

**THE PAROCHIAL CHURCH COUNCIL OF
THE ECCLESIASTICAL PARISH OF
CHRISTCHURCH HOLY TRINITY**

Charity Number 1130918



**ANNUAL REPORT
AND
FINANCIAL STATEMENTS
OF THE
PAROCHIAL CHURCH COUNCIL
for the year ended 31 December 2021**

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

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CAF Bank Ltd
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CCLA Investment Management Ltd
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85 Queen Street
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STATUTORY AUDITORS:

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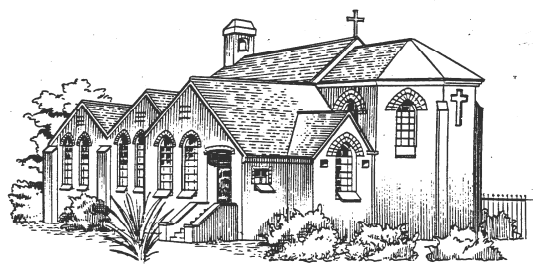
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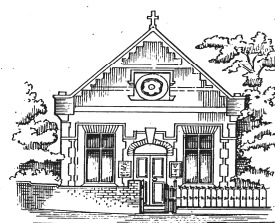
THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY



The Priory Church



St George's Jumpers



St John's Purewell

VICAR

The Reverend Canon Charles Stewart

CHURCHWARDENS

Mr Colin Bacchus and Mrs Tracy Froud

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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

ANNUAL REPORT FOR 2021

BACKGROUND

The Parochial Church Council Of The Ecclesiastical Parish Of Christchurch Holy Trinity (PCC) has responsibility for promoting within the ecclesiastical Parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical, in co-operation with the Vicar, to whom day to day management of the Parish is delegated.

There are three churches within the Parish. The Parish Church is Christchurch Priory, and there are two daughter churches, namely St George's Church, Jumpers, and St John's Church, Purewell.

The registered name of the PCC is THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY. The registered number of the Charity is 1130918, and statutory information regarding the Parish may be found on the Charity Commission website, which it is the responsibility of the PCC to update, particularly following the Annual Parochial Church Meeting.

When planning activities for the year, the Vicar and the PCC have adopted Charity Commission guidance on public benefit and, in particular, specific guidance on charities for the advancement of religion.

Activities and Aims of the Charity

Prepared by The Reverend Canon Charles Stewart

The PCC, through its officers and committees, manages the affairs of our three churches and the following pages set out this ministry and mission in detail. The ministry of our parish focuses principally on worship, prayer, mission, fellowship, discipleship and active involvement in the local community. During the year these aims and activities were reflected in a wide range of ministry and mission across the parish.

This report of our activities covers the period from January 2021 onwards. During that period our common life has continued to be dominated by the coronavirus pandemic. There is no aspect of our ministry and mission that has been unaffected by Covid-19 and the consequences of the various lockdowns, Government legislation, as well as the evolving guidance that has emerged both from Government and the Church of England nationally.

As this Annual Report makes clear, however, despite the many constraints and frustrations of the past two years, the parish has continued to flourish in many ways across the whole gamut of our activity. Indeed, much of what took place within the scope of this report has been remarkable, not only for the fact that it happened, but for the imagination, commitment and creativity that lies behind it all.

Three aspects of our continuing ministry and mission deserve to be mentioned at the outset. First, we are continuing to stream the Sunday Sung Eucharist from the Priory and to put a recording on our YouTube channel and on Instagram. Across all media, this service continues to reach significant numbers. Even if this were not so, it would still be right to stream this service, both as an offering to those of our pre-Covid worshipping community and also as an integral element of our outreach. It is clear from emails we receive that this is much appreciated.

Second, weekday Morning Prayer remains a vitally important part of worship and prayer for many of the congregation. This service, still held via Zoom, is in effect an identifiable worshipping entity within the parish; although there are now so many more opportunities to do things, it is still attended by around twenty-five people each weekday. It also enables us to model collaborative ministry, as a range of people read, scroll the service text. This is now a well-established worshipping community.

The third is the Pastoral Letter, like Morning Prayer a constant since the beginning of first lockdown. Since August 2021, in recognition that more of our activities are able to take place, the Pastoral Letter has normally been sent out fortnightly, electronically to those who are able to receive it in that way.

