



ANNUAL REPORT & ACCOUNTS

1 January-31 December 2023

Parish Office, St. John's Church, Mattock Lane, West Ealing, London, W13 9LA
St. John with St. James PCC, West Ealing, Registered Charity Number 1130295.

ST. JOHN WITH ST. JAMES WEST EALING

Annual Report and Accounts of the Parochial Church Council For the year ended 31 December 2023

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ST. JOHN WITH ST. JAMES WEST EALING

Annual Report and Accounts of the Parochial Church Council For the year ended 31 December 2023

The Parochial Church Council (The PCC) present their report with the financial statements of the charity for the year ended 31 December 2023. The financial statements have been prepared under the Church Accounting Regulations 2006 in accordance with applicable accounting standards and the current Statement of Recommended Practice, Accounting and Reporting by Charities and applicable accounting standard FRS102.

Aims and purposes

The PCC of St. John with St. James West Ealing has the responsibility of co-operating with the incumbent, Rev Sam Sanya, Vicar, in promoting in the ecclesiastical parish the whole mission of the Church: pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the church building of St. John's, as well as other church properties.

Objectives and activities

The PCC members and trustees recognise their responsibilities towards public benefit under the requirements of the Charities Act 2011. The PCC remains committed to enabling as many people as possible to worship with us and to become part of our parish community.

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

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

To facilitate this work we also maintain the fabric of our church building.

Achievements and performance

2023 has been an amazing year of significant growth in the life of St John's. The church has seen a steady flow of new people attend one off events and services as well as many who have joined and integrated into the Parish. Two new staff (Youth and Children's Minister and our SSM Curate) have contributed significantly to our outreach and discipleship to young people and our music and worship. The church had social events like a bbq and ran outreach events like the Alpha course which saw over 15 guests attend. Also during 2023 St John's registered as an eco church and gained silver award recognition.

Services

The Parish seeks to offer a range of services each week and over the course of the year which our community find welcoming and spiritually fulfilling. During 2023 the following parochial congregations met on a regular basis:

- St John's at 10 – our Sunday morning service, offering Communion, Morning Worship or All Age Service
- Café Church - a Sunday evening service of worship, teaching and discussion in an informal environment, providing a safe space for the whole community, including more vulnerable adults.
- Wednesday morning communion – with linked meetings for further prayer, study and discussion as well as social gatherings and activities.

Church attendance

The average in-person attendance for October 2023 was 196 including children and young people (across the two Sunday services) and 31 (at the one regular weekday service). These data are recorded in the diocesan return and, as there, duplicated attendance is not counted. St. John's continues to livestream/video record the Sunday morning service at least once a month.

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Electoral Roll

In line with Church of England policy, a new Electoral Roll was created from scratch in 2019 and has been reviewed in preparation for each Annual Meeting. At the April 2023 Annual Meeting the revised roll stood at 225.

Use of facilities by other congregations

As well as our parochial congregations, the Myanmar Christian Fellowship and Living Water Arabic Church normally use the building on a weekly basis.

Pastoral care

Pastoral care provided by clergy and laity was made available to all the public of West Ealing, through prayer, exposition of God's word, practical expressions of the love of Jesus and the provision of the occasional offices (weddings, funerals, baptisms).

Practical and financial support for other organisations

Regular practical and/or financial support was provided to:

- Ealing Soup Kitchen
- Ealing Food Bank

Ealing Soup Kitchen is run by a separate charity, Ealing Soup Kitchen, but is hosted by the parish, using our building on a regular (thrice weekly) basis. At least every other month a committed team from within the congregation staffs the Ealing Soup Kitchen session as part of our service to the wider community.

Further afield the PCC financially supports the Diocese of London and charitable/mission work in the UK and overseas, including the work of relief agencies.

Maintenance of the church building

St John's Church building is maintained to facilitate its use in support of the mission and ministry of the parish. Other than the installation of some further security fencing there were no major works on the building itself in 2023, after significant redecoration and refurbishment of the crypt, and the installation of new West End doors in recent years. The PCC is currently reviewing and prioritising plans for the next phase of works to improve the building and facilities of the church including updating the Carpet, lighting and sound systems within the main worship area.

PCC meetings

During 2023 the PCC met on a regular basis (at least every other month), mostly in person and occasionally online. It received regular reports on finance, buildings and safeguarding, and additional reports from various sources, including the Standing Committee, the Children, Youth and Families' Pastor, the World Outreach Committee and from the Deanery Synod. We continue to work closely with other churches in Ealing, particularly St Paul's and St Mellitus'.

Volunteers and donors

The PCC is grateful to all in the church who gave of their time, talents and money to assist with its work during the year. As well as serving on the PCC, volunteers provide significant service in the areas of worship, children's work, hospitality and events, pastoral support and finance.

Plans for Future Periods

For the next 18 months our focus is to be a community of people who; belong, serve and give learning from the early Church as seen in Acts 2:42-47 and 4:32-35.

