

Registered Charity 1130812

**stmichael&allangels**  
harrow weald

# **Annual Report and Financial Statements of the Parochial Church Council**

**year ended 31 December 2023**



Incumbent:  
The Reverend Jody Stowell  
74 Bishop Ken Road,  
Harrow Weald,  
Greater London  
HA3 7HR

St. Michael and All Angels' Church, Harrow Weald  
95 Bishop Ken Road,  
Harrow Weald, Greater London  
HA3 7HP

The Parish is part of the Willesden Episcopal Area of the Diocese of London

**WELCOMING. GENUINE. INVOLVED. ATTENTIVE**

## **AIM AND PURPOSES**

St Michael and All Angels' Parochial Church Council, together with the Vicar seek to promote the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the Church and associated rooms.

## **OBJECTIVES AND ACTIVITIES**

The PCC is committed to encouraging and enabling as many people as possible to worship at our church and to become part of our parish community at St Michael's. The PCC maintains an overview of the life of the church within a particular geographical context and seeks to be an agent for the flourishing of that local community. Our worship services and community groups put faith into practice.

St Michael's Church takes a prominent role in the ecumenical Churches Together in the Weald, and attends meetings of the Harrow Deanery Synod. Participation in these groups enables St Michael's to fulfil our objectives.

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

Activities that were carried out to achieve this are included in the reports that follow. To facilitate this work it is important that we maintain the fabric of St Michael's Church buildings.

## VISION

St Michael's vision is to demonstrate in our actions that God loves all people unconditionally. We aim to join with God in the building of God's Kingdom.

We desire to be a church fully involved with our community, who tell the story of Jesus, offer compassion and kindness to all and who work to make the world a fairer place.

## VALUES

- **WELCOMING:** in all that we do we desire to offer the wide welcome of God. We will seek to include everyone in the worship services we provide and the wider community activities we offer.
- **GENUINE:** we believe that God knows us fully and loves us unconditionally. We will help one another to live holy lives, but we will not pretend; especially when we struggle, we will offer each other support, love and forgiveness.
- **INVOLVED:** we believe that everyone has gifts and a purpose, and is made uniquely in God's image. In the work of the church, we will seek to create opportunities for each person to use their gifts. As individuals we will aim to share in the work to be done.
- **ATTENTIVE:** God is at work everywhere, all the time. We try to be those who are watching for signs of God in our world and as a result join in the work that God is doing.

## MISSION ACTION PLAN (MAP)

The MAP is a 5 year document which can change and evolve within that 5 years to keep up with where we are at, as a church. The Leadership Team have authority from the PCC to adapt the MAP each year, to represent what has happened, and new ways in which God is leading us. This ensures that the MAP serves us as a community listening to God, who sometimes doesn't let us know God's 5 year plan! The MAP can be found at the back of church or from the office.

## **VICAR'S REPORT**

To be added.

## **CHURCHWARDENS' REPORT**

**Mary Deans**

The churchwarden role covers a variety of activities. As nobody feels able to cover all these roles, we have established a team of people to cover the activities as follows:

- Mary Deans: Services, Clergy well-being, Leadership Team & Fabric & Finance.
- Simon Stanley: Services & Fabric & Finance.
- Robert May: Building Administration.

For legal purposes the churchwarden team is represented by Mary Deans and Simon Stanley.

At the beginning of 2023 Jody Stowell was unfortunately ill, with the help of the Area Dean we were able to successfully cover the services until Jody returned.

On 31st May 2023 sadly we had the funeral of Trevor Jarvis who had been part of the church warden team.

## **CHURCH REPORTS**

### **OUTREACH**

St Michael's seeks to be a place of God's love in the community, to which all are welcome. We take seriously the call to be those who are fully hospitable, and to also go out into the community with the message of that love. God's mission is about being those who both 'draw in' and 'send out.' The reports below give a fantastic picture of the many events and opportunities that St Michael's offers in order to be true to that call.

### **Community Events – Jody Stowell**

With thanks to Anita and Trevor Jarvis, who organised and hosted our quiz in March 2023. This brought a good number of people from our wider community together and was a fun evening enjoyed by all. We were shocked and saddened at the death of Trevor Jarvis in May 2023, and will remember him whenever we enjoy future quiz events.

With thanks to Rosemary, we held our Christmas Cracker in December 2023. The event went well and it was lovely to see old and new friends from the community around us.

Rosemary says:

November 2023 was our annual Christmas Cracker event to get us all in the Christmas spirit.



Our usual teas and cakes were served in the nave and proved as popular as ever. It was a great space to meet with friends and chat whilst indulging in a cream tea. The team of helpers as always was amazing.

Apart from our own church run stalls of the tombola, raffle, knitted items, car game and sweets there were a few outside stalls. Traidcraft and Christmas gifts provided a lovely variety of gifts to purchase.

We raised about £500 so a big thankyou to everyone that helped.



### Chair Based Exercise – Jody Stowell

Chair based Exercise continues to be a well enjoyed service, and a blessing to our local community. We increased in numbers throughout 2023, however as our funding came to an end in July 2023 and we encouraged donations to cover costs, this meant that some no longer attended. Jody has continued to apply for grants to cover the cost of a qualified instructor. We hope that our numbers will increase again, as we offer this for the wholeness and wellbeing of our wider community.

### T in the Afternoon – Chris Joyce

T in the Afternoon offers a welcome to everyone in the local community every Tuesday from 2:30 to 4pm. We offer tea, coffee, cake and biscuits and we have a range of games available, including table tennis. It provides an opportunity for people to relax in an informal setting, to chat and make new friends.