In January 2021 we marked the departure of the Revd Jonathan Evans, together with Alice and their family, as they moved to Jonathan's first incumbency in the Benefice of Bruton, Brewham, Pitcombe and Shepton Montague, in the Diocese of Bath and Wells. Initially licensed as Priest-in-Charge, on 3rd October a number of the Christchurch community made the journey to Somerset for his in-person installation as Rector. Jonathan made an immense impact on our ministry, mission and life together. In addition to his valued pastoral ministry, he also steered the new signage project in the Priory, which was completed after his departure, with the generous support of the Friends. Please continue to hold Jonathan, Alice and their family in your prayers.

On February 14th we bade farewell to Heidi Hågensen, who left after nearly three years as our first Children's and Families' Worker for her new post in the parish of St Michael's, Bournemouth. Heidi's impact and legacy on our ministry with children, young people and their families cannot be underestimated, including a wealth of online provision since the first lockdown in March 2020. Her work in Christchurch has been transformative. Please pray for Heidi, Haakon and their family.

Earlier that month the PCC voted to create the posts of Chief Operations Administrator and Finance Administrator. As I wrote in the Pastoral Letter, the parish's Administration and Finance staffing has not been sufficient to sustain what we were already doing, because of the severe work overload that routinely ended up on the desks of our administrative staff. As well as rectifying that deficit, the creation of these two posts was also intended to increase our capacity to recover from the impact of the pandemic by increasing income through commercial enterprise, income from visitors and legacies, and from stewardship. Furthermore, the projects which are likely to appear in the forthcoming Master Plan (see below) and other elements in our anticipated growth in ministry and mission, require us to have this stronger, more resilient administrative and financial staffing in place.

Also during February we heard that the Chancellor of the Diocese had approved the Faculty for the new signage at the Priory. Then on February 11th the inaugural event for HeartEdge Wessex was held online. This was an afternoon webinar which I hosted and at which Sam Wells, the Vicar of St Martin-in-the-Fields, spoke on "The Pandemic and the Future Shape of Church". Over 190 people attended the webinar.

The other major PCC decision in this period was to recruit our second Children & Families Worker. Because of Heidi's excellent work in recent years, the role description had to be modified to reflect the new circumstances. After two attempts at filling this full-time post were unsuccessful, towards the end of the year we recruited Vicky Semple-Khan as our new part-time Children's and Families Minister.

February 2021 also marked the beginning of Lent. This year our Lent small groups followed some home-produced studies based on Pope Francis's book, 'Let Us Dream'. These groups met via Zoom and were attended by over forty people, with breakout groups to enable deeper discussion of the material. In support of our Roman Catholic colleagues at St Joseph's, a version of the same material was offered on three Saturday-morning sessions.

March saw the completion of Phase 5B of the external conservation of the Priory. This would have been a major undertaking at any time, let alone during lockdown; for the project to come in on time and within budget was remarkable. Our thanks are due to Traditional Stone, the contractors, to Columba Cook, in his final task as our architect, and to the Culture Recovery Fund, who gave us a generous grant of £230,000 towards the project. A particular feature of this project was the replacement of four gargoyles and two grotesques. The carving representing an NHS nurse, wearing a mask, attracted considerable interest locally and from the national media.

During the early months of 2021 the parish received a series of substantial donations, totalling over £300,000, from a donor who wishes to remain anonymous. One of these donations was put to helping address the parish's Covid-related losses, at the donor's suggestion; the PCC decided to dedicate the balance of the donations to fund important projects that otherwise might go un-resourced. These donations, therefore, are being used to fund the parish's Children and Families' Minister post and will fund a music outreach programme in local schools and choral scholarships at the Priory.

Holy Week fell in April. We went back into church again on Easter Day for the first time since the imposition of the latest lockdown. The major Easter services were ticketed, in an attempt to ensure that they were not so full as to breach Covid-19 regulations. It was a great joy to be able to worship together again in our churches. On Sunday 11th April the Parish marked the death of HRH Prince Philip on the 9th April. PCC members also enabled the Priory to open into the evening for Prayer.