- **Belong;** We hope that we shall be an intergenerational and intercultural Church and by that welcome everyone whatever their story or background.
- **Serve;** Jesus was a servant king and invites us as his disciples to be his body. We as such desire that each member will humbly and gladly offer their gifts and talents to the benefit of the Parish.

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- Give; We would like to develop a healthy culture where we all share in the financial contributions of the Church. Giving isn't only for the rich but is an act of worship for all as a response to a generous God who gave us his very best.

As such, we hope that all that we do we lead us to a season of growth in our faith, financially, in personnel and in numbers.

Structure, governance and management

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. It is registered with the Charity Commission as The Parochial Church Council of The Ecclesiastical Parish of Saint John with Saint James, West Ealing, Registered Charity Number 1130295.

The method of appointment of PCC members is set out in the Church Representation Rules 2022 Edition. The PCC comprises up to 15 elected members. Clergy, Churchwardens and Deanery Synod members are ex-officio on the PCC. Newly elected members of the Council are encouraged to attend an induction course run by the London Diocese.

The PCC meets at least six times a year. A Standing Committee consisting of the Incumbent, two Churchwardens, Treasurer, Secretary and two members of the PCC (all elected by members of the PCC) is appointed annually. The Standing Committee is given delegated authority by the PCC to transact the business of the PCC between meetings subject to the directions given by the Council.

Safeguarding

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance on safeguarding children and vulnerable adults.

Risk Management

The trustees recognise that effective risk management is essential in achieving the Charity's objectives. Risk management is considered as an integral element of all decision making, and the trustees pay attention to reviewing and maintaining risk management procedures to ensure risk levels are appropriate.

Parochial Church Council 2023

The following people served as members of the PCC and trustees for the period 1 January 2023 to 31 December 2023 unless otherwise noted.

Parish Appointments

Samuel Sanya (Vicar)
Angelo Lebrato (Curate, from 2 July)
Jane Morris (PTO Curate, until 31 July)
Alan Reynolds (Churchwarden until 21 May)
Paul Salter (Churchwarden)
Iain Tromans (Churchwarden, from 21 May)
Mark Sheard (Licensed Lay Minister, member of Archbishops' Council, ex officio)

Deanery Synod Members

Deborah Gray (until 21 May)
Paul Hagger (until 21 May)
Catherine Patterson (until 21 May)
Graham Worsfold

Elected PCC Members

Funmi Adejugbe Olori
Maureen Brook
Katherine Castelino

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Isabel Glebocki (from 21 May)
Deborah Gray (from 21 May)
Paul Hagger (from 21 May)
Rhianna Lambrou
Katy Lawrence
Olutoyin Peters
Alison Powell

PCC Chair

Samuel Sanya

PCC Lay Vice Chair

Alan Reynolds (until 21 May)
Paul Salter (from 21 May)

PCC Treasurer

Katherine Castelino

Electoral Roll Officer

Alan Reynolds (until 21 May)
Olutoyin Peters (from 21 May)

Standing Committee

Maureen Brook
Katherine Castelino
Deborah Gray (until 21 May)
Rhianna Lambrou (until 21 May)
Alison Powell (from 21 May)
Alan Reynolds (until 21 May)
Samuel Sanya
Paul Salter
Iain Tromans (from 21 May)

Jon Gulley was approved as **PCC Secretary** on 18 July 2023, but is not a Trustee.

Administrative Information

The Parish of St. John with St. James West Ealing is situated in the W13 postcode in the London Borough of Ealing. It has one building licensed for public worship, namely the Parish Church of St. John Ealing Dean (located on Mattock Lane). The parish is part of the Diocese of London (Willesden Episcopal Area) within the Church of England. The correspondence address is The Parish Office, St. John's Church, Mattock Lane, West Ealing, London, W13 9LA.

Bankers and Independent Examiner

The Parish CAF bank accounts were used for St John's during 2023. Deposits are also held with Virgin Money and Kingdom Bank.

The Independent Examiner is: Munday Long Associates Ltd, Chartered Certified Accountants, Alton House, 66/68 High Street, Northwood, Middlesex, HA6 1BL.

Payroll Services are provided by: Jacob, Cavenagh and Skeet, Chartered Accountants, 5 Robin Hood Lane, Sutton, Surrey, SM1 2SW.

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Financial Review

This review is provided at the Parish level. However, as St James' church reverted to the Diocese at the end of 2019, in practice all financials relate to St John's. All the figures in the review have been rounded to the nearest £1000 and shown to one decimal place in tables.

Income and Expenditure

The total income for the Parish of St John with St James in 2023 was £323,000.