We follow on from the Chair Based Exercise Group and many of them stay to join us. We would still like to spread the word and would welcome more people.



[T in the Afternoon, together with Chair Based Exercise is registered as a Warm Hub on the Harrow Council list of Warm Hubs]

## **School Visits – Jody Stowell**

In 2023, we have continued to welcome Belmont School for Christmas Unwrapped, and will look to welcome them back again for Easter Cracked in 2024. I met with Sejal Kapadia, the RE lead at Belmont School to talk about how we could support and recourse their RE curriculum further, and I will be leading some lessons for them, as well as welcoming school visits to St Michael's.

Weald Rise also visited again for their 'Why do Christians Pray' and 'What I might find in church' session. They really enjoyed the visit, and hope that we can extend this relationship.

I returned to do an assembly in the Autumn Term at St John's CofE school Stanmore.

## **English Class – Jane Price**

English Class continues to be a lively group with about 10 regular students.

The countries represented are Romania, Poland, Venezuela, Afghanistan and Iraq and Turkey. It is a lively group who support each other.

A real bonus this year has been the frequent attendance of Thelma, a retired EAL teacher from Harrow Education Authority. She is an allotment friend from Bishop Ken Rd and a real asset to the class.

## **Food Bank – Mary Deans**

During 2023 we continued collecting for the Harrow Foodbank. Thanks to all who have given.

Two boxes are provided in the Church foyer: one for food and the other for toiletries.

Lists of what they would like to collect each month can be found on their web site: <https://harrow.foodbank.org.uk/give-help/donate-food/>

Small and regular size items are best – they can be given to both small and large families and are easier for people to carry home from the foodbank centre.

They also need shopping bags to help deliver produce.

## **Street Pastors – Quinton Stowell**

Street Pastors continues its mission of 'listening, caring and helping' on the streets of Harrow. Harrow's nightlife remains quiet post Covid, so we have decided to give some priority to running Saturday afternoon patrols as well. On a typical month we will run three Friday patrols (10pm to 2am) and two Saturday patrols (2pm to 6pm). This has allowed a few people to returning to patrols and will hopefully open more opportunities for volunteers to join the team and to engage with our local community. We have continued to be active in our outreach to those who are homeless or sleeping rough. In 2023 alone we made 49 referrals on to our partner agencies. As we celebrate our

12<sup>th</sup> year and over 730 patrols we are hopefully being recognised as a long term partner fulfilling our mission of 'listening, caring and helping' our community in Harrow.

### **Firm Foundation – Quinton Stowell**

In 2023 FirmFoundation was still operating The Ark, a five-bedroom house in Harrow Weald for male guests. I was too slow off the mark, regarding volunteering for the food rota, so we were not involved in 2023.

FirmFoundation and Street Pastors have continued to work closely together and also in support of Harrow Council's homeless outreach team. We participated in the annual rough sleeper count, in November 2023, and together we found 10 rough sleepers, bedded down on the night. This is up on previous years, reflecting the current economic/housing crisis. There is a sudden rise in those leaving asylum accommodation, who have somehow slipped through the net. FirmFoundation are reintroducing their winter night shelter in 2024 with up to 12 beds for male guests. Our St Mike's team has been depleted, with June, Andrea and Rosemary moving away, so we have joined forces with the Street Pastor team to provide meals for the clients.

When the temperature drops below zero Celsius the Severe Weather Emergency Protocol (SWEP) gets activated, whereby the council has a duty to house rough sleepers irrespective of their legal entitlement, to prevent death on the streets. This year, during the cold spells the SWEP provision across London has been inundated, resulting in failures within the system. These shortcomings have been observed first-hand by Street Pastors and FirmFoundation. As a result, FirmFoundation has created its own SWEP provision where it can accommodate up to five rough sleepers over the weekend and Street Pastors have a direct link to access this service.

### **Open Church – Jody Stowell**

The Church is open for individual prayer every day, normally from about 9am-4pm.

In order to make sure that there is personal security for those who work alone in the church building, if there is a lone worker then the wooden doors into the narthex are locked and anyone desiring to pray can use the prayer space in the glass entrance. There are a number of prayer resources in this area, as well as comfortable seating.

Thanks to Jane Price, Simon Stanley and myself, for opening and closing the church and enabling this opportunity to our local community.

### **Harrow Deanery Synod – Robert May**

The Deanery Synod met for three sessions during the year with a time of worship led by the host church or school, who were invited to give a profile of the parish or school and its mission and ministries before the Synod prayed for them. Hosts also kindly provided refreshments. At each meeting reports were tabled or presented on the recent sessions by those elected to the Diocesan and General Synods. There was also a short business meeting held using the Zoom Software. During the year a new triennium started, and elections were held in preparation for the opening meeting.



The first meeting was held on 8 February at St Alban's North Harrow with the theme of 'Modern Slavery – what is it and what can we do about it?'. Pattie Gercke, Development Worker for the Compassionate Communities Team of the Diocese, gave a presentation on Modern Slavery. Modern Slavery is a serious crime in which people are coerced or deceived into a situation where they are exploited for the purpose of making a profit. The offence is punishable by up to life imprisonment under the 2015 Modern Slavery Act. She described the various forms of slavery, the victims, the signs to look out for, the resources available, and what we in the parishes can do about it. She then answered questions.