At the beginning of May we welcomed Stephen Noble as our Chief Operations Administrator (see above). Stephen got straight to work on aspects of our welcome and commercial activity, with the result that within a few weeks new furniture was purchased to be placed on the monastic lawns, to expand the Café's capacity to serve meals and refreshments. This proved a great success, greatly assisted by the arrival of John Rowe as our new catering manager at the end of July. During May, the monastic remains uncovered in previous archaeological work were finally returned to the Priory. By gracious permission of the Earl of Malmesbury, the remains have been stored, until further notice, in the Malmesbury Crypt. The intention is to re-inter these monastic remains in the ground from which they came, when we receive permission to do so. May ended with the Feast of Pentecost on Sunday 23rd, which was also the day of the Annual Parochial Meetings, and Trinity Sunday on Sunday 30th.

June saw the first weddings of 2021, virtually all of them postponed (sometimes twice) from 2020. At the June PCC meeting, proposals to create a new congregation at St George's, Jumpers, were discussed, following earlier consultations with the Deputy Wardens and staff. This new service would be in a contemporary, more relaxed style, aimed chiefly at younger families and other local residents. It would be principally lay led, though with regular clergy input and presence. This new contemporary service would be in addition to the existing St George's Sunday morning Eucharist.

On July 19th the Government lifted all remaining Covid-19 restrictions. Coinciding with this, the full seating was returned to the Priory, though in order to maintain social distancing only every other row was in use during routine services. We also moved from being Covid-compliant (in relation to the legal constraints) to being consciously Covid-considerate. In practice, this meant continuing voluntarily with many of the previous requirements; we were also able to sing hymns again in church, while wearing a face-covering. The theological impetus behind this Covid-compliant decision was the injunction St Paul writes in Philippians 2: 'let each of you look not to your own interest, but to the interests of others.'

September was a significant month for the PCC, not least because it met in person for the first time since the first lockdown, with some members joining via Zoom. During the meeting PCC members heard a report from one of our Deanery Synod members on the Diocesan Net Zero 2030 agenda, with a link to the Diocesan strategy launch. Then on 18th September members of the PCC and some other members of the congregation met for a truly outstanding PCC+ Awayday. This was held in the parish centre at St Joseph's RC Church, Purewell.

In September Geoffrey Morgan stepped down as Priory Organist after 19 years in post; the PCC granted him the title of Organist Emeritus, in which capacity he is still involved regularly in playing for Sunday and other services.

From Friday 24th to Sunday 26th September we were fortunate to have The Gesualdo Six with us at the Priory. They sang, together with the men of the Priory Choir, at a special Compline on the Friday evening, before running workshops for choristers from several churches on Saturday. That evening they presented a concert of music by Josquin and his contemporaries, a feast of top-quality music-making. Finally, they sang for the Sunday morning Sung Eucharist, completing a wonderful 'residency'.

The positive atmosphere of the September 19th Awayday was discernible again at the regular PCC meeting at the beginning of October. At this meeting the PCC agreed to the production of a Master Plan. This important document would begin with, and be rooted in, the vision for the Priory and the parish. It would set out a 'road map' for the various projects agreed by the PCC; by setting out estimated costs, phasing the various proposals based on urgency and economies of scale, a good Master Plan can save money in the long run. Crucially, Master-planned projects have a higher rate of completion. It was agreed that the proposed Master Plan would include everything we should like to do; also that it must be flexible, as priorities may change and new possibilities arise.

At the October meeting, the PCC also discussed three important projects in particular: a) replacement and repair of slabs in the central Nave aisle; this cost would be funded from Priory House Trust monies; b) although emergency repairs have been undertaken in respect of the Nave roof, John Bailey, our architect, informed us that it would be necessary to carry out a full repair; c) the PCC also confirmed the existing policy to press ahead with the new building, previously referred to as the 'Visitors Centre'; a feasibility study was agreed, noting that the building will almost certainly be in a different location to that originally proposed; this would have the support of Historic England.

It was also at this meeting that the PCC considered the order of priorities of the projects currently in the frame. The top priorities were identified as the replacement of the lighting in the Priory, which would be dependent on a thorough electrical review; and the installation of new heating. Both would be necessary to comply with the Church of England's aim to reach Carbon Net Zero by 2030. In addition, PCC members heard that replacing these two systems with renewable energy sources would also significantly reduce our expenditure on utility bills (a major factor in current financial conditions).