Income	2023 £000	Increase/ 2022 (Decrease)	
		£000	£000
Regular Donations and Collections	182.9	169.4	13.5
One-off Donations	16.3	15.3	1.0
Gift Aid reclaimed	39.1	36.4	2.7
Donations and Collections for Other Charities (before related Gift Aid)	1.6	2.5	(0.9)
Lettings and rent	56.1	126.4	(70.3)
Grants	12.0	12.0	0.0
Other Sources	15.2	7.2	8.0
Total Income	323.2	369.2	(46.0)

Overall income has decreased £46,000 compared to 2022. The main reason for this is the drop in lettings income. In 2022 the church had income from hosting a Vaccine Centre which did not continue into 2023. Meanwhile in 2023 one of the houses from which the church receives rental income was unlet for most of the year due to refurbishment.

Giving income, which is the mainstay of the church's funding, has increased. The PCC is grateful to all those who contribute financially to the work of the parish, without whose generosity we would be unable to serve the community of West Ealing effectively.

Expenditure	2023 £000	Increase/ 2022 (Decrease)	
		£000	£000
Contribution to the Diocese	96.6	93.7	2.9
Staffing and Administration	97.1	119.1	(22.0)
Regular Building Running/ Maintenance	78.8	68.7	10.1
Rental Property Costs	14.0	15.0	(1.0)
Away Giving	24.0	27.5	(3.5)
Other Regular Costs	24.9	25.5	(0.6)
Subtotal	335.4	349.5	(14.1)
Major Project Costs	95.8	10.4	85.4
Expenditure after Major Projects	431.2	359.9	71.3

Before Major Project Costs, expenditure was £335,000 in 2023, a decrease of £14,000 compared to the prior year.

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Key areas of regular expenditure were:

- £97,000 contribution to the Diocese. This covers remuneration and housing for the Vicar along with a contribution to central costs; in both 2023 and 2022 it includes an additional 10% to support other churches.
- £97,000 in staffing costs and administration costs. This is down significantly against 2022 due to changes in staffing and reduced accommodation costs.
- £79,000 of regular building running and maintenance costs. The increase over 2022 is driven by some significant repair costs.
- £24,000 Away Giving: the church gives away cash grants of 10% of the prior year's unrestricted Giving income, along with special collections made specifically for other charities (with related Gift Aid). The details of grants made are set out in the Annual Accounts.

Additionally as described in the Achievements and Performance section above, the church supports the activities of other Christians and community organisations in the form of free or significantly discounted space. The additional costs of doing so are reflected in other cost categories eg. utility costs in regular building running and maintenance.

In 2023 £96,000 was spent on major projects. The majority of this spend relates to the refurbishment of the house in Brunner Road (see Investment Properties below), the other elements being security fencing and research for new lighting in the church.

Before major project costs and revaluations there was a deficit of £12,000 which was in line with budget. After major project costs and revaluations the deficit was £53,000.

Investment properties

The parish has interests in 2 properties which provide income to support our charitable activities.

The parish owns a house in Brunner Road which in recent years has been let commercially. In 2023 the PCC carried out an extensive refurbishment of the property and it is now occupied by the Youth and Children's Minister. The project incorporated a number of changes to upgrade health and safety features in line with evolving commercial letting regulations and to ensure better environmental performance. It included rewiring the entire property, a new boiler and radiators, remodelling of the space on the first floor, replacing both kitchen and bathroom, new flooring and redecoration throughout. At the end of 2023 the value of the house was assessed by Gibbs Gillespie Estate Agents at £700,000, an increase of £50,000 compared to the valuation at the end of 2022.

The PCC has a 27/97th share in a property in Coldershaw Road. The property is being let commercially. The property was revalued by Gibbs Gillespie Estate Agents to £775,000 at the end of 2023, compared to £765,000 at the end of 2022. The Parish share of this investment is £216,000, an increase of £3,000 compared to 2022 year end.

Net Assets

The net impact of the year's deficit of £108,000 and property/ investment revaluations of £55,000 is to reduce total net assets/ funds by £53,000 to £1,139,000. £953,000 are in the form of fixed assets (property, equipment and investments). £186,000 is in current assets of which £17,000 is in restricted funds.

Looking forward

The PCC has again budgeted for a small deficit in 2024, before any major project costs which would be drawn from reserves. The PCC's pledge to the Diocese for 2024 is £91,000, being the full amount for own costs – the capacity for a further contribution to other parishes will be reviewed as the year progresses.

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Financial Management Policies

The PCC policy is that all staff directly employed by the Parish will be paid at least the London Living Wage.

The PCC has taken all the necessary steps to comply with the pensions regulations for its staff. Re-enrolment was last carried out in 2022 and is scheduled again for 2025. The People's Pension has administered pensions for the employees at St John with St James since March 2016. The pensions are defined contribution pensions so they do not result in a long term pension liability for the parish.

CAF Bank is used for day-to-day transactions. The PCC also holds deposit accounts with Virgin Money and Kingdom Bank so that cash balances are spread and protected under the FSCS scheme. Interest rates are reviewed periodically and changes to deposit arrangements may be made to ensure interest earned is as effective as possible while also taking into consideration risk and ethical choices in relation to investment of funds.