At the Parish APCMs new lay representatives on the Synod were elected. Elections were made for the Triennium. John Dolling was elected as Lay Chairman; Robert May as Secretary; David Green, Barry Hingston, Ajay More and Emma Webber as Clergy Members of the Standing Committee; Mary Abbott, Toby Partridge and Clive Scowen as Lay Members of the Standing Committee; Derek Taylor-Mew as Independent Examiner; John Spencer as Representative on Bereavement Care Management Committee and Clementina Pagano as Foundation Governor of St John's School Stanmore. The three representatives on Harrow SACRE (Standing Advisory Committee for Religious Education) had agreed to continue and were confirmed (Revd James Power, Alison Stowe, and Mary Abbott).

A meeting to discuss Synod business was held using the Zoom software on 15 June. Five applications for a grant from the Deanery Mission Fund had been received from St Mary's Kenton for notice boards, All Saints Harrow Weald for sound system improvements, St Peter's West Harrow for Messy Church equipment, Re:Generation Schools Work for equipment and materials and Holy Trinity Wealdstone for outreach events.

These were all approved. The Deanery Accounts for 2022 were received and approved, subject to Independent Examination. Toby Partridge was confirmed as the Deanery representative on the Area Finance Committee.

The triennium opened with the 4 July session, which was held at St Mary the Virgin Kenton and started with a Eucharist. Bishop Lusa Nsenga-Ngoy addressed the Synod and answered questions. Synod agreed to co-opt the Headteachers of two Church of England Schools to be members of the Synod. – Jo Hester at St John's Stanmore and Daniel Norris at St Jerome's Harrow.

The third meeting was held on 23 November at Bishop Ramsey Church of England School Ruislip. Dr Hilary Macaulay, Headteacher, gave an introduction to the school and its vision and activities. These included three projects:- *The Big Feast* providing a different experience of worship; the *Willesden Area Church of England Choir Project* where over two days twelve schools in the Area worked with the London Gospel Community Choir; *Common Good Schools* which was designed through the lessons and assemblies to get schools working with their community. Synod was then given fifteen minutes for conversation in groups to consider three questions:- "*What is your response to these projects?*", "*What volunteering opportunities could your church offer for students in your community?*" and "*Do you have any other ideas for how your church community could link with your local schools?*". Alison Stowe gave a report from Harrow SACRE (Standing Advisory Committee for Religious Education).

Ann Lynes announced that she is stepping down as Area Dean and the Bishop will appoint a successor. A By-Election had been held to fill a vacancy for a Lay Representative of the Synod on the



London Diocesan Synod. Noah Kelly of St Alban's North Harrow had been elected to fill this vacancy.

### **Magazine – Justin McAllister**

As new editor of the magazine, from the previous editor Paul, I am getting to grips with the production of them and I look forward to at least a few years to come as editor of the St Michael's magazine. I am happy to receive your ideas by email.

[last year, Justin put together 2 magazines – Winter and Autumn – you can email him with any articles or comments on [justinperfect39@gmail.com](mailto:justinperfect39@gmail.com)]

### **Fair Trade – Jane Price**

Jane Wedrake brought a table to the Christmas Bazaar again this year. Whilst Traidcraft no longer trades in England, she sources fairtrade goods and also crafts from The Leprosy Mission. She was able to supply us again with chocolate Advent calendars, despite The Bazaar taking place on 2<sup>nd</sup> December.

## **GATHERED WORSHIP**

Another aspect of our life at St Michael's is to make sure that we meet together to seek God and worship God. This happens in a number of ways which are appropriate for different ages and styles. Our reports below give an exciting view of the different aspects of worship people encounter on visiting and being part of St Michael's.

We also Live-Stream our services.

### **Services and Preaching – Jody Stowell**

We have continued to have multigeneration services for our 10am Sunday Services and the monthly format is the following:

1<sup>st</sup> Sunday 8.30: Holy Communion

1<sup>st</sup> Sunday 10am: Multigenerational Service of the Word - Circle

2<sup>nd</sup> Sunday 10am: Multigenerational Holy Communion – Front-facing

3<sup>rd</sup> Sunday 10am: Multigenerational Holy Communion – Circle

4<sup>th</sup> Sunday 10am: Multigenerational Holy Communion – Front-Facing

[5<sup>th</sup> Sundays following the front facing format]

We make sure that there are interactive activities available at all services, but in particular in the circle format we have interactive prayer. The sermons are generally limited to 10 minutes in order to recognise our whole community's needs.

One Sunday a month we have set prayers which are read by a volunteer on the day, and one Sunday a month a member is asked to prepare prayers – this is done in hope that people will gain confidence to prepare prayers if they give it a go with the set prayers. We also ask people to volunteer to read the bible readings on the day – people can look in advance on the notices, to practice the bible reading in advance, if they would like to volunteer to read on the day, but would like to practice. This is all to try to encourage as high participation in the service as possible. Anyone might take on a ‘role’ during the service!

The preaching program consists of lectionary readings as the predominant readings that we use, with normally 2/3 themed sermon series during the year. These series normally consist of one thematic series and one studying a particular book of the bible.