As usual, at the beginning of November we held the annual All Souls Service, for those who have lost a loved one. One week later, Remembrance Sunday was once again the focus for many within the local community of their commemoration of those whose lives were given in time of war. On 20th November the pre-Advent Quiet Day was held at St George's: through the words and music of Handel's *Messiah*, those present engaged with the story of Jesus and his saving work. During the month, Stephen Noble resigned as our Chief Operations Administrator (COA) in order to return to his previous job. Fortunately, we were able to recruit Andy Gilbert to take up the post.

November closed with a very successful Advent Fayre on the 29th, the first fund-raising Fayre since before the first lockdown; then, on Sunday 30th, the season of Advent was well-and-truly launched with our Advent Carol Service 'From Darkness to Light.'

On December 1st two new members of staff started in post: in addition to Andy Gilbert as our COA, Vicky Semple-Khan took up the role of part-time Children and Families' Minister. The following Wednesday, 8th December, we held the first of our new Staff and Section Head Lunches; normally held quarterly, these aim to improve communication across the whole range of parish activities. On Sunday 12th December a congregational consultation took place in the Priory, to which members of all our churches were warmly invited. This was an opportunity for some of the key proposals from the Way Ahead Group (WAG) to be shared widely with members.

With Covid-19 infections still at a high rate, this year there were fewer Christmas carol services and concerts in the Priory than usual; in particular, as local schools all had high infection rates, most of them chose to do something different with their end-of-term Christmas events. We also took the difficult decision to cancel the scheduled performances of 'The Snowman' and 'Carols in the Car Park'.

Nevertheless, the year closed with a joyful celebration of Christmas. Heartfelt thanks to everyone – vergers, musicians, flower arrangers, bellringers, holy dusters, servers, candle lighting team, sidesmen, streaming team and clergy – who played a part in making Christmas happen in our churches.

These activities of the Charity are usually summed up as:

1. Regular public worship, open to all, with a strong emphasis on liturgical excellence and on the occasional offices.
2. Promoting the whole mission of the Church, through outreach work and engagement in the parish, and the provision of activities for the whole range of members, not least children, young people and their families.
3. Pastoral work including the visiting of the sick and bereaved.
4. Teaching the Christian faith, principally through sermons, courses and small groups.
5. Taking assemblies in the Priory School and other schools in Christchurch.
6. The provision of sacred space for personal prayer and contemplation.
7. Supporting other charities and mission societies in the UK and overseas.

As for some years, we are required to give an account of events between the end of the year formally covered by this report and the date of the Annual Parochial Meetings.

January

On January 4th work started on the Priory House project. It soon transpired that this work will take longer than original envisaged, but Andy Gilbert, our COA, was already working hard to ensure delays are kept to a minimum. Then on January 19th we received a visit from members of the Diocesan Advisory Committee (DAC) to scrutinise the new prototype for supports to the Misericords in the Great Quire. This project has been active for some time, but since neither the

architect nor DAC members had been happy with the previous design, progress had stalled. On this visit, however, there was general agreement that the new model was satisfactory. The faculty to complete this work is anticipated soon.

February

At its February meeting, the PCC revisited the proposal (previously discussed in mid-2021) to replace the former 'Charity of the Month' with a form of outward giving from parish income. The practical details are still being worked out, but once the financial year end information is known for 2022, donations will be sent to a number of charities and mission organisations, local, national and international. This will not inhibit our capacity to hold a collection to support a particular emergency or crisis, e.g. the recent DEC appeal for Ukraine.

March

Lent began on March 2nd, when Ash Wednesday services with the imposition of ashes at both St George's and the Priory. The following week our Lent course started: the course we used was 'The Long Road to Heaven', a book written by the Revd Tim Heaton based on 'The Way', a 2010 film about a bereaved father's experience walking the Camino to Santiago di Compostela. The course was well received, with five groups meeting in person and one via Zoom. Many thanks to those who hosted these Lent groups in their homes.

April

The first half of April was dominated by preparations for Holy Week and Easter, the first Holy Week since 2019 that we have been able to have all our services 'live'.