Reserves Policy and Utilization

The PCC reserves policy is to hold a balance of current unrestricted funds equivalent to at least three months of day to day running costs. Based on the budget for 2024 this would amount to £87,000. At the end of 2023 there were £169,000 of unrestricted net current or liquid assets of which £4,000 were in designated funds.

The PCC has a policy of putting all unrestricted legacies and large donations (amounts over £15,000) to one side in designated funds to be spent on significant building or ministry/outreach projects as determined by the PCC, rather than being utilised for day to day running costs.

In 2023 the Brunner Road refurbishment costs were drawn against the Major Projects and Legacies Funds (both fully utilised), with the balance being drawn from the Major Donations fund along with the expenditure on fencing and lighting research. Prior year investments in Livestream and music equipment are also being depreciated through the Major Donations fund, along with the remainder of depreciation on the lounge screen after utilising the balance of the Film Fund.

In 2022 a new Other Charities fund was set up to manage specific collections at services for other charities so that related Gift Aid may be claimed and passed on with the donations. In 2023 specific collections were made for Tear Fund, The Children's Society and Open Doors. Where not already paid out within 2023 the liabilities have been accrued in these accounts (e.g. for Christmas service collections) and paid out in 2024.

The Parish has an endowment fund which holds a historic bequest of shares in the Northfield Hall Trust Fund, worth £29,000 at the end of 2023. Under the terms of the original governing document, this could only be used for providing land and buildings. As St John's already has extensive space for all activities within the body of the church itself the PCC made an application in late 2021 to the Charity commission for a change of purpose. This application was granted in 2022 and the fund will now be managed in the same way as designated funds, available for use in major building projects.

Funds held as custodian trustees on behalf of others

The PCC does not act as a custodian trustee for the assets of any other charity.

Approved by the PCC on 5 April 2024 and signed on their behalf by

Revd Samuel Sanya
Vicar

Katherine Castelino
PCC Treasurer

ST. JOHN WITH ST. JAMES' WEST EALING

Independent Examiner's Report of the Parochial Church Council For the year ended 31st December 2023

I report to the charity trustees on my examination of the accounts of the Parish of St John with St James West Ealing (the Church) for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity trustees of the Church, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Church's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000, your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Association of Chartered Certified Accountants, which is one of the listed bodies

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Church as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



M D Yousaf FCCA
For and on behalf of Munday Long Associates Limited
Chartered Certified Accountants
Alton House
66/68 High Street
Northwood
Middlesex
HA6 1BL

Date: 5 April 2024

ST JOHN WITH ST JAMES PAROCHIAL CHURCH COUNCIL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDING 31 DECEMBER 2023

	Note	Unrestricted funds £	Unrestricted Designated funds £	Restricted funds £	Endowment funds £	Total 2023 £	Total 2022 £
Income and endowments:	2						
Donations and legacies		237,334.84	-	2,543.70	-	239,878.54	223,595.57
Church activities		58,367.07	-	1,552.50	-	59,919.57	111,455.13
Investment income		8,117.36	-	-	-	8,117.36	20,567.96
Other income		3,290.00	-	12,000.00	-	15,290.00	13,565.10
Total income and endowments		307,109.27	-	16,096.20	-	323,205.47	369,183.76
Expenditure:	3						
Raising funds		57.87	-	-	-	57.87	56.20
Church activities		315,279.60	101,169.05	14,693.99	-	431,142.64	359,851.92
Total expenditure		315,337.47	101,169.05	14,693.99	-	431,200.51	359,908.12
Net income before gains / (losses) on investments		(8,228.20)	(101,169.05)	1,402.21	-	(107,995.04)	9,275.64
Gains / (losses) on investment assets	6	50,000.00	-	-	2,091.34	52,091.34	(2,965.79)
Net income/ (expenditure)		41,771.80	(101,169.05)	1,402.21	2,091.34	(55,903.70)	6,309.85
Transfers between funds	5	4,586.40	(4,586.40)	-	-	-	-
Other recognised gains / (losses)							
Gains / (losses) on revaluation of other fixed assets	6	2,784.00	-	-	-	2,784.00	(16,701.00)
Net movement in funds		49,142.20	(105,755.45)	1,402.21	2,091.34	(53,119.70)	(10,391.15)
Reconciliation of funds							
Total funds brought forward	9	1,037,070.63	112,520.01	15,127.67	27,728.57	1,192,446.88	1,202,838.03
Total funds carried forward	9	1,086,212.83	6,764.56	16,529.88	29,819.91	1,139,327.18	1,192,446.88