We have studied the following so far:

|           |  |
|-----------|--|
| May 2014  | Creator, Redeemer, Sustainer           |
| July 2014 | Bible: 2 Corinthians                   |
| Sept 2014 | Being Disciples                        |
| Dec 2014  | Bible: John                            |
| Jan 2015  | Sit, Walk, Run                         |
| May 2015  | Bible: Esther                          |
| Sept 2015 | Giving                                 |
| Jan 2016  | Bible: Revelation                      |
| Feb 2016  | Vision and Values                      |
| Apr 2016  | Bible: Philippians                     |
| July 2016 | Christianity is Irrelevant             |
| Sept 2016 | Mind, Body, Spirit                     |
| Dec 2016  | Bible: Isaiah                          |
| Feb 2017  | Bible: Mark                            |
| July 2017 | Being a Christian                      |
| Oct 2017  | Bible: Genesis                         |
| Sept 2018 | God’s Great Welcome                    |
| Jan 2019  | Bible: James                           |
| May 2019  | Growing in Faith                       |
| July 2019 | Bible: 1 Samuel                        |
| Sept 2019 | Bible: Exodus                          |
| Oct 2019  | Confidence in Faith                    |
| Feb 2020  | Bible: Luke                            |
| [May 2020 | <i>God’s Justice]</i>                  |
| COVID     |  |
| Jan 2022  | Bible: Matthew                         |
| July 2022 | Bible: 1 Corinthians                   |
| Oct 2022  | God at Work – Testimonies              |
| June 2023 | Simply Faith – Christian basics series |

### **Sunday Service Attendances – Robert May**

Average attendance at Multigenerational Holy Communion: 26 (over 16 = 24, Under 16 = 2).

Average number of communicants: 26 (over 16 = 24, under 16 = 3)

Average attendance at Multigenerational Service of the Word: 24 (over 16 = 23, under 16 = 1).

### **Singers and Musicians – Robert May**

The musicians have continued to lead our shared worship on Sundays, A number of new songs have been introduced during the year.

### **Prayer – Jody Stowell**

We continue to enjoy our outside space as a creative opportunity for offering a place of prayer. During Advent and Christmas, we have Nativity and Ephiphany scenes to encourage a place of reflection and prayer during that season.

For Lent and Easter, we have an Easter Garden Tomb, Stations of the Cross and a Christmas Tree Cross available for reflection.

We have also extended what is offered in the Glass Entrance as a prayer space. People have the opportunity to use a prayer station, which gets refreshed each month, to pray using the prayer tree, answer the prayer booklets, knitted prayer crosses, the Holy Water stoup, finger labyrinth and light a candle.

We have continued to meet twice a month for prayer, on Saturdays 11am-12pm. We normally have about 5/6 people meet to pray. This consists of the opportunity to engage with individual prayer, the church is available for this, or the chapel, and there are usually 2 prayer stations set up as a resource. We then come together in the group and we discuss what God has been saying to us in our prayer time – this is written on the flip chart for everyone to be able to see and engage with, and also copied into our book for this purpose, and so that we can look back and see what God has been saying over time. We then pray together in the group. There's something for everyone, no matter how you pray!

### **Flower Displays – Jane Price**

Pam Wright and I are now the only people left on the Flower rota.

We have been able to provide displays for Sunday worship, outside of lent and Advent.

Once more provision during the Summer 'holiday' has been a nice plant at the altar instead of a vase. This not only cuts down on arranging, but means it can merely be watered and is less likely to wilt quickly.

The Christmas flowers have lasted several weeks, due to the quality of the blooms and the cold weather.

The cacti on the windowsill remain alive!

[Jane and Pam also provide the Easter Garden Tomb, and creative ways of offering this ministry which does not overwhelm their capacity – if anyone would like to join this team and join this way of worshipping God, please speak to Jane.]

## **FELLOWSHIP**

Friendship and meeting together to strengthen our relationships and to encourage each other in our discipleship is an important part of our life together at St Michael's. Through relationship we are more open to God's love and to offering that love to others. Members of the congregation are encouraged to share time together after the Sunday morning services and there is always a pot of coffee brewing and ready for any who come to the church at different times throughout the week. There are several groups who meet during the week, and the reports below give you an idea of the variety available for you to get involved with.

### **Fellowship Group – Robert May**

We meet fortnightly on Tuesday evenings from 7.30 p.m. Numbers attending have varied from 6 to 2 with an average of 5. We have continued using the book "Come & See – learning from the life of Peter" written by the Archbishop of York, the Very Revd Stephen Cottrell.

We have been looking at the life and ministry of Jesus through the eyes of Peter and the other disciples. The third section of 7 evenings was "The Way of The Cross" where we looked at the character of Peter and the other disciples as they grew in faith following Jesus' final days on earth and his passion. The fourth section of 7 evenings was "Enduring Hope" as we followed the disciples through the Resurrection appearances, Ascension and the early life of the church.

The final evening of the year was a social evening. Anyone in the congregation who feels that this time of midweek fellowship, bible study and prayer would be helpful to them is welcome to join us. There is a poster on the church notice board with the dates, venue and subjects for our meetings.

### **Courses – Jody Stowell**

During 2023, I adapted how we were doing these courses, to recognise my capacity and also the desire to meet for courses. This will continue to evolve and flex to meet the current needs.

In June/July 2023 we ran the Simply Faith sermon series, which was accompanied by the opportunity to meet during the week to follow up on any questions that the sermon series raised.

### **Friday Knitting Club – Jane Price**

Knitting remains a small group linked loosely by irregular zoom meetings or meetings in my home.

We were able to provide a table of knitted goods for sale at the Christmas Bazaar and made about £100, another £70 or so by taking a stall at St John's school Fayre Stanmore, with an added donation to St Johns School of £25 in payment for the table.

About 60 prayer cross squares, largely knitted by a friend in Surrey, have been recently arrived at Church.

### **Pastoral Care Team – Sandra May**

The pastoral team continued to meet during the year to pray together and to share confidentially any pastoral concerns.

