	-	(119)	-	(119)
St Bart's Donations	-	(76)	-	(76)
Russel Bequest	384	-	-	384
Rutland Road Proceeds	-	-	7,123	7,123
Stephen Road Proceeds	-	-	195	195
	<u>30,653</u>	<u>(5,786)</u>	<u>167,491</u>	<u>192,358</u>
<b>TOTAL FUNDS</b>	<u><u>312,006</u></u>	<u><u>(314,066)</u></u>	<u><u>216,765</u></u>	<u><u>214,705</u></u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**11. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
<b>Unrestricted funds</b>				
PCC General Fund	8,028	(65,506)	88,128	30,650
Clergy Housing	960	(880)	-	80
St Mary's Sunday School	315	(45)	-	270
St Bart's Sunday School	201	(45)	-	156
Fellowship House	49,931	52,045	(50,332)	51,644
St Alban's Hall	1,414	(33,719)	32,305	-
St Mary Magdalene	4,536	69	(325)	4,280
St Mary's Hall	14,692	9,460	(16,038)	8,114
St Bart's Centre	215,298	52,850	(26,947)	241,201
St Edmunds	8,069	1,972	(7,594)	2,447
Kitchen Fund	2,523	(1,329)	-	1,194
Building Fund	10,475,439	-	-	10,475,439
St Alban's Fabric	51,810	6,163	(15,881)	42,092
St Edmund's Fabric	13,212	-	(3,316)	9,896
Stubbers	760	-	-	760
	<u>10,847,188</u>	<u>21,035</u>	<u>-</u>	<u>10,868,223</u>
<b>Restricted funds</b>				
Millenium Fund	865,715	199,323	-	1,065,038
Alms Fund	624	-	-	624
Parish Donations	1,583	(119)	-	1,464
St Bart's Donations	2,568	(76)	-	2,492
St Mary's Donations	1,047	-	-	1,047
Russel Bequest	51,199	(426)	-	50,773
Rutland Road Proceeds	31,886	11,048	-	42,934
Stephen Road Proceeds	8,742	510	-	9,252
	<u>963,364</u>	<u>210,260</u>	<u>-</u>	<u>1,173,624</u>
<b>TOTAL FUNDS</b>	<u><u>11,810,552</u></u>	<u><u>231,295</u></u>	<u><u>-</u></u>	<u><u>12,041,847</u></u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**11. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
PCC General Fund	101,376	(190,850)	23,968	(65,506)
Clergy Housing	-	(880)	-	(880)
St Mary's Sunday School	-	(45)	-	(45)
St Bart's Sunday School	-	(45)	-	(45)
Fellowship House	63,880	(19,232)	7,397	52,045
St Alban's Hall	2,901	(36,620)	-	(33,719)
St Mary Magdalene	1,104	(1,035)	-	69
St Mary's Hall	33,221	(23,761)	-	9,460
St Bart's Centre	277,772	(258,173)	33,251	52,850
St Edmunds	35,746	(33,774)	-	1,972
Kitchen Fund	-	(1,329)	-	(1,329)
St Alban's Fabric	-	-	6,163	6,163
	<u>516,000</u>	<u>(565,744)</u>	<u>70,779</u>	<u>21,035</u>
<b>Restricted funds</b>				
Millenium Fund	60,259	(87,290)	226,354	199,323
Parish Donations	-	(119)	-	(119)
St Bart's Donations	-	(76)	-	(76)
Russel Bequest	384	(9,000)	8,190	(426)
Rutland Road Proceeds	-	-	11,048	11,048
Stephen Road Proceeds	-	-	510	510
	<u>60,643</u>	<u>(96,485)</u>	<u>246,102</u>	<u>210,260</u>
<b>TOTAL FUNDS</b>	<u><u>576,643</u></u>	<u><u>(662,229)</u></u>	<u><u>316,881</u></u>	<u><u>231,295</u></u>