ST JOHN WITH ST JAMES PAROCHIAL CHURCH COUNCIL
BALANCE SHEET AT 31 DECEMBER 2023

		Total 2023 £	Total 2022 £
Fixed assets:			
Tangible assets	6a	223,511.16	226,692.37
Investment property	6a	700,000.00	650,000.00
Investments (shares)	6b	29,819.91	27,728.57
		<u>953,331.07</u>	<u>904,420.94</u>
Current assets:			
Debtors	7	49,825.17	71,078.11
Cash at bank and in hand		178,215.96	230,012.57
		<u>228,041.13</u>	<u>301,090.68</u>
Liabilities:			
Creditors (amounts falling due in one year)	8	42,045.02	13,064.74
Net current assets		<u>185,996.11</u>	<u>288,025.94</u>
Total net assets		<u>1,139,327.18</u>	<u>1,192,446.88</u>
Funds:			
Unrestricted (including Designated)	9	1,092,977.39	1,149,590.64
Restricted	9	16,529.88	15,127.67
Endowment	9	29,819.91	27,728.57
		<u>1,139,327.18</u>	<u>1,192,446.88</u>

Approved by the Parochial Church Council on 5 April 2024 and signed on its behalf by:

Revd Samuel Sanya
Vicar

Katherine Castelino
PCC Treasurer

The notes following the balance sheet form part of these financial statements.

ST JOHN WITH ST JAMES PAROCHIAL CHURCH COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDING 31 DECEMBER 2023

1. ACCOUNTING POLICIES

Basis of financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared under the Church Accounting Regulations 2006 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 investment assets which are shown at fair value*. There are no material uncertainties about the charity's ability to continue. In these circumstances the financial statements have been prepared on a going concern basis.

Fund accounting

Endowment funds are funds, the capital of which must be retained either permanently or at the PCC's discretion; the income derived from the endowment is to be used either as restricted or unrestricted income funds depending upon the purpose for which the endowment was established in the first place.

Restricted funds comprise (a) income from endowments which is to be expended only on the restricted purposes intended by the donor and (b) revenue donations or grants for a specific PCC activity intended by the donor. Where these funds have unspent balances, interest on their pooled investment is apportioned to the individual funds on an average balance basis.

Unrestricted funds are income funds which are to be spent on the PCC's general purposes.

Designated funds are general funds set aside by the PCC for use in the future. Project funds are designated for particular projects for administration purposes only. Funds designated as invested in fixed assets for the PCC's own use abated in line with assets' annual depreciation charges in the SOFA. Designated funds remain unrestricted and the PCC will move any surplus to other general funds.

Income and endowments

All income is recognised in the Statement of Financial Activities once the PCC has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Planned giving, collections and similar donations are recognised when received. Tax refunds are recognised when the incoming resource to which they relate is received. Grants and legacies are accounted for when the PCC is entitled to the use of the resources, their ultimate receipt is considered reasonably certain and the amounts due are reliably quantifiable. Dividends are accounted for when declared receivable, interest as and when accrued by the payer. All income and endowments are accounted for gross.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the PCC 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. Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year-end are noted as a commitment, but not accrued as expenditure. The diocesan parish share expected to be paid over is accounted for when due.

All other expenditure is generally recognised when it is incurred and is accounted for gross.

Fixed assets

Consecrated land and buildings and moveable church furnishings have been excluded from these financial statements by virtue of section 10(2) of the Charities Act 2011. Moveable church furnishings are listed in the church's inventory (terrier), which can be inspected in the Parish Office.

Equipment with a purchase price over £1,000 is depreciated over 4 years at the rate of 30% for each of the first 3 years and 10% in the final year. All expenditure incurred in the year on items of capital expenditure of £1,000 or less is written off as incurred.

ST JOHN WITH ST JAMES PAROCHIAL CHURCH COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDING 31 DECEMBER 2023

2. INCOME AND ENDOWMENTS

	Note	Unrestricted funds £	Designated funds £	Restricted funds £	Endowment funds £	Total 2023 £	Total 2022 £
Donations and legacies:							
Regular giving		176,500.00	-	530.00	-	177,030.00	164,703.30
Collections		5,837.15	-	-	-	5,837.15	4,745.83
Collections and donations for other charities		-	-	1,590.96	-	1,590.96	2,466.01
Gift aid		38,696.27	-	402.74	-	39,099.01	36,405.37
Other donations		16,301.42	-	20.00	-	16,321.42	15,275.06
		<u>237,334.84</u>	<u>-</u>	<u>2,543.70</u>	<u>-</u>	<u>239,878.54</u>	<u>223,595.57</u>
Church activities:							
Wedding and funeral fees (net)		799.00	-	-	-	799.00	820.00
Children, Families & Youth work		1,712.00	-	-	-	1,712.00	1,649.57
Community Ministry		-	-	1,552.50	-	1,552.50	-
Church lettings		6,880.50	-	-	-	6,880.50	5,523.00
Non-Church lettings		26,291.57	-	-	-	26,291.57	81,850.56
127 Coldershaw Road - rent		20,850.00	-	-	-	20,850.00	20,400.00
Event income		1,834.00	-	-	-	1,834.00	1,212.00
		<u>58,367.07</u>	<u>-</u>	<u>1,552.50</u>	<u>-</u>	<u>59,919.57</u>	<u>111,455.13</u>
Investments:							
33 Brunner Road - rent		2,110.55	-	-	-	2,110.55	18,600.00
Interest received		6,006.81	-	-	-	6,006.81	1,967.96
		<u>8,117.36</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,117.36</u>	<u>20,567.96</u>
Other income:							
West Ealing Trust grant for Community Ministry		-	-	12,000.00	-	12,000.00	12,000.00
Other income		3,080.00	-	-	-	3,080.00	-
VAT reclaimed		210.00	-	-	-	210.00	1,565.10
		<u>3,290.00</u>	<u>-</u>	<u>12,000.00</u>	<u>-</u>	<u>15,290.00</u>	<u>13,565.10</u>
Total income and endowments		<u>307,109.27</u>	<u>-</u>	<u>16,096.20</u>	<u>-</u>	<u>323,205.47</u>	<u>369,183.76</u>

