

# WELCOME TO BATTERSEA POWER STATION

A FAMILY OF NEIGHBOURHOOD CHURCHES  
MAKING AN IMPACT ON THE CITY

THE PARISH OF BATTERSEA FIELDS

2022  
ANNUAL REPORT



# 2022 Report and Accounts for the Parish of Battersea Fields

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## Parish Churches

Churches in the Parish of Battersea Fields are at the following locations:

### **All Saints**

Prince of Wales Drive, London, SW11 4BD

### **St George**

11 Patmore Street, London, SW8 4JD

### **St Saviour**

351 Battersea Park Road, London, SW11 4LH

**Registered charity number 1130423**

## Contact Details

### **Parish Office**

Parish of Battersea Fields  
Parish Office,  
St Saviour Battersea Park Church  
351 Battersea park Road, London SW11 4LH

**t:** 020 7720 9076

**e:** [office@batterseafields.org](mailto:office@batterseafields.org)

### **Vicar**

Revd Leighton Carr  
**e:** [leighton@batterseafields.org](mailto:leighton@batterseafields.org)

### **Associate Vicar**

Very Revd Anand Asir  
**e:** [anandjessie@yahoo.co.uk](mailto:anandjessie@yahoo.co.uk)

## Welcome

Dear reader,

The big news this year was the opening of Battersea Power Station to the public as a new shopping and town centre. It was all razmataz and drama, with choirs and celebrities and local people all jostling around for a bargain. Children from the parish school St George's were there alongside the dignitaries and it marked the beginning of the next phase of the redevelopment.

The three churches in the parish all made headway in the first full year after COVID, although the impact of lockdowns and that disruption can still be seen in the lower numbers of people attending church today.

New initiatives were started in staffing and outreach, closer ties were made with partners, and generally the churches were in good heart, even though it has been a challenging environment. Several of our projects are mentioned in this report.

It remains our vision: to create in the parish ***A Family of Neighbourhood Churches***, where traditional and new congregations can celebrate their unique identity within the family of churches while sharing resources and values of worship, fellowship, service and mission.

As Nine Elms reaches a new phase in its completion, the churches are challenged once again to respond with creative skills complemented by regular worship.

The report below only gives a flavour of the work of the parish. If you would like to find out more please do not hesitate to contact me through the parish office.

With best wishes



Revd Leighton Carr

*Vicar Battersea Fields &  
Nine Elms on the South Bank*

## Battersea Fields Parish in 2022

Battersea Fields Parish is host to the largest part of the Nine Elms on the South Bank redevelopment. The parish now includes a new shopping centre at Battersea Power Station to add to the new US Embassy opened several years ago. New Covent Garden Market is being fully redeveloped, and numerous other development sites for housing, retail, leisure and commerce are coming to completion especially around the Nine Elms Linear Park which runs through the parish and connects Vauxhall with Battersea along an elegant natural walkway. The parish also continues to grow as a large international community, bring even more diversity to an area that was already mixed culturally.

As well as these regenerated areas the parish has eight large traditional estates, two of which have been historically among the least well off in the borough. Across these areas too there has been a move towards creating a greater sense of community partly funded by the new Nine Elms development to the north, but also as a result of changing demographics in current estates.

It is in this context that the three churches in the parish – All Saints, St Saviour and St George - continued to look for new ways of connecting with local people while growing in worship and fellowship in a variety of traditions across the parish. All Saints was strengthened by closer ties with the Filipino Chaplaincy which started several years ago and continued to develop its rich catholic tradition. St Saviour worships in a central evangelical tradition and started to focus on improving its presence in the area through improving some outdates aspects of its buildings and developing closer ties with the local community centre. St George continued to focus on being a well connected community church by deepening its links with the parish school and through its work on the traditional estates and the new Nine Elms communities.

The work of the parish office continued to develop alongside the work of the churches. New projects were started to reach out to new residents in the area. During the year the parish office prepared a new strategy for staffing to develop further the platform on which new discipleship communities can begin and flourish. The restructured finances and systems continued to be streamlined to provide avenues for funding and support and connection.

Overall, with the work done by each of the churches and by the parish office it was a busy year. The effects of COVID continue to be felt in lower numbers and a different mix of people attending church, but the work has continued at a good pace and with a confident view of continued ministry in the future.

## Main Changes in 2022

Thinking about the changes in parish life in 2022 the first would be the opening of Battersea Power Station as a new shopping centre. Less dramatic but just as important were two changes in ministry relationships within the parish.

### Battersea Power Station

*The Power Station opened in October 2022 in a blaze of publicity.*



The King and Queen of Malaysia were hosted at a formal event in the Power Station and the Kingston Archdeacons attended. It was a dramatic event with performers and presentations to a global and local audience.

Later in the week the doors were opened to shoppers at a public launch event. People made the most of opening day bargains! St George's children were invited guests along with our local MP and other special guests. IN the first weekend over 250,000 people travelled into the parish through the new tube station. All of a sudden the buses that bring us to church became full on Sundays.



### New parishioners in new developments

Battersea Power Station is now 45% complete and it is estimated that it will take another 10 years to finish the development. Apart from the power station a large number of new apartments were finished in the parish this year and 1000s of residents moved in during the year. The challenge of mission in the area is intensifying.

### Nine Elms Arts Ministry independence

Moving to church life, another big change introduced in 2022 was the separation of the Nine Elms Arts Ministry from the parish. During the year the PCC were asked to respond to a consultation on a Bishop's Mission Order for NEAM. At the end of the year the BMO was agreed and the ministry becomes an independent partner in 2023.