### **Prayer Requests – Reverend Pam Wright**

In February 2017 I began this ministry to pray for people by phone or email.

It covers prayer needs for the person making the request or for their loved ones, friends, neighbours or colleagues.

The number of requests varies from month to month but this year fewer people have accessed the service by email. Phone calls have increased.

Details of how to access this service appear on the back of the notice sheet .

## **FINANCE AND BUILDINGS**

Money and 'stuff' are spoken about by Jesus often. This is because he knows that people can get caught up in accumulating wealth and this has an effect on our soul! At St Michael's we are seeking to be those who look after the things we have (buildings and money) well, but who are generous and open handed and hearted in the managing of those things. The 'stuff' that we have must be used in the service of the mission that God has given us, as a community of God's people in Harrow Weald.

Below are reports which give an idea as to how God has been using our 'stuff' in 2023.

### **Finance Report – Rosemary Mackenzie**

The accounts are prepared on a receipts and payments basis, meaning we only account for monies coming in and being paid out during the year. No accruals are made.

Our total income for 2023 exceeded that of 2022 by £3534. Although our stewardship income is declining and was over £4K less than 2022 we received over £16K in donations which in turn meant the gift aid tax increased. The generosity of donors is truly amazing.

Smaller Increases in income have arisen from interest, rent from Broadlawns and we are now having a few more fund raising events.

We undertook some expensive repairs in the year, over £12K, largely on the boiler and heating systems. Lesser amounts were spent on the maintenance of the roof and gutters.

Our total expenses were just over £7K less than 2022 but we had regrettably agreed to reduce our common fund payment by £20K. If we ignore the common fund then our general expenses increased by about £13K. As stated above £12K of this was on repairs and the rest was just general cost of living increases.

We had a surplus brought forward from 2022 of £4348 so adding the surplus of 2023 means we carry forward a total surplus of £11288.

The £2203 held in the endowment fund has now been transferred to a restricted fund as agreed by the Diocese and PCC. We are also still supporting our three charities :Firm Foundation, Re-Gen and the Church Urban Fund.

The budget for 2024 is aiming for a breakeven point. It is always difficult to accurately budget for donations as we rely on people's generosity. We budget amounts based on the previous years and having a small surplus brought forward means we move forward with cautious optimism.

Thank you everyone.

### **Fabric Report – Mary Deans**

Outstanding redecoration from the church renovation / building work carried out a few years ago was completed. In addition, the Deed of Easement was finally signed off (this covers shared drainage services with the new houses)

Roofs: leaks were repaired on the south aisle from flashing at the bottom of the arched window and in the Nave roof (centre of church near front cluster of lights). In addition, repairs were made to the flashing on the north side of the building where the Wykeham Room and Nave rooves meet, adjacent to where we have had leaks to the chimney.

The heating pump in Zone 2 failed at the start of Autumn 2022. A repair took some while to organise and was finally completed in 2023. During 2023 we had various problems with the heating system: electrodes were replaced in one of the boilers; intermittent boiler failures; failed heat exchanger (right hand boiler); failing solenoids on the valves. All these repairs were by Beavers. In December we called out Village Heating who were able to alter the settings on the pumps which eliminated the problem of solenoids failing.

In March a gas leak occurred in the Vestry for which an emergency repair was organised.

The external water stop tap was located which enabled us to move the stop tap in the vestry so that it can now be accessed. All water stop taps now work and are accessible.

A broken window in the Nave was repaired.

Maintenance/inspections of boilers, gutters, lightning conductor, etc., have happened as normal. The 5 yearly electrical inspection of the older wiring was successfully completed.



Mary Deans was running the Fabric & Finance committee meetings; however, at the end of the year the responsibility was passed to the PCC with Mary Deans facilitating.

Work mornings on the 1<sup>st</sup> Saturday of the month organised by Simon/Mary continued together with some ad hoc gardening sessions organised by John Slaughter. Thanks to all who come!

Some progress has been made on items identified in the quinquennial inspection report from January 2020.

Broadlawns Court:

- New contracts were agreed for both the flat and the garage.
- Quinton Stowell is now managing these on behalf of the church.

### **Church Letting – Sara Devane**

Jubilee Praise Ministries (was Peace Church) rented our space at the beginning of the year, but no longer use our space.

Falck rented our space for most of March as they were in between premises and have rented for an odd day since then.

Harrow Labour Group (Counsellor Phillip O'Dell) rented our space on a Saturday morning, quarterly throughout the year running an Advice Surgery.

The antenatal first aid course continued to rent our space regularly throughout the year, with a different antenatal first aid course also renting from us on one occasion.

We have also had 1 party and 1 wake.

The income we received from lettings in 2023 was £4034 compared to £5673, in 2022.

### **Franklin House, Broadlawns Court – Quinton Stowell**

I have taken over the role of 'point of contact' for the tenant/landlord relationship. At the request of the Diocese of London the rent has been assessed, reviewed, and increased to be midway between their previous rate and the current market rate.

This rent increase has been agreed and implemented. In conjunction with the rent increase, the tenancy agreement has also been updated to one recommended and agreed by the Diocese of London. This has been signed by all parties.

I have reviewed our current periodic management; gas checks, electrical checks, insurance, energy performance certificate, ground rent, lease service charge, property inspection and residency permits. All are currently up to date, and I have an overview document to check for renewal dates.