The WAG, now chaired by Ian Nelemans, continues to meet and make good progress. In early April they met with two representatives from Historic England in the Wessex region, following on from an earlier meeting with a member of the Cathedral and Major Church Projects Support Panel (part of the Association of English Cathedrals) on fundraising.

Easter 2022 saw the arrival of a new (to us) service in Christchurch: this was the Dawn Service, at 6.00am on Easter Day. There is something very special in celebrating the resurrection of Jesus at first light: beginning with a short vigil in darkness, followed by the kindling of the New Fire and the lighting of the Easter Candle, before the first Eucharist of Easter. For a new service, it was attended by an encouraging number. Easter Day in the Priory closed with a fine Festal Evensong. After two years in which the pandemic has played havoc with choirs up and down the country, and seriously affected recruitment, the awarding of a number of choir ribbons and the appointment of new Head and Deputy Head Choristers was an indication both of the recovery to health of our choirs and of the efforts of Simon Earl to re-establish and renew their life.

At this stage in the Annual Report there are many people to thank. I am glad to take this opportunity to express my gratitude to the Revd Richard Partridge, the Revd Jonathan Evans; to my clergy and lay preaching colleagues – (alphabetically) Will Howard, the Revd David Lund, Canon Graham Newton, the Revd Angela Newton, the Revd James Robertson, the Revd Tom Stuckey, Canon John Turpin; to Ian Penny, Heidi Hågensen, Simon Earl, Stephen Noble, Andy Gilbert, Vicky Semple-Khan, Maureen Whiles, Tracy Froud, Colin Bacchus, our vergers Paul Saunders and Greg Rolls; to Rosemary Rogers, Norma Lund and Sue Haxby; all who have trained for the Bishop's Commission for Mission and Bishop's Permission to Preach; and to everyone who has presided, preached, read and prayed in our services, in person and online; and for online and technical help to Pat Stewart, Roger Haxby, Will & Jen Howard – without their contribution, our ministry during the two years since the first lockdown would have been immeasurably the poorer; and, of course, to our many volunteers.

St. George's Jumpers

Prepared by Mrs Norma Lund and Mrs Vicky Semple, Deputy Churchwardens at St. George's

It has been wonderful to be able to open the church again after the pandemic, and it has been a very fruitful year for us in terms of growth in our congregation. We have the pleasure of welcoming four new couples to our worship on Sunday Mornings.

Junior Church has been at St. George's whilst the work is taking place on Priory House. This has brought an energy to the services (when they come in for the Eucharist) which has been lacking and the congregation being very welcoming and kind to the families.

We also had the joy of hosting a wedding and have several baptisms booked in over the next few months.

We are still waiting for the interior work that was notified in the last quinquennial inspection to be undertaken. In addition to this we are still awaiting a professional deep clean following the inevitable dirt and dust after repairs to the roof last year.

We must give thanks to all our volunteers who work so hard to keep the church operating. Our Holy Dusters, Choir, welcomers, flower ladies and those who help with the coffee are so valued.

St. John's Purewell

Prepared by Mr Ian Penny

Services and activities at St John's have been suspended due to the pandemic.

PCC MEMBERSHIP

Members of the PCC are ex-officio or elected in accordance with the Church Representation Rules. To qualify for election to the PCC, candidates must be on the Electoral Roll of The Ecclesiastical Parish of Christchurch.

During the period since 1st January 2021, the following served as members of the PCC:

Vicar : The Reverend Canon Charles Stewart

Associate Priest : The Reverend Richard Partridge

Children and Families	: Mrs Heidi Hågensen	Retired 14.02.2021
Worker	Mrs Victoria Semple-Khan	Appointed 01.12.2021

Churchwardens	: Mr Colin Bacchus	Re-appointed 04.10.2020
	Mrs Tracy Froud	Re-appointed 04.10.2020

Deanery Synod Representatives

Elected 04 October 2020 - to serve for three years ending 31 May 2023

: Mr Michael Beams
Mrs Diane Wright
Dr James Morton
Mr Nicholas Straw
Mrs Sue Haxby