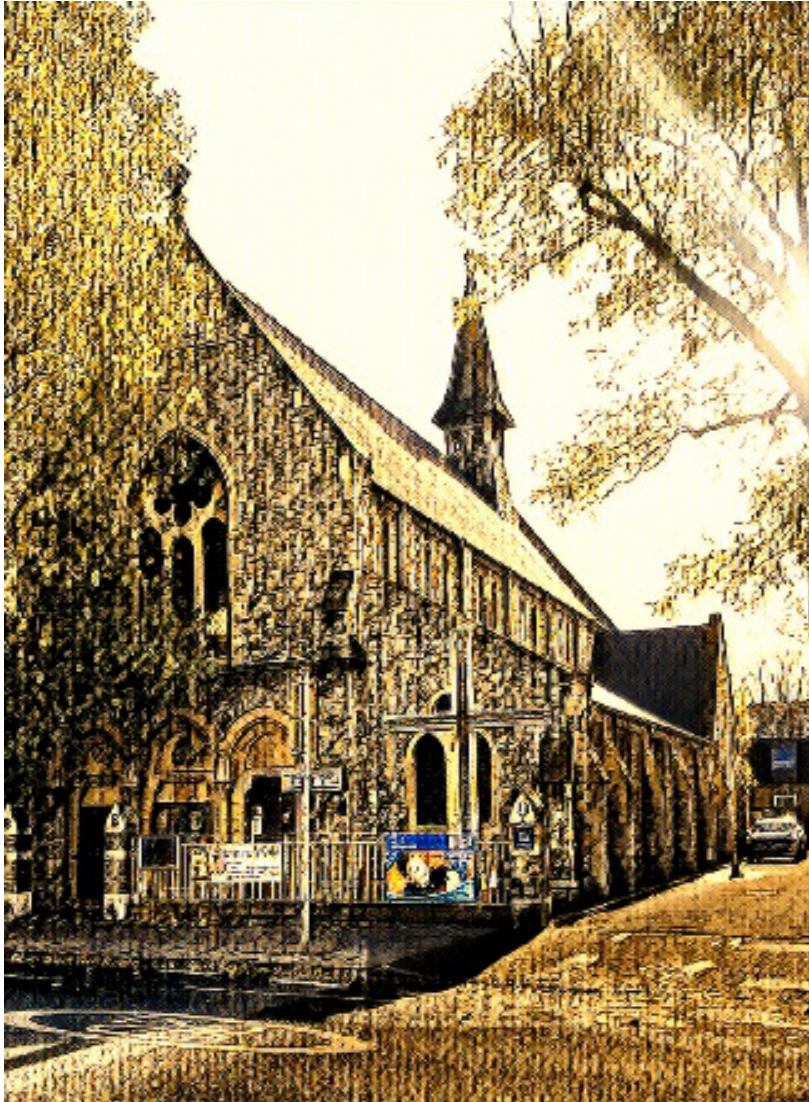


**Achievement and Performance  
through the local church**



# Your local church – St Saviour

## St Saviour



St Saviour is a welcoming church and is aiming to connect with more neighbours so they can experience God's love first hand.

The two biggest projects in 2022 focused on improving the buildings.

A lot of work was required to improve the building including power upgrades and repairs to the bell tower. The February storms caused serious damage to the tiling on the tower and improvement works elsewhere were put on hold while that was being addressed.

Designs are now underway for a reordering of the front entrance and to provide new first floor space inside.

St Saviour's main outreach work is in the local estates where some good partnerships have been formed and church members help run the roof garden and the community hub in Doddington. Global Women meets weekly for fellowship and reaches a lot of women in the area, and it includes members from all three churches in the parish.

St Saviour's aspirations to grow are underpinned by values of welcome and nurture, and in 2023 they want everyone to grow spiritually, emotionally, intellectually, and with a sense of physical wellbeing

# Your local church – All Saints

## All Saints



Worship at All Saints has remained inclusive in the liberal catholic tradition. It includes a variety of liturgical items to enable people to worship God meaningfully and includes children's participation and lay involvement. All Saints offers many ways to explore spirituality ranging from prayers led on zoom, to retreat days and seasonal celebrations.

During Christmas and Easter, All Saints was able to support people in need and hardship. It also hosts the Battersea Befriending Network which supports people in the community suffering isolation and marginalisation because of mental ill health. BBN have begun to hold monthly group activities such as "drop ins" at a local café, church or community centre.

The Filipino Chaplaincy was established in All Saints to serve Filipinos in south London. Today the Filipinos are fully integrated into All Saints as part of the congregation and leadership and are now called the Filipino Community in All Saints. As well as worshipping as part of All Saints there continues to be bi-weekly Taglog worship. A fully integrated congregation is part of the vision and mission of All Saints.

One of the wonderful characteristics of All Saints is its generosity to other Christian causes. Every week half of the offering is given away and in 2022 over 33 charities were supported in the UK and abroad.