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 December 2020**

**11. MOVEMENT IN FUNDS - continued**

**Fund Descriptions**

<b>Fund Name</b>	<b>Fund Description</b>
<u>Unrestricted - General</u>	
PCC General Fund	General Parish funds
Clergy Housing	Fund for repairs and maintenance to clergy housing
St Mary's Sunday School	St Marys Sunday School
St Bart's Sunday School	St Barts Sunday School
Fellowship House	Fellowship House is a rented out building to Fellowship House Children's Centre
St Alban's Hall	St Alban's Hall Fund
St Mary Magdalene	St Mary's Church Fund
St Mary Magdalene Hall	St Mary's Hall Fund
St Bart's Centre	St Barts Church Centre Fund
St Edmunds	St Edmunds Fund
Kitchen	St Barts Cafe Kitchen Refurbishment
<u>Unrestricted - Designated</u>	
Buildings Fund	Fixed Asset Fund for Buildings
St Alban's Hall Fabric Fund	Fabric Fund for St Albans
St Edmund's Fabric Fund	Fabric Fund for St Edmunds
Stubbers	Fund for yearly church organised kids trip to Stubbers
<u>Restricted</u>	
Millennium Fund	Restricted fund exclusively for St Mary's Church
Discretionary Alms Fund	Fund to be used at the discretion of the PCC
Charities Fund	Money to be donated to other charitable organisations
Parish Donations	Money to be donated to other charitable organisations
St Bart's Donations	Money to be donated to other charitable organisations
St Mary's Donations	Money to be donated to other charitable organisations
Russel Bequest	Funds to be used for the maintenance of the whole of St Edmund's building which includes provision of a Walsingham Room
Rutland Road Sale Proceeds	Funds relating to the sale of a restricted property to be reused for further property investments
Stephen Road Sale Proceeds	Funds relating to the sale of a restricted property to be reused for further property investments

**12. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2020.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2020**

	Unrestricted funds £	Restricted funds £	31.12.20 Total funds £	31.12.19 Total funds £
<b>INCOME AND ENDOWMENTS</b>				
<b>Donations and legacies</b>				
Planned Giving	17,911	-	17,911	21,039
Collections at Services	2,723	-	2,723	8,497
Gift aid	4,625	-	4,625	5,492
Other donations and appeals	<u>4,194</u>	<u>199</u>	<u>4,393</u>	<u>1,431</u>
	29,453	199	29,652	36,459
<b>Investment income</b>				
Deposit account interest	10,163	29,791	39,954	39,700
<b>Charitable activities</b>				
Fetes and fund raising	-	-	-	398
Church Hall Lettings	152,476	-	152,476	206,842
Cafe	6,032	-	6,032	22,537
Fees from Weddings & Funerals	<u>50</u>	<u>-</u>	<u>50</u>	<u>511</u>
	158,558	-	158,558	230,288
<b>Other income</b>				
Other Income - Including Insurance Claims	-	-	-	5,559
Furlough Scheme	<u>36,473</u>	<u>-</u>	<u>36,473</u>	<u>-</u>
	<u>36,473</u>	<u>-</u>	<u>36,473</u>	<u>5,559</u>
<b>Total incoming resources</b>	<b>234,647</b>	<b>29,990</b>	<b>264,637</b>	<b>312,006</b>
<b>EXPENDITURE</b>				
<b>Raising donations and legacies</b>				
Fetes & other fundraising	317	-	317	1,416
Cafe	<u>2,501</u>	<u>-</u>	<u>2,501</u>	<u>8,552</u>
	2,818	-	2,818	9,968
<b>Charitable activities</b>				
Wages	83,602	-	83,602	86,437
Pensions	3,654	-	3,654	5,244
Sundries	180	54	234	1,257
Missionary & Charitable Giving	550	-	550	1,924
Parish Share	67,122	-	67,122	65,643
Clergy Costs	4,748	-	4,748	7,837
Church running Costs	14,079	5,883	19,962	23,108
Church Maintenance	6,065	1,978	8,043	13,439
Upkeep of Services	1,510	494	2,004	5,067
Carried forward	181,510	8,409	189,919	209,956

This page does not form part of the statutory financial statements

**PAROCHIAL CHURCH COUNCIL OF EAST HAM**  
**TEAM MINISTRY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2020**

	Unrestricted funds £	Restricted funds £	31.12.20 Total funds £	31.12.19 Total funds £
<b>Charitable activities</b>				
Brought forward	181,510	8,409	189,919	209,956
Parish Office / Admin	8,818	16	8,834	6,301
Church Hall Running Costs	43,247	145	43,392	49,705
Church Hall Maintenance	7,088	-	7,088	10,028
Major Repairs	9,389	82,129	91,518	25,093
Sunday School Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>135</u>
	250,052	90,699	340,751	301,218
<b>Support costs</b>				
<b>Governance costs</b>				
Auditors' remuneration	<u>4,594</u>	<u>-</u>	<u>4,594</u>	<u>2,880</u>
Total resources expended	<u>257,464</u>	<u>90,699</u>	<u>348,163</u>	<u>314,066</u>
<b>Net (expenditure)/income before gains and losses</b>	(22,817)	(60,709)	(83,526)	(2,060)
<b>Realised recognised gains and losses</b>				
Realised gains/(losses) on investment property	<u>21,505</u>	<u>78,611</u>	<u>100,116</u>	<u>216,765</u>
<b>Net income</b>	<u><u>(1,312)</u></u>	<u><u>17,902</u></u>	<u><u>16,590</u></u>	<u><u>214,705</u></u>









# PoEH final accounts 2020

Final Audit Report

2021-08-10

Created:	2021-08-09
By:	Hewitt Warin (luisa.hewitt@hewittwarin.com)
Status:	Signed
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