Elected Members

Members who retired at the 2021 APCM

: Mr Robert Day
Mrs Eileen Dibden
Mr Greg Rolls
Mr Roger Mason
Mrs Pat Richards

Members to retire at the 2022 APCM

: Mr Jeff de Lange
Mrs Brenda Marshall (resigned December 2020)
Mrs Janet Seager (resigned May 2021)
Mrs Diana Conway-French (appointed 2020 APCM)
Mrs Brenda Pearmain
Mrs Joyce Davies

Members to retire at the 2023 APCM

: Mrs Anusha Hesketh
Mr Ian Nelemans
Mrs Rhoda Riddette-Wynton
Mrs Rosemary Hadland
Mrs Julie Mills

Members elected 23 May 2021 - to retire at the 2024 APCM

: Mrs Pat Richards
Mr Greg Rolls
Mr Roger Mason
Mrs Jennifer Howard
Mrs Penny Nelemans Appointed 03.06.2021
Mr Charles Merivale Appointed 03.06.2021

Non-Elected Members

Retire annually at the Annual Parochial Church Meeting

Ex-officio : Deputy Churchwardens at St George's
Mrs Norma Lund
Mrs Victoria Semple-Khan

Co-opted : Mr Paul Ruffell Appointed 03.06.2021

COMMITTEES

The Parochial Church Council

The Standing Committee - appointed annually by the PCC:

Appointed 06.05.2021

The Vicar
The Churchwardens
The PCC Secretary
The Parish Treasurer
Chairman of Committees
Administrator
Director of Music
PCC Reps: Mr Mike Beams
Mr James Morton

Appointed 07.10.2020

The Vicar
The Churchwardens
The PCC Secretary
The Parish Treasurer
Chairman of Committees
Administrator
Director of Music
PCC Reps: Mr Ian Nelemans
Mr Mike Beams

The Chairman of each area of work is appointed at the Meeting of the PCC immediately following each APCM:

Ministry and Discipleship Committee

Chairman : The Reverend Richard Partridge

Outreach Committee

Chairman : The Reverend Jonathan Evans (Until January 2021)
Mrs Victoria Semple-Khan (From February 2021)

Property Committee - incorporating the Trusts of the 1925 Repairs Committee delegated to the PCC by Resolution

Chairman : Mr Roger Mason

Finance Committee

Chairman : Mrs Julie Mills

Pilgrimage and Visitors Committee

Chairman : Mrs Patricia Richards

Children and Youth Committee

Chairman : Mrs Julie Mills

Communication Committee

Chairman : Mrs Anusha Hesketh (Until January 2021)
The Reverend Canon Charles Stewart (From January 2021)

WORSHIP and DISCIPLESHIP COMMITTEE REPORT

Prepared by Reverend Richard Partridge, Chairman

As with all areas of Church during the global pandemic, finding the best way to reach out to others and to share our faith with them and to offer the very best Worship and discipleship courses, proved to be a challenge during 2021. A challenge yes, but by working very closely together and drawing upon the skills and expertise of many different people, the Worship and Discipleship Committee feel that we adapted well, and hopefully provided a range of helpful ways of holding the Church family and community together, as we sought to live out the mission of Jesus.

The online platform Zoom was utilised to ensure that Morning Prayer was said on each morning of the week apart from Sundays, and around 30 people joined for these acts of Worship from their homes each day, and have found it to be a very special way to both start the day and to come together in the presence of God.

It was not possible to hold live Services before Holy Week in 2021, but we were in a position to record a Service every single week before then, and to make them available via the parish website. From Easter Sunday, when we were permitted to be together in Church, the Priory Sung Eucharist has been livestreamed, and also made available as a recording later in the day. We received many very favourable comments concerning the quality of these online Services and know that many people chose to join us for these Services in this way during the year.

From Easter onwards, we were able to hold Services in person, and held an 8.00am Service at the Priory and the 10.00am Eucharist mentioned above, and Choral Evensong at 6.30pm. A Sung Eucharist at St George's was also held at 9.30am. Due to social distancing guidelines, it was not possible for Services to take place within St John's Church in 2021.

In October, several members of our Church family were awarded their "Bishop's Certificate in Mission" (BCM) at Winchester Cathedral in a Service held to celebrate all aspects of Lay Ministry. Pat Richards, Lyn Ellis, Virginia Boakes, Hannah Hoskin and Vicky Semple-Khan received their certificates as Lay Pastoral Visitors, Julie Mills for Children and Families Ministry, and at the same Service, Will Howard received the Bishop's Permission to Preach (BPP). Vicky Semple-Khan and Nick Straw also completed the BCM in Worship Leadership in 2021. It is both encouraging and also exciting that more people from across our Parish have felt called to undertake these training courses and to assist in the provision of the ministry and mission in the parish.

Our thanks also go to the retired clergy who regularly led acts of Worship and were involved in so many other aspects of Church life. By name I mention Canon Graham Newton, Reverend Angela Newton, Reverend David Lund, Reverend James Robertson and Canon John Turpin. We thank also Reverend Tom Stuckey and Mr Will Howard for preaching at the Priory on an occasional basis during the year.

In Lent, Canon Charles led a "Small Groups" course on Zoom which he had written, based on Pope Francis' book, "Let us dream." In Advent we were able to hold our first "Small Group" sessions in person and again looked at a course written by the Vicar, "Food for the Soul" considering different aspects of the Eucharist.

In addition to these new ways of doing things, during the year the clergy took it in turn to write a Pastoral Letter, initially once a week and later in the year each fortnight. These were made available both via email and through the post to those unable to access such letters online.

Our thanks also go to the Children and Families team for their leadership of the Junior Church during these challenging times and similarly to Simon Earl our Director of Music, to our Vergers, Paul Saunders and Greg Rolls, our Parish Secretary, Maureen Whiles and to Pat Stewart, Director of Online Services. Our thanks also go to the Flower Ladies, our Servers, Choirs, Sidesmen, Musicians, Bell Ringers, Church cleaners and all other volunteers who made our acts of Worship possible during the year.

In 2021 the parish clergy officiated at 44 funeral services, 4 memorial services, 14 weddings and 1 wedding blessing. We had 25 baptisms during the year in the parish and 67 interments in the Garden of Rest.

Report from Christchurch Deanery Synod 2021

Prepared by Mr John Dowsett, elected member of the Christchurch Deanery Synod

The first Synod meeting of 2021 in February was conducted by Zoom given ongoing Covid-19 restrictions. Synod was informed that the Diocesan Resilience Plans were being progressed and would result in a reduction of 22 stipendiary posts and the post of Archdeacon of Bournemouth not being filled. Bishop Debbie would be attending an extra Synod Meeting in March to discuss. In a presentation to Synod, Luke Maundrell, Diocesan Stewardship and Resources Advisor, said that the Deanery had managed to contribute 81% of its share of the 2020 Common Mission Fund (CMF). Some parishes which relied on fund raising events had seen their income seriously impacted by the pandemic closures. He showed a new video produced to illustrate and clarify the purpose of the CMF, 80% of which is used to pay clergy stipends. Luke emphasised the importance of legacy giving in parishes. New resources to help parishes encourages people to include the church in their wills would be available in 2021. Synod was also reminded of the resources available via the Diocesan Parishes Resources Website and the Parish Buying Scheme, which also featured how to utilise the 'Give a Little' App. QR codes on posters etc were also useful.

At the meeting in March, held by Zoom, Synod welcomed the Bishop of Southampton, the Right Reverend Debbie Sellin, and the Archdeacon of Winchester, the Venerable Richard Brand. Bishop Debbie, introducing the Resilience Exercise, said that before the pandemic, the Diocese had an unsustainable deficit and then Covid-19 has exacerbated the problem. Cuts in the budget for the Diocesan Office and axing of some central posts, together with the sale of Old Alresford Place would save £0.75 million. The remaining £1.25 million had to be found from clergy posts and housing. This had resulted in the need to cut 22 stipendiary posts throughout the Diocese. Richard Brand commented that the reduction of posts had to be sustainable and carefully worked out. For the Deanery this meant the loss of an associate priest in Ringwood and the formation of 2 new benefices: Mudeford with Burton, and Bransgore and Hinton with Burley and Sopley, resulting in the loss of one post. Bishop Debbie acknowledged the graciousness with which the proposals had been received. The meeting broke up into smaller groups for further discussion and, after reconvening, Richard Brand responded to questions raised. He made clear that the option for benefices to have local church committees, as sub-committees of a single PCC, had been included