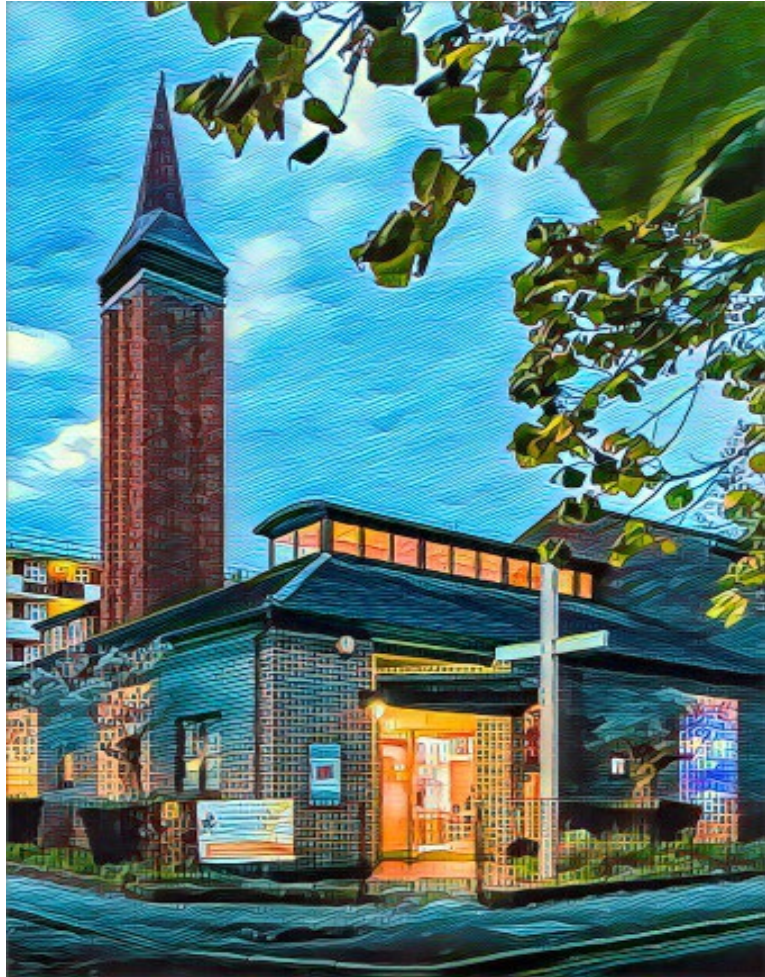


# Your local church – St George

## St George

In 2022 St George moved closer to its vision of being a vibrant **Global Village Church**, one that is *International, Local and Personal*. It offers welcoming, creative and inspirational worship inside and outside church, where individuals can grow in their personal lives to live a purposeful life.

In 2022 the church explored what it meant to be an authentic local church for its community which led it to set up two projects that serves local people.



The first is a homework club with evening meal for local children. This was hosted in partnership with the parish school and brought around 15 children into the church every week to be helped with their homework



The other is Foodie Friday, a project to provide food donated by supermarkets and charities to local people in need. This project has support from Comic Relief and in 2022 was the subject of several features in the Evening Standard and by Sarah Cox on Radio 2.

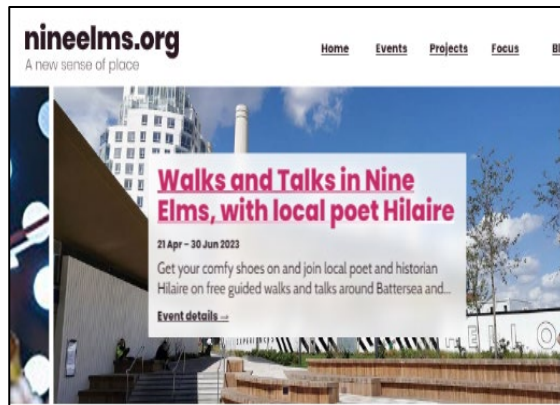
A big step towards setting up a families and children's centre was taken when St George entered into a formal partnership with the youth charity Red Ballon to take on Simon Peter Ekayangulhu as a community families' worker in the area

# Your local church – Parish Office

## Parish Office

Each church reports on its progress at its Annual Meeting of Worshippers. The APCM allows us to see projects across the parish and here are just a few.

[www.nineelms.org](http://www.nineelms.org)



A parish led team has been running a community website for the wider parish since 2019. It gives helpful information on events and it has helped us connect with local organisations such as World Heart Beat and Wandsworth Local Authority. In 2022 it sent out a regular newsletter every 6 weeks to a growing number of local people who have signed up to the website.

## The Living Room



The Living Room is a pop up approach to creating places for local people to meet for faith and friendship. It uses different venues wherever The Living Room team open up the space. The first regular Living Room gathering was the grant funded afterschool club which began in 2022. Since then several other venues have been used and the aim is to grow The Living Room in 2023 to include groups for fellowship and worship.

## The Prayer Line Project



Using grant funds awarded in 2022 a project was developed to reach out to new residents in Nine Elms with an offer of personal prayer. Around 11,500 new residents live in the area near the US Embassy and the project aims to get a flyer into every home with the invitation "*We'll Pray for You Today*".

## The Happiness Garden



The Happiness Garden was initiated by the local church in 2018 and developed by our Pioneer Curate Revd Vanessa Elston. The Happiness Garden at St George was formally opened by the Mayor of Wandsworth in May 2022. It was a great event with visitors including the Lady Lieutenant of Wandsworth and guests and neighbour from the area. St George's children have loved playing in the garden and enjoy forest school activities like bivouacking, camp fires and outdoor cooking, and learning about nature



# Practical areas

## Practical Details

### Membership

The official membership of the parish was 210 adults at the end of 2022 but many more visitors came to church in 2022.

The largest single event held in 2022 was the visit of the whole of the parish school to St George's at Christmas, bringing 230 children and staff to church.

### Staffing

At the end of 2022 two people were working part time on behalf of the parish. Angela helped part time with administration. Sosy worked on bookkeeping and accounts. The parish has two clergy posts of the Vicar and Associate Vicar.