ST JOHN WITH ST JAMES PAROCHIAL CHURCH COUNCIL
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3. EXPENDITURE

	Note	Unrestricted funds £	Designated funds £	Restricted funds £	Endowment funds £	Total 2023 £	Total 2022 £
Raising funds:							
Printing of numbered envelopes		57.87	-	-	-	57.87	56.20
		57.87	-	-	-	57.87	56.20
Church activities:							
<u>Grants (missionary and charitable giving)</u>	11						
Total grants		30,915.53	-	1,901.20	-	32,816.73	35,993.99
<u>Activities directly relating to the running of the Church</u>							
Diocesan Quota (own costs)		87,775.00	-	-	-	87,775.00	85,200.00
Pastoral staff salaries+employer's NI+pensions		21,730.43	-	9,921.35	-	31,651.78	35,495.42
Children, Families & Youth pastor accommodation		963.15	-	-	-	963.15	18,000.00
Clergy & pastoral staff - expenses/training		2,969.27	-	-	-	2,969.27	3,296.33
Children, Families & Youth work		5,514.06	-	-	-	5,514.06	5,528.64
Community Ministry		-	-	2,536.14	-	2,536.14	3,515.49
Evangelism		1,453.18	-	-	-	1,453.18	1,259.31
Worship		2,954.09	-	-	-	2,954.09	2,967.81
Event costs		2,293.51	-	-	-	2,293.51	2,206.28
Hospitality		3,786.10	-	228.71	-	4,014.81	4,376.12
Parish houses	12	15,971.60	-	-	-	15,971.60	15,510.90
Caretaker & cleaners salaries+employer's NI+pensions		12,585.31	-	-	-	12,585.31	13,336.32
Cleaning supplies & services		10,445.20	-	-	-	10,445.20	7,319.70
Garden		948.00	-	-	-	948.00	360.00
Light, heat & water		25,602.18	-	-	-	25,602.18	26,931.04
Insurance premiums		5,104.01	-	-	-	5,104.01	4,891.50
Insured losses		250.00	-	-	-	250.00	-
Annual servicing		6,211.67	-	-	-	6,211.67	6,216.21
Major refurbishment works		-	95,754.53	-	-	95,754.53	10,408.42
Repairs & maintenance		15,624.72	-	-	-	15,624.72	10,381.49
Church equipment		4,368.79	-	-	-	4,368.79	4,630.84
Depreciation on equipment except printer & computer		2,759.75	5,414.52	87.74	-	8,262.01	7,467.86
Miscellaneous		3,124.81	-	18.85	-	3,143.66	2,288.93
		232,434.83	101,169.05	12,792.79	-	346,396.67	271,588.61
<u>Church management & administration</u>							
Administration salaries+employer's NI+pensions		42,937.38	-	-	-	42,937.38	41,234.02
Computer supplies & software licences		998.80	-	-	-	998.80	879.17
Office equipment & supplies		1,752.48	-	-	-	1,752.48	1,513.49
Communications		2,308.34	-	-	-	2,308.34	3,592.21
Depreciation on printer & computer		350.36	-	-	-	350.36	709.52
Other administration costs		1,181.88	-	-	-	1,181.88	1,940.91
		49,529.24	-	-	-	49,529.24	49,869.32
<u>Governance costs</u>							
Examination fees		2,400.00	-	-	-	2,400.00	2,400.00
		2,400.00	-	-	-	2,400.00	2,400.00
Total expenditure		315,337.47	101,169.05	14,693.99	-	431,200.51	359,908.12

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4(a) STAFF COSTS

	2023	2022
	£	£
Gross salaries and wages	85,251.45	86,814.74
Employer's NI	50.18	1,353.39
Pensions	1,872.84	1,897.63
Accommodation	963.15	18,000.00
Total staff costs	88,137.62	108,065.76

The charity operates a defined contribution pension scheme for qualifying employees. The average monthly number of employees during the year was 6 (2022: 7). No employee received emoluments (excluding employer pension costs) of more than £60,000. No remuneration was paid to key management personnel. (The vicar is paid by the Diocese of London.)