The property is generally in good order. The tenants have noted that the bathroom has some flaking paint, so could do with a renewal at some point. We have decided to move away from the annual British Gas maintenance contract and to use a local gas engineer for servicing and gas safety checks.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The method of appointment of PCC members is set out in the Church Representation Rules 2020. The membership of the PCC consists of the Incumbent (our vicar), the churchwardens, and members elected by those members of the congregation who are on the electoral roll of the church. All those who attend our services as members of the congregation are encouraged to register on the Electoral Roll and to stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding on how the funds of the PCC are to be spent.

### **Electoral Roll – Sara Devane**

Electoral Roll March 2024: 62

Deletions: 7 (2 deaths, 3 people moved away, 2 people no longer worship here)

Additions: 3

### **Committees**

During 2023, the following committees and teams have operated

Leadership Team (Standing Committee)

Fabric and Finance Team – subsumed into the PCC during 2023

Pastoral Care Team

The Leadership Team, which is also the Standing Committee of the PCC, has met as required to discuss issues of importance to the wellbeing of the church. Minutes of these meetings are circulated to the PCC.

The Fabric and Finance Team is responsible to the PCC for the maintenance of the buildings and the ongoing financial viability of the church. Minutes of these meetings are circulated to the PCC. During 2023 we decided that this is better handled within the PCC itself.

The Pastoral Care Team coordinates the pastoral care for St Michael's. The Pastoral Care Co-ordinator ensures that the Vicar is kept up-to-date with pastoral care needs.

### **Parochial Church Council Report – Mary Deans, PCC Secretary**

The PCC held 5 meetings during the last year. Our meetings are now a hybrid of in-person and Zoom.

At our first meeting in January, we discussed arrangements for services and safeguarding.

At our meeting in March, we reviewed finances for the APCM and the annual report.

At our May meeting we appointed people to various roles.

At our June meeting, we discussed arrangements for the away day.

At our November meeting, we discussed arrangements for Christmas and young people's work, finance, and safeguarding.

In October we held a PCC away day which enabled those available to share time together and discuss:

- Being a smaller church: the gifts/charisms and challenges of smallness: biblical and theological background of who we are as a smaller church.
- Partnering with God in Mission.

We continued to hold regular bi-monthly Saturday morning prayer meetings.

Throughout the year we were updated with our financial situation, and we are very grateful for continued stewardship and donations.

## **PCC Membership – Mary Deans**

The PCC members who served from 1 January 2023 until the date this report was approved are (# indicates members of Leadership Team = Standing Committee):

### **Ex Officio members**

|                 |  |
|-----------------|--|
| Incumbent:      | Reverend Jody Stowell, Chair #   |
| Church Wardens: | Mary Deans, Vice Chair, (Secretary) #<br>Simon Stanley (also Deanery Synod rep until March 2023) |
| Deanery Synod:  | Robert May (and Church Warden Team)<br>Simon Stanley (until March 2023)                          |

### **Elected Members**

Denis Barker (Treasurer) #  
Trevor Jarvis # (Church Warden Team) (until May 2023)  
Rosemary Mackenzie  
Joan Paice  
Jane Price  
Jeffery Edmunds  
Simon Stanley (from March 2023)

### **Co-opted Members**

None

## **Pastoral Assistants and Commissioned Ministers**

In 2023 our Pastoral Assistants were

Jeffery Edmunds  
Sandra May  
Joan Paice  
John Slaughter.

They work together as our Pastoral Care Team.

## **Safeguarding Compliance and Report – Gloria Dockwray**

At St Michael's we aim to create an environment which is welcoming, respectful and enables safeguarding concerns to be raised and responded to openly and consistently.

In order to achieve this:

- we seek to have a named Parish Safeguarding Officer (PSO) to work with the Vicar and PCC in establishing and maintaining procedures and practices in accordance with the legislation.
- Provision of up to date Parish Safeguarding Policy and handbook
- Trained relevant church members to CO and C1 level and Leadership Level
- Safer recruitment practices
- Information on Safeguarding displayed within various sections of the church with contact details

All relevant people have now completed the Leadership training course.

The Diocese has made improvements to this training after listening to feedback from PSOs. Emphasis from the diocese this year has been on The Awareness of Domestic Abuse training. In August 2023 the Safeguarding Hub was launched by the London Diocese. This is mostly concerned with DBS checks, data protection and recruitment procedures.

The Bishop of London stated that all PCC members must have enhanced DBS checks, which St Michael's PCC already have. In February a PSO online drop in monthly session was launched. This is a forum where PSOs can get help and clarification on aspects of safeguarding roles from the diocese.

At St Michael's we continue to use the Parish Dashboard as a Safeguarding toolkit. We are now at Level 3 - Safer Practices.

During the year, 2 Safeguarding concerns have been raised and recorded, one serious and one light touch. All relevant agencies were notified and appropriate action taken in each case. In both instances the Diocese Safeguarding Team was informed. In May we were alerted by Archdeacon Catherine to a person of concern in the borough of Harrow and the steps to take if this person was seen on the premises. No action was needed by St Michael's.

Safeguarding updates and points for discussion have formed part of each PCC agenda throughout the year. St Michael's PSO has been in post since 2018

[Much thanks go to Gloria Dockwray who has been our PSO since 2018. She stepped down from this role at the end of 2023]

## **Administrative Information**

St Michael's Church is situated in Bishop Ken Road, Harrow Weald. The Parish is part of the Willesden Episcopal Area within the Diocese of London. The correspondence address is: The Parish Office, St Michael's Church, 95 Bishop Ken Road, Harrow Weald, Greater London, HA3 7HP.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2020) and is a charity registered with the Charity Commission, Registered Charity 1130812.