### Financial Statement

St Saviour and All Saints have sets of accounts which are independently examined because their turnover exceeds the threshold set by Charities Commission. St George and the Parish accounts fall under that threshold and so will be independently checked by the external examiner for the parish when he prepares an aggregate statement of accounts for the Charities Commission.

### Giving

Churches fund their mission and ministry through the giving of church members and regular monthly giving helps the leadership team to plan throughout the year. Every member of each church needs to think this through if we are to become sustainable worshipping communities for the long term.

### Wardens

The wardens for the current year are Richard Trout and Vasantha Gnanadoss (All Saints), Patricia Trusty (St Saviour) and Lorna Ashley (St George). Deanery Synod Reps are Ken Obi and Stanley Annan(All Saints) and Clara Manly-Spain and Steve Clarke (St Saviour)

### Safeguarding

There were no critical incidents in 2022 and 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)

# Practical areas

## Governance

### Aims and Purposes

The Parochial Church Council is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure.

The Battersea Fields Parochial Church Council (PCC) has the responsibility of cooperating with the incumbent, the Reverend Leighton Carr, in promoting in the ecclesiastical parish the whole mission of the Church - pastoral, evangelistic, social and ecumenical.

The PCC is responsible for making decisions on areas of general concern and importance to the parish. There are no sub-committees and each church has a Local Church Council which makes decisions about the day-to-day running of the church, including how to raise and spend funds.

### Parish Church Council membership

The following trustees served on the PCC from 1<sup>st</sup> January to 31<sup>st</sup> December 2022

### Clergy

- |                  |                        |
|------------------|------------------------|
| 1. Leighton Carr | <i>Vicar</i>           |
| 2. Anand Asir    | <i>Associate Vicar</i> |

### Wardens

- |                        |                                                   |
|------------------------|---------------------------------------------------|
| 3. Vasantha Gnanadross | <i>Elected Churchwarden (also Diocesan Synod)</i> |
| 4. Richard Trout       | <i>Elected Churchwarden</i>                       |
| 5. Patricia Trusty     | <i>Elected Churchwarden</i>                       |
| 6. Steven Clarke       | <i>Elected Churchwarden</i>                       |
| 7. Lorna Ashley        | <i>Elected Churchwarden</i>                       |

### Synod Representatives

- |                       |                                 |
|-----------------------|---------------------------------|
| 8. Clara Manley-Spain | <i>Ex officio Deanery Synod</i> |
| 9. Kenneth Obi        | <i>Ex officio Deanery Synod</i> |
| 10. Helen Trout       | <i>Ex officio Deanery Synod</i> |

### Church Representatives

- |                    |                                              |
|--------------------|----------------------------------------------|
| 11. Helen Lewis    | <i>Elected PCC Representative St Saviour</i> |
| 12. Judith Clarke  | <i>Elected PCC Representative St Saviour</i> |
| 13. Johanna Clarke | <i>Elected PCC Representative St Saviour</i> |
| 14. Patsy Brown    | <i>Elected PCC Representative All Saints</i> |
| 15. Wendy Orr      | <i>Elected PCC Representative All Saints</i> |
| 16. Stanley Annan  | <i>Elected PCC Representative All Saints</i> |
| 17. Sharon Hunt    | <i>Elected PCC Representative St George</i>  |
| 18. Marho Gere     | <i>Elected PCC Representative St George</i>  |
| 19. Steve Macklin  | <i>Elected PCC Representative St George</i>  |



# Practical areas

## Church Membership

In 2019 a full revision of membership of the churches was required by the Church of England. In 2021 more members were added to the electoral roll.

The rules for joining the electoral roll as out in the Church Representation Rules. To join the electoral roll a person must either live in the parish or have attended worship in the church regularly for six months. The Electoral Roll officer at each church is responsible for supervising the process of compiling the new roll each year and ensuring each church follows current Church of England regulations. The electoral roll of the parish of Battersea Fields is one roll with three parts, one part for each church.

The changes made to the electoral roll are as follows:

	<i>Roll in 2018</i>	<i>Members Leaving Roll in 2019</i>	<i>New Roll in 2019</i>	<i>Roll in 2020</i>	<i>Roll in 2021</i>	<i>Roll in 2022</i>
<i>St Saviour</i>	103	41	70	70	70	70
<i>St George</i>	74	43	44	43	43	45
<i>All Saints</i>	77	33	82	102	105	105
<b>TOTAL ON ELECTORAL ROLL</b>	256	117	196	215	218	220

## Safeguarding

Our Parish Safeguarding Officers are Lorna Ashley, Revd Jessie Anand and Helen Lewis. Safeguarding is overseen in accordance with all current legislation and guidance and no safeguarding issues have been reported in 2021.

## Finance Structures

The parish has diversified its finance structure to allow for greater clarity in funding new projects. A central parish bank account was opened in 2018, and new accounts to serve mission purposes are used for work in Nine Elms.

## Buildings

The buildings of all churches were generally in good condition requiring only minor repairs.

# Parish Accounts

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## Parish Accounts

### 2022 Annual Report and Accounts

#### Finance

The Parish's total unrestricted income rose by £21,000, due to increases of £11,000 in property income and £15,000 in Gift Aid tax recoveries, the latter mainly representing receipt of amounts due for prior years. Giving by church congregations fell by £5,000 to £48,000.