4(b) PCC MEMBERS' REMUNERATION AND EXPENSES

No PCC member received any remuneration from the PCC. The only expenses paid to PCC members were expenses incurred in other roles, not as PCC members. The vicar received expenses totalling £1,603.81 for conferences, a retreat, preaching and worship resources, hospitality and travel. The curate, who is a Self Supporting Minister, was given an allowance of £1,000 and travel expenses of £7.20.

4(c) DONATIONS BY PCC MEMBERS AND RELATED PARTIES

Donations by PCC members and related parties without conditions (where the donor was known) amounted to £38,205 (2022: £57,069.43).

4(d) RELATED PARTY TRANSACTIONS

Alan Reynolds is a trustee of Ealing Soup Kitchen. In 2023 the PCC made a grant of £2,600 to Ealing Soup Kitchen (2022: £2,600). Rhianna Lambrou became a trustee of West Ealing Trust on 27 February 2023. Magdalena Tromans, the wife of Iain Tromans (who joined the PCC on 21 May 2023) has been a trustee of West Ealing Trust since 20 May 2014. In 2023 the PCC received a grant of £12,000 from West Ealing Trust (2022: £12,000).

5. ANALYSIS OF TRANSFER BETWEEN FUNDS

The cost of the dishwashers and the depreciation on them in 2022 (£4,586.40 net) was moved from the major donations fund to the general fund.

6. FIXED ASSETS

6a. Tangible assets:

	Freehold house	Investment property	Equipment	Total
	£	£	£	£
GROSS BOOK VALUE At 1 Jan 2023	212,938.00	650,000.00	56,846.49	919,784.49
Revaluation during year	2,784.00	50,000.00	-	52,784.00
Additions during year	-	-	2,647.16	2,647.16
Less: Disposals	-	-	(4,610.63)	(4,610.63)
GROSS BOOK VALUE At 31 Dec 2023	215,722.00	700,000.00	54,883.02	970,605.02
DEPRECIATION & IMPAIRMENT At 1 Jan 2023	-	-	43,092.12	43,092.12
Charge for year - General fund	-	-	3,110.11	3,110.11
Charge for year - Major donations fund	-	-	5,414.52	5,414.52
Charge for year - Film club fund	-	-	87.74	87.74
Movement in provision for impairment	-	-	-	-
Less: depreciation on disposals	-	-	(4,610.63)	(4,610.63)
DEPRECIATION & IMPAIRMENT At 31 Dec 2023	-	-	47,093.86	47,093.86
NET BOOK VALUE 31 Dec 2023	215,722.00	700,000.00	7,789.16	923,511.16
NET BOOK VALUE 31 Dec 2022	212,938.00	650,000.00	13,754.37	876,692.37

St John's owns an equity share (27/97ths) in 127 Coldershaw Road, with the Diocese owning the remaining equity share. The house was revalued at £775,000 as at 31 Dec 2023 giving a St John's share of £215,722. The historic cost (in 1984) of St John's share is £13,500. St John's has a 100% equity share in 33 Brunner Road. The house was revalued at £700,000 as at 31 Dec 2023. The historic cost (in 2007) is £350,000. The valuation of 127 Coldershaw Road was carried out by Gibbs Gillespie, 130-132 Northfield Avenue, West Ealing, London, W13 9RT and that of 33 Brunner Road by Gibbs Gillespie, 1 Albert Terrace, Ealing, London, W5 1RL. The parish also has an ongoing right to use local space as a tennis club. Membership comes from the local community and local churches in Ealing.

ST JOHN WITH ST JAMES PAROCHIAL CHURCH COUNCIL
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6b. Investments

Endowment fund:

	£
Market value at 1 Jan 2023	27,728.57
Revaluation gain/(loss)	2,091.34
Market value at 31 Dec 2023	29,819.91

7. CURRENT ASSETS

Debtors:

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total 2023	Total 2022
	£	£	£	£	£	£
Gift Aid - HMRC	38,696.27	-	402.74	-	39,099.01	36,039.24
Accrued income	8,086.00	-	-	-	8,086.00	26,345.84
Prepayments	1,891.64	-	133.00	-	2,024.64	1,895.14
Other debtors	615.52	-	-	-	615.52	6,797.89
	49,289.43	-	535.74	-	49,825.17	71,078.11

2022 Accrued income includes £17,600 rental income due from Mattock Lane Pharmacy in relation to the Vaccine Centre.

8. LIABILITIES

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total 2023	Total 2022
	£	£	£	£	£	£
HMRC (PAYE and NI) and pensions	1,650.43	-	-	-	1,650.43	1,326.09
Accrued expenditure and deferred income	8,763.59	24,517.63	1,414.42	-	34,695.64	10,015.47
Redirected monies	856.00	-	-	-	856.00	-
Other creditors	4,842.95	-	-	-	4,842.95	1,723.18
	16,112.97	24,517.63	1,414.42	-	42,045.02	13,064.74

9. FUNDS

	Balance at 1 Jan 2023	Income and endowments	Expenditure	Gains/ losses	Transfers	Balance at 31 Dec 2023
	£	£	£	£	£	£
Unrestricted						
General fund	1,037,070.63	307,109.27	315,337.47	52,784.00	4,586.40	1,086,212.83
Designated						
Legacies	29,068.24	-	29,068.24	-	-	-
Major donations	43,451.77	-	32,100.81	-	(4,586.40)	6,764.56
Major projects	40,000.00	-	40,000.00	-	-	-
	112,520.01	-	101,169.05	-	(4,586.40)	6,764.56
Restricted						
Cafe church	2,292.97	647.50	258.71	-	-	2,681.76
Organ fund	700.00	-	-	-	-	700.00
Children's ministry	3,613.39	25.00	-	-	-	3,638.39
Film club	87.74	-	87.74	-	-	-
Young Families	1,211.66	-	-	-	-	1,211.66
Community Ministry	6,078.52	13,552.50	12,476.34	-	-	7,154.68
Other Charities	-	1,871.20	1,871.20	-	-	-
Miscellaneous	1,143.39	-	-	-	-	1,143.39
	15,127.67	16,096.20	14,693.99	-	-	16,529.88
Endowment						
Northfield Hall Trust Fund	27,728.57	-	-	2,091.34	-	29,819.91
Total all funds	1,192,446.88	323,205.47	431,200.51	54,875.34	-	1,139,327.18

ST JOHN WITH ST JAMES PAROCHIAL CHURCH COUNCIL
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10. ANALYSIS OF NET ASSETS

	Unrestricted funds £	Designated funds £	Restricted funds £	Endowment funds £	Total 2023 £
Fixed assets	920,312.60	3,198.56	-	29,819.91	953,331.07
Current assets	182,013.20	28,083.63	17,944.30	-	228,041.13
Liabilities (amounts falling due in one year)	(16,112.97)	(24,517.63)	(1,414.42)	-	(42,045.02)
Total net assets	1,086,212.83	6,764.56	16,529.88	29,819.91	1,139,327.18

11. GRANTS

	Unrestricted funds £	Designated funds £	Restricted funds £	Endowment funds £	Total 2023 £	Total 2022 £
<u>Mission partners</u>						
CMS (Dave Bookless)	1,500.00	-	-	-	1,500.00	1,500.00
Crosslinks (John Robinson, partly by Cafe Church)	1,500.00	-	-	-	1,500.00	1,618.28
Christmas gifts for mission partners	400.00	-	-	-	400.00	600.00
	3,400.00	-	-	-	3,400.00	3,718.28
<u>International Christian organisations</u>						
Child sponsorship (partly by Cafe Church)	322.00	-	30.00	-	352.00	336.00
Great Lakes Outreach	2,000.00	-	-	-	2,000.00	2,000.00
Hope4Malawi	1,000.00	-	-	-	1,000.00	2,000.00
Mission Aviation Fellowship	2,000.00	-	-	-	2,000.00	2,543.75
Open Doors	2,000.00	-	1,203.25	-	3,203.25	2,000.00
Sharing of Ministries Abroad	1,000.00	-	-	-	1,000.00	2,081.25
Tearfund	1,000.00	-	553.75	-	1,553.75	1,798.75
WellFound	2,000.00	-	-	-	2,000.00	2,000.00
	11,322.00	-	1,787.00	-	13,109.00	14,759.75
<u>UK Christian organisations</u>						
Bishop's mission fund	965.53	-	-	-	965.53	937.20
Crosslight Advice Ealing	1,000.00	-	-	-	1,000.00	1,000.00
Ealing Churches Winter Night Shelter	-	-	-	-	-	500.00
Ealing Soup Kitchen	2,600.00	-	-	-	2,600.00	2,600.00
Evangelical Alliance	250.00	-	-	-	250.00	250.00
Gurnell Grove Community Trust	2,000.00	-	-	-	2,000.00	2,656.47
	6,815.53	-	-	-	6,815.53	7,943.67
<u>Diocesan Quota</u>						
Other area parishes	8,778.00	-	-	-	8,778.00	8,520.00
	8,778.00	-	-	-	8,778.00	8,520.00
<u>Other charitable giving</u>						
Other giving	600.00	-	114.20	-	714.20	1,052.29
	600.00	-	114.20	-	714.20	1,052.29
Total grants	30,915.53	-	1,901.20	-	32,816.73	35,993.99

12. PARISH HOUSES

	Unrestricted funds £	Designated funds £	Restricted funds £	Endowment funds £	Total 2023 £	Total 2022 £
33 Brunner Road maintenance & insurance	3,388.56	-	-	-	3,388.56	2,245.29
33 Brunner Road letting expenses	2,645.10	-	-	-	2,645.10	5,022.00
Vicarage maintenance	1,998.54	-	-	-	1,998.54	469.09
127 Coldershaw Road maintenance & insurance	3,947.40	-	-	-	3,947.40	3,903.32
127 Coldershaw Road letting expenses	3,992.00	-	-	-	3,992.00	3,871.20
	15,971.60	-	-	-	15,971.60	15,510.90