## Advisers

|                              |   |
|------------------------------|---|
| <i>Bankers:</i>              | Charities Aid Foundation Bank<br>25 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4TA |
| <i>Architect:</i>            | Charles Sheppard of Sheppard Architects   |
| <i>Independent Examiner:</i> | Usha Cherian, 477 High Road,<br>Harrow Weald, Harrow, Middx. HA3 6HL                            |

The Annual Report and Financial Statements were approved by the Parochial Church Council on 15/3/2023 and signed on its behalf by:

---

Revd J Stowell, Chair

---

DAJ Barker, Hon. Treasurer

**Financial Statements: year ended 31 December 2023, attached below**

**St Michael and All Angels Church**

**End of Year Financial Statements**

**Year ending 31 December 2023**



| Note  | From<br>To  | 01 January 2023<br>31 December 2023 | 01 January 2022<br>31 December 2022 |
|---|---|-------------------------------------|-------------------------------------|
| <b>General - General fund (Unrestricted) Fund</b> |   |                                     |                                     |
| <b>Income and endowments</b>                      |   |                                     |                                     |
| Donations and legacies                            |   |                                     |                                     |
| Stewardship                                       |   | £43,220                             | £47,579                             |
| Open plate collections                            |   | £444                                | £125                                |
| Donations   |   | £16,400                             | £13,134                             |
| Tax recoverable on Gift Aid                       |   | £16,503                             | £13,283                             |
| Non-recurring one-off grants                      |   | £2,000                              | £2,641                              |
|   | <i>Total Donations and legacies</i>               | <i>£78,566</i>                      | <i>£76,762</i>                      |
| Income from charitable activities                 |   |                                     |                                     |
| T in the Afternoon Donations                      |   | £796                                | £493                                |
| Fund raising events,                              |   | £1,149                              | £578                                |
| Fees for weddings and funerals                    |   | £701                                | £358                                |
| Toddlers  |   | £121                                | —                                   |
|   | <i>Total Income from charitable activities</i>    | <i>£2,766</i>                       | <i>£1,429</i>                       |
| Investments                                       |   |                                     |                                     |
| Bank and building society interest                |   | £1,394                              | £563                                |
| Rent from Broadlawns                              |   | £16,350                             | £15,240                             |
|   | <i>Total Investments</i>                          | <i>£17,744</i>                      | <i>£15,803</i>                      |
| Other income                                      |   |                                     |                                     |
| Church rental income                              |   | £4,034                              | £5,583                              |
|   | <i>Total Other income</i>                         | <i>£4,034</i>                       | <i>£5,583</i>                       |
| <b>Total income and endowments</b>                |   | <b>£103,111</b>                     | <b>£99,577</b>                      |
| <b>Expenditure</b>                                |   |                                     |                                     |
| Expenditure on charitable activities              |   |                                     |                                     |
| Mission Giving                                    |   | £4,800                              | £4,800                              |
| Common Fund                                       |   | £44,000                             | £64,000                             |
| Salary of parish administrator                    |   | £11,953                             | £11,273                             |
| Working expenses of incumbent                     |   | £385                                | £708                                |
| Vicarage water                                    |   | £315                                | £290                                |
| Parish training and mission                       |   | —                                   | £25                                 |
| Church - insurance                                |   | £3,184                              | £3,507                              |
| Church office - telephone                         |   | £502                                | £622                                |
| Cleaning  |   | £5,739                              | £5,890                              |
| Worship and resources for services                |   | £2,068                              | £1,553                              |
| Outreach -youth, parties, coffee, food e          |   | £801                                | £834                                |
| Administration                                    |   | £2,621                              | £1,538                              |
| Affiliation Fees                                  |   | —                                   | £20                                 |
| Visiting speakers / locums                        |   | £156                                | £71                                 |
| Church Light, Heat & Water                        |   | £4,627                              | £4,221                              |
| Church general maintenance and repairs            |   | £12,771                             | £2,383                              |
| Broadlawns Upkeep expenses                        |   | £2,251                              | £1,854                              |
|   | <i>Total Expenditure on charitable activities</i> | <i>£96,170</i>                      | <i>£103,588</i>                     |
| <b>Total expenditure</b>                          |   | <b>£96,170</b>                      | <b>£103,588</b>                     |
|   |   |                                     |                                     |
|   | Excess of Income and endowments over Expenditure  | £6,941                              | (£4,011)                            |
|   | Brought forward balance                           | £4,348                              | £8,359                              |
| <b>Total carried forward balance</b>              |   | <b>£11,289</b>                      | <b>£4,348</b>                       |

### General reserve (Designated) Fund

|                                      |                |                |
|--------------------------------------|----------------|----------------|
| Brought forward balance              | £30,177        | £30,177        |
| <b>Total carried forward balance</b> | <b>£30,177</b> | <b>£30,177</b> |

### Repairs (Designated) Fund

|                                      |                |                |
|--------------------------------------|----------------|----------------|
| Brought forward balance              | £10,228        | £10,228        |
| <b>Total carried forward balance</b> | <b>£10,228</b> | <b>£10,228</b> |

### - Re-development Fund (Restricted) Fund

|  |               |               |
|--|---------------|---------------|
| <b>Expenditure</b>                               |               |               |
| Other expenditure                                |               |               |
| Redevelopment costs                              | —             | £2,112        |
| <i>Total Other expenditure</i>                   | —             | £2,112        |
| <b>Total expenditure</b>                         | <b>—</b>      | <b>£2,112</b> |
| Excess of Income and endowments over Expenditure | —             | (£2,112)      |
| Brought forward balance                          | £9,758        | £11,870       |
| <b>Total carried forward balance</b>             | <b>£9,758</b> | <b>£9,758</b> |