Expenditure was £35,000 higher at £203,500 due to additional spending of £16,974 on mission activities, including the Homework Club at St George's Church, and of £8,021 on IT and communications due to the upgrade of systems at All Saints' Church.

Before unrealised losses on investments there was a net deficit of £7,617 on unrestricted funds in 2022, a surplus of £5,172 on restricted funds and a deficit of £774 on designated funds.

Investment losses in the year amounted £31,022, leading to an overall reduction in the Parish's net assets from £2.08m to £2.05m. The Parish's major investment is in property, valued at £1.55m. Other investments are in charity equity funds and charity deposit accounts. The Parish is a long term holder and has noted that the fall in value of the more easily realisable holdings in 2022 was less than the unrecognised gains in 2021, so no significant changes in policy are required.

The PCC is satisfied that the Parish's overall financial position is strong.



# Parish Accounts

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## THE PARISH OF BATTERSEA FIELDS TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each 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, of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, 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.

The trustees' annual report was approved on 31<sup>st</sup> October 2022 and signed on behalf of the trustees of the Parish by:



Revd Leighton Carr  
Vicar of Battersea Fields

## THE PARISH OF BATTERSEA FIELDS

Independent Examiner's report to the Parochial Church Council of the Parish of Battersea Fields

I report on the accounts of the PCC for the year ended 31<sup>st</sup> December 2022, which are set out on pages 17 to 27. In doing so I have relied on the separate independent examinations of the accounts of All Saints' Church carried out by Mrs Chandra Nimalanandan and of the accounts of St Saviour's carried out by S Ahmed ACA FCCA of LPS Livingstone Chartered Accountants.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the Act) as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

It is my responsibility:

- To examine the accounts (under section 43 of the Act, as amended);
- To follow the procedures laid down in the General Directions given by the Charity Commission (under Section 43(7)(b) of the Act, as amended); and
- To state whether particular matters have come to my attention.

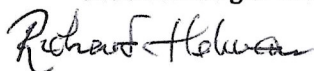
Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

Independent examiner's statement

In the course of my examination, no matter has come to my attention;

- (1) which gives me reasonable cause to believe that, in any material respect, the trustees have not met the requirements to ensure that:
  - proper accounting records are kept (in accordance with Section 41 of the Act); and
  - accounts are prepared which agree with the accounting records and comply with the accounting requirements of the Act
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Richard Holman

Chartered Accountant

11 Genoa Avenue, Putney, London SW15 6DY

Date: 31 Oct 2023

The notes on pages 19 to 27 form part of these financial statements.

**THE PARISH OF BATTERSEA FIELDS**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**31 DECEMBER 2022**

		<b>2022</b>			<b>2021</b>	
		Unrestricted funds	Restricted funds	Designated funds	Total funds	Total funds
	<b>Note</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income and endowments</b>						
Donations and legacies	<b>4</b>	65,803	-	-	65,803	57,076
Charitable activities	<b>5</b>	35,982	-	-	35,982	40,465
Other trading activities	<b>6</b>	71,311	-	-	71,311	60,558
Investment income		12,865	5,065	75	18,005	16,374
Fundraising		4,870	-	-	4,870	2,665
Other income		5,069	107	-	5,176	4,312
<b>Total income</b>		<u>195,900</u>	<u>5,172</u>	<u>75</u>	<u>201,147</u>	<u>181,450</u>
<b>Expenditure</b>						
Expenditure on charitable activities:	<b>7</b>					
Mission		41,087	-	-	41,087	29,631
Staffing		73,744	-	-	73,744	70,354
Administration		9,666	-	-	9,666	8,725
Property maintenance and upkeep		46,372	-	849	47,221	45,650
Communications and IT		22,862	-	-	22,862	14,841
Other expenses		9,786	-	-	9,786	5,832
<b>Total expenditure</b>		<u>203,517</u>	<u>-</u>	<u>849</u>	<u>204,366</u>	<u>175,033</u>
Unrealised net gains/(losses) on investments	<b>8</b>	-	(22,530)	(8,492)	(31,022)	37,976
<b>Net incoming/(outgoing) resources</b>		<u>(7,617)</u>	<u>(17,358)</u>	<u>(9,266)</u>	<u>(34,241)</u>	<u>44,393</u>
Transfers between funds		(5,214)	(1,786)	7,000	-	-
<b>Other recognised gains and losses</b>						
Other recognised gains/(losses)		-	-	-	-	-
<b>Net movement in funds</b>		<u>(12,831)</u>	<u>(19,144)</u>	<u>(2,266)</u>	<u>(34,241)</u>	<u>44,393</u>
<b>Reconciliation of funds</b>						
Total funds brought forward		1,622,435	236,363	228,962	2,087,760	2,043,367
<b>Total funds carried forward</b>		<u>1,609,604</u>	<u>217,219</u>	<u>226,696</u>	<u>2,053,519</u>	<u>2,087,760</u>

The statement of financial activities includes all gains and losses recognised in the year.  
All income and expenditure derive from continuing activities.

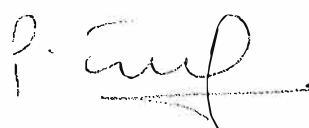


		2022	2021
		£	£
<b>FIXED ASSETS</b>			
Tangible fixed assets	11	1,550,000	1,550,000
Investments	12	302,364	335,541
		<u>1,852,364</u>	<u>1,883,541</u>
<b>CURRENT ASSETS</b>			
Cash on short term deposit		61,881	57,695
Cash at bank and in hand		139,274	146,682
		<u>201,155</u>	<u>204,377</u>
<b>CREDITORS: amounts falling due within one year</b>	13	(-)	(158)
<b>NET CURRENT ASSETS</b>		<u>201,155</u>	<u>204,219</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,053,519</u>	<u>2,087,760</u>
<b>FUNDS OF THE CHARITY</b>			
Restricted funds	16	217,219	236,363
Designated funds	15	226,696	228,962
Unrestricted funds	15	1,609,604	1,622,435
<b>Total charity funds</b>		<u>2,053,519</u>	<u>2,087,760</u>

These financial statements are a consolidation of the separate accounts of the churches within the Parish of Battersea Fields, which have been approved by the relevant governance bodies. They are authorised for issue on 31<sup>st</sup> October 2023 and are signed on behalf of the Parish by:



REVD LEIGHTON CARR  
Vicar of Battersea Fields



PATRICIA TRUSTY  
Parish Treasurer

**THE PARISH OF BATTERSEA FIELDS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2022**

**1. GENERAL INFORMATION**

The charity is registered charity in England and Wales (no: 1130423) and is unincorporated. The address of the principal office is Parish of Battersea Fields, 11 Patmore Street, London SW8 4JD.

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and a property measured at market value at the end of the accounting period. Rounding differences of £1 may occur in the notes to the accounts.

**Going concern**

There are no material uncertainties about the charity's ability to continue as a going concern.

**Fund accounting**

Restricted Fund:

A restricted fund is a fund subject to specific trusts (e.g. by a letter from the donor at the time of gift). It may be a capital fund, which cannot be spent but must be retained for the benefit of the church, or it may be an income fund, which must be spent on the specified purpose within a reasonable time.

Unrestricted funds:

All funds held for general purposes are known as unrestricted funds to distinguish them from restricted funds. The church's unrestricted funds are therefore those which are held for spending at the PCC's discretion. These include any further funds which the PCC has designated for particular purposes.

Designated fund:

If the PCC sets aside part of its unrestricted funds for a particular project it may place these in a separate unrestricted fund called a designated fund. All unrestricted funds comprise income funds which the PCC must spend within a reasonable time.

**Incoming resources**

Voluntary income:

Collections are recognised when received by or on behalf of the PCC. Tax recoverable under Gift Aid is recognised when the income is recognised. Other, non-specific donations are recognised when received. Funds raised by fetes, quiz nights and similar events are accounted for gross.

**THE PARISH OF BATTERSEA FIELDS**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 DECEMBER 2022**

Other income:

Rental income from the letting of property is recognised in the period to which the rental relates.

Dividend income is accounted for when due and payable. Bank interest is recognised and recorded in the financial statements as the income is received. Realised gains and losses on investments are recognised when the investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31 December 2022.

### **3. ACCOUNTING POLICIES**

#### **Resources expended**

##### Expenditure Generally

Expenditure is included on an accruals basis and is recognised when there is a legal or constructive obligation to pay for expenditure.

##### Grants

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

##### Activities directly relating to the work of the Church

The Diocesan Parish share is accounted for in the year to which it relates. Any Parish share unpaid at 31 December is provided for as an operational liability, and is shown as a creditor in the balance sheet.

#### **Tangible assets**

##### Consecrated property and moveable church furnishings

Consecrated and beneficed property of any kind is excluded from the accounts by section 10 (2)(c) of the Charities Act 2011. This comprises All Saints' Church, Prince of Wales Drive, St George's Church, Patmore Street and St Saviour's Church, Battersea Park Road and their land.

Moveable church furnishings held by the Vicar and Church wardens on special trust for the PCC, and which require a faculty for disposal, are accounted as inalienable property unless consecrated. 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 January 2000 are capitalised only if their individual value exceeds £1,000.

Improvements to consecrated or beneficed buildings costing less than £1,000 are included in the resources expended in the year in which they are incurred. All maintenance and repairs are also included in the resources expended in the SOFA for the year in which the expenditure arises.

Individual items of church office equipment, including computers, and furniture used within the Church premises with a purchase price of £1,000 or below are not capitalised, and thus are included as revenue expenditure in the SOFA in the year of purchase. If any items with a purchase price in excess of £1,000 are acquired they will be depreciated on a straight line basis over their expected life.

##### **Freehold Property**

The house owned by the Parish is shown at estimated market value at 31st December 2021. The estimate has been arrived at by the trustees on the basis of online price information.



**THE PARISH OF BATTERSEA FIELDS**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 DECEMBER 2022**

**Investments**

Investments are revalued to market value at 31 December 2022.

**Current assets**

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

Short term deposits include cash held on deposit with the CBF Church of England Funds and with CCLA and the Post Office.

**Financial instruments**

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment (if any).

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

**THE PARISH OF BATTERSEA FIELDS**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 DECEMBER 2022**

**4. DONATIONS & LEGACIES**

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	<b>Total Funds 2022 £</b>
Donations	47,870	-	-	47,870
Gift Aid tax recovery	17,933	-	-	17,933
Legacies	-	-	-	-
	<u>65,803</u>	<u>-</u>	<u>-</u>	<u>65,803</u>

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	<b>Total Funds 2021 £</b>
Donations	52,676	1,615	-	54,291
Gift Aid tax recovery	2,785	-	-	2,785
Legacies	-	-	-	-
	<u>55,461</u>	<u>1,615</u>	<u>-</u>	<u>57,076</u>

**5. INCOME FROM CHARITABLE ACTIVITIES**

	Unrestricted Funds £	<b>Total Funds 2022 £</b>	Unrestricted Funds £	<b>Total Funds 2021 £</b>
Church Lettings	35,300	35,300	39,312	39,312
Wedding/Funeral Fees	682	682	1,153	1,153
	<u>35,982</u>	<u>35,982</u>	<u>40,465</u>	<u>40,465</u>

**6. INCOME FROM OTHER TRADING ACTIVITIES**

	Unrestricted Funds £	<b>Total Funds 2022 £</b>
Lettings - Fundraising	23,721	23,721
Rent from land or buildings	47,590	47,590
	<u>71,311</u>	<u>71,311</u>

	Unrestricted Funds £	<b>Total Funds 2021 £</b>
Lettings - Fundraising	8,323	8,323
Rent from land or buildings	52,235	52,235
	<u>60,558</u>	<u>60,558</u>

**THE PARISH OF BATTERSEA FIELDS**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 DECEMBER 2022**

**7. EXPENDITURE ON CHARITABLE ACTIVITIES**

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	Total Funds 2022 £
Missionary and Charitable Giving	19,059	-	-	19,059
Other mission costs	13,723	-	-	13,723
Clergy expenses	3,664	-	-	3,664
Homework Club	4,641	-	-	4,641
Parish Support Fund	66,552	-	-	66,552
Salaries - Lay staff	7,192	-	-	7,192
Office and administration	9,666	-	-	9,666
Light, Heat & Water	11,081	-	-	11,081
Insurance	8,641	-	849	9,490
Maintenance - Buildings and Grounds	19,522	-	-	19,522
Cleaning and Waste Disposal	6,714	-	-	6,714
Other church expenses	5,981	-	-	5,981
Website	443	-	-	443
Communications and IT	22,419	-	-	22,419
Professional fees	2,456	-	-	2,456
Other expenses	1,533	-	-	1,533
	<u>203,287</u>	<u>-</u>	<u>849</u>	<u>204,136</u>

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	Total Funds 2021 £
Missionary and Charitable Giving	16,360	2,250	-	18,610
Other mission costs	7,753	3,268	-	11,021
Parish Support Fund / Fairer Shares	64,400	-	-	64,400
Salaries - Lay staff	5,954	-	-	5,954
Office and administration	8,725	-	-	8,725
Light, Heat & Water	8,900	-	-	8,900
Insurance	8,203	-	792	8,995
Maintenance - Buildings and Grounds	16,808	-	-	16,808
Temporary and new heating	1,140	-	-	1,140
Cleaning and Waste Disposal	6,743	-	-	6,743
Other church expenses	3,064	-	-	3,064
Website	8,896	-	-	8,896
Communications and IT	5,944	-	-	5,944
Other expenses	5,833	-	-	5,833
	<u>168,723</u>	<u>5,518</u>	<u>792</u>	<u>175,033</u>



**THE PARISH OF BATTERSEA FIELDS**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 DECEMBER 2022**

**8. NET GAINS/(LOSSES) ON INVESTMENTS**

	Unrestricted Funds	Restricted Funds	Designated Funds	<b>Total Funds 2022</b>
	£	£	£	£
Gains/(losses) on listed investments	-	(22,530)	(8,492)	(31,022)

	Unrestricted Funds	Restricted Funds	Designated Funds	<b>Total Funds 2021</b>
	£	£	£	£
Gains/(losses) on listed investments	-	24,073	13,903	37,976

**9. STAFF COSTS**

The total staff costs and employee benefits for the reporting period are analysed as follows:

	<b>2022</b>	<b>2021</b>
	£	£
Wages and salaries	7,192	5,954
Parish Support Fund	66,552	64,400
	<u>73,744</u>	<u>70,354</u>

The average head count of employees during the year was one (2021: one). The average number of full-time equivalent employees during the year is analysed as follows:

	<b>2022</b>	<b>2021</b>
	No.	No.
Number of administrative staff	Less than 1	Less than 1

The clergy are not direct employees of the Parish. The Parish contributes to their stipends and pension funds through the Diocesan Parish Support Fund.

**10. TRUSTEE REMUNERATION AND EXPENSES**

During the year no member of the PCC received any reimbursement of expenses or remuneration. Parish clergy are employed by the Church Commissioners and are therefore not regarded as employees of the PCC.

**11. FIXED ASSETS**

The Parish owns a residential property in Battersea, income from which is accumulated for special projects or major maintenance.

## 12. INVESTMENTS

	Listed investments £
<b>Cost or valuation</b>	
At 1 January 2022	335,541
Movements during the year (net)	(2,155)
Unrealised losses on revaluation	(31,022)
<b>At 31 December 2022</b>	<u>302,364</u>

All investments shown above are held at valuation.

## 13. CREDITORS: amounts falling due within one year

	2022 £	2021 £
Trade creditors and accrued expenses	-	158
	<u>-</u>	<u>158</u>

## 14. PENSIONS AND OTHER POST RETIREMENT BENEFITS

The Parish has no lay staff earning at a level of pay that requires the setting up of pension arrangements. Clergy pensions are managed by the central organisation of the Church of England.

## 15. ANALYSIS OF CHARITABLE FUNDS

### Unrestricted funds

	At 1 January 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 December 2022 £
General funds:						
St Saviour's	7,746	78,666	(76,561)	4,700	-	14,551
St George's	21,300	16,908	(23,679)	2,086	-	16,615
All Saints'	1,573,257	91,191	(85,891)	(12,000)	-	1,566,557
Parish	8,385	845	(6,742)	-	-	2,488
Nine Elms Community Development Fund	11,747	8,290	(10,644)	-	-	9,393
	<u>1,622,435</u>	<u>195,900</u>	<u>(203,517)</u>	<u>(5,214)</u>	<u>-</u>	<u>1,609,604</u>

## Designated Funds

	At 1 January 2022	Income	Expenditure	Transfers	Gains and losses	At 31 December 2022
St Saviour's - maintenance	85,108	75	-	(5,000)	-	80,183
All Saints':						
Cupar Road	90,671	12,000	(849)	-	(6,387)	95,435
Bluebell Nursery	23,098	-	-	-	(2,105)	20,993
Maintenance	29,845	-	-	-	-	29,845
All Saints Discretionary fund	240	-	-	-	-	240
	<u>228,962</u>	<u>12,075</u>	<u>(849)</u>	<u>(5,000)</u>	<u>(8,492)</u>	<u>226,696</u>

## 16. RESTRICTED FUNDS

	At 1 January 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 December 2022 £
<i>St Saviour's:</i>						
Special Donations	17,568	16	-	300	-	17,884
Orkney Street hall	32,417	861	-	-	(3,835)	29,443
Church hall	6,922	91	-	-	-	7,013
<i>St George's:</i>						
St George's Hall	58,190	1,528	-	(1,527)	(6,808)	51,383
St James's Hall	17,732	464	-	(462)	(2,061)	15,673
Miss Graham Fund	3,695	97	-	(97)	(433)	3,262
Burial Grounds	99,839	2,115	-	-	(9,393)	92,561
	<u>236,363</u>	<u>5,171</u>	<u>-</u>	<u>(1,786)</u>	<u>(22,530)</u>	<u>217,219</u>

Special Donations – this is money that has been given for a specific purpose such as Youth Work.

Orkney Street Hall - This fund was for the up-keep of Orkney Street Hall, originally a school for the poor built in 1866. The hall was acquired by compulsory purchase in the 1940's. Income is available for use by the Parish and capital is accumulated for capital projects.

Church Hall - In September 1980, the parish decided to redevelop St. Saviour's Church site by selling the Church Hall and remodelling, repairing the Church as a dual purpose site. A 99 year lease was granted to Threshold Housing Association and completed in March 1983 for a premium of £62,500. A Charity Commissioner's Scheme dated 10th March 1983 allowed the premium to be used towards defraying the cost of improving, converting and extending the Parish Church.

St George's Hall - By a Charity Commission Scheme sealed 14th April 1959, it was agreed that the St. George's Mission Hall, comprised in a conveyance dated 17th April 1866, could be sold and the capital applied in or towards defraying the cost of providing a new hall or enlarging or adapting any existing church hall in the parish. Income can be expended on any ecclesiastical purpose. The hall was sold in March 1969 for a net sum of £15,260.

St James's Hall - This hall was sold around Sept 1958 for £4,000. Capital can only be spent on approved capital items. Income is available to the Parish for any ecclesiastical purpose. The bulk of the fund was placed into CBF Investment units with income mandated to the Parish.



Miss Graham Fund - A Charity Commission Scheme of 14th April 1959 amalgamated £300 2.5% Consols from the Miss Elizabeth Maria Graham (left for the purposes of upkeep of the Mission Hall in 1875 ) and amalgamated this with the St. George's Mission Hall Charity comprised in a conveyance dated 17th April 1866. Income can be spent on any ecclesiastical purpose, capital only on the provision of or extension of the Hall.

Burial Grounds - Under the provisions of the Covent Garden Market Act 1966 the disused burial ground of St. George's Battersea was disposed of for a total of £15,500. The proceeds, less costs, were to be held by Rochester & Southwark Diocesan Church Trust to be applied for such ecclesiastical purposes within the Benefice of St. George with St. Andrew, Battersea or elsewhere within the Diocese of Southwark as may be charitable. Income is mandated to the Parish.

## 18. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Restricted Funds £	Designated Funds	<b>Total Funds 2022 £</b>
Tangible fixed assets	1,550,000	-	-	1,550,000
Investments	14,588	170,271	117,505	302,364
Net Current assets	45,016	46,948	109,191	201,155
<b>Net assets</b>	<u>1,609,604</u>	<u>217,219</u>	<u>226,696</u>	<u>2,053,519</u>

## 19. RELATED PARTIES

There are no other charities that are controlled by the PCC or by the Vicar and Wardens

## General administration

### Legal and other advisers to the PCC

#### Independent examiners

*For St Saviour*

Ronnie Jacob, LPS Accountants

*For All Saints*

Chandra Nirmalanandan

*For the Parish*

Richard Holman, Chartered Accountant

#### Names and addresses of Banks

*St Saviour – NatWest Bank, 66-68 St John's Road, London, SW11 1PB*

*St George – Barclays Bank, St Johns Hill, London, SW11 1XB*

*All Saints – NatWest Bank, 66 - 68 St John's Rd, London SW11 1PB*

*Battersea Fields Parish– CAF Bank, 25 Kings Hill Ave, Kings Hill, West Malling ME19 4JQ*

#### Person to whom day-to-day management is delegated

Reverend Leighton Carr

*Vicar of Battersea Fields*





#### **Parish Office**

Parish of Battersea Fields  
St Saviour Battersea Park 351 Battersea Park Road  
London SW11 4LH  
t: 020 7720 9076 e: [office@batterseafields.org](mailto:office@batterseafields.org)

THE PARISH OF BATTERSEA FIELDS

# 2022 ANNUAL REPORT