### - Improvement Fund (Restricted) Fund

|   |               |               |
|---|---------------|---------------|
| <b>Expenditure</b>                                |               |               |
| Expenditure on charitable activities              |               |               |
| Church general maintenance and repairs            | —             | £1,596        |
| <i>Total Expenditure on charitable activities</i> | —             | £1,596        |
| <b>Total expenditure</b>                          | <b>—</b>      | <b>£1,596</b> |
| Excess of Income and endowments over Expenditure  | —             | (£1,596)      |
| Brought forward balance                           | £2,030        | £4,222        |
| Transfers to/(from)                               | £2,203        | (£596)        |
| <b>Total carried forward balance</b>              | <b>£4,233</b> | <b>£2,030</b> |

### General donations restricted (Restricted) Fund

|   |          |               |
|---|----------|---------------|
| <b>Expenditure</b>                                |          |               |
| Expenditure on charitable activities              |          |               |
| Church general maintenance and repairs            | —        | £1,596        |
| <i>Total Expenditure on charitable activities</i> | —        | £1,596        |
| <b>Total expenditure</b>                          | <b>—</b> | <b>£1,596</b> |
| Excess of Income and endowments over Expenditure  | —        | (£1,596)      |
| Brought forward balance                           | —        | £1,000        |
| Transfers to/(from)                               | —        | £596          |
| <b>Total carried forward balance</b>              | <b>—</b> | <b>—</b>      |

## - Grant (Designated) Fund

### Income and endowments

|  |               |          |
|--|---------------|----------|
| Donations and legacies                           |               |          |
| Non-recurring one-off grants                     | £1,000        | —        |
| <i>Total Donations and legacies</i>              | <i>£1,000</i> | <i>—</i> |
| <b>Total income and endowments</b>               | <b>£1,000</b> | <b>—</b> |
| Excess of Income and endowments over Expenditure | £1,000        | —        |
| Brought forward balance                          | —             | —        |
| <b>Total carried forward balance</b>             | <b>£1,000</b> | <b>—</b> |

## - Altar (Endowment) Fund

|                                      |          |               |
|--------------------------------------|----------|---------------|
| Brought forward balance              | £2,203   | £2,203        |
| Transfers to/(from)                  | (£2,203) | —             |
| <b>Total carried forward balance</b> | <b>—</b> | <b>£2,203</b> |

## - Property (Designated) Fund

|                                      |                 |                 |
|--------------------------------------|-----------------|-----------------|
| Brought forward balance              | £258,141        | £258,141        |
| <b>Total carried forward balance</b> | <b>£258,141</b> | <b>£258,141</b> |

## Balance Sheet (Church of England)

As at 31 December 2023

### Fixed assets

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| Tangible assets | £258,141        | £258,141        |
|                 | <u>£258,141</u> | <u>£258,141</u> |

### Current assets

|                          |                |                |
|--------------------------|----------------|----------------|
| Cash at bank and in hand | £66,685        | £58,745        |
|                          | <u>£66,685</u> | <u>£58,745</u> |

### Net current assets less current liabilities

|                |                |
|----------------|----------------|
| <u>£66,685</u> | <u>£58,745</u> |
|----------------|----------------|

### Total assets less current liabilities

|                 |                 |
|-----------------|-----------------|
| <u>£324,826</u> | <u>£316,886</u> |
|-----------------|-----------------|

### Total net assets less liabilities

|                 |                 |
|-----------------|-----------------|
| <u>£324,826</u> | <u>£316,886</u> |
|-----------------|-----------------|

### Represented by:

#### Unrestricted

|                             |         |        |
|-----------------------------|---------|--------|
| Unrestricted - General fund | £11,289 | £4,348 |
|-----------------------------|---------|--------|

#### Designated

|                              |          |          |
|------------------------------|----------|----------|
| Designated - Grant           | £1,000   | —        |
| Designated - General reserve | £30,177  | £30,177  |
| Designated - Repairs         | £10,228  | £10,228  |
| Designated - Property        | £258,141 | £258,141 |

#### Restricted

|                                  |        |        |
|----------------------------------|--------|--------|
| Restricted - Re-development Fund | £9,758 | £9,758 |
| Restricted - Improvement Fund    | £4,233 | £2,030 |

#### Endowment

|                   |   |        |
|-------------------|---|--------|
| Endowment - Altar | — | £2,203 |
|-------------------|---|--------|

### Funds of the church

|                 |                 |
|-----------------|-----------------|
| <u>£324,826</u> | <u>£316,886</u> |
|-----------------|-----------------|

## **REPORT OF THE INDEPENDENT EXAMINER TO THE P.C.C. OF ST. MICHAEL AND ALL ANGELS CHURCH, HARROW WEALD**

This report on the financial statements of the PCC for the year ended 31 December 2023, which are set out in this Annual Report and Financial Statements, is in respect of an examination carried out in accordance with section 145 of the Charities Act 2011 ("the Act").

### **Respective responsibilities of the PCC and the examiner**

As members of the PCC you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011. It is my responsibility to issue this report on those financial statements in accordance with the terms of the Regulations.

### **Basis of this report**

My examination was carried out in accordance with the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the financial statements and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 130 of the Act; and to prepare financial statements, which accord with the accounting records and comply with the requirements of the Act and Regulations have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Usha Cherian  
477 High Road  
Harrow Weald  
HA3 6HL

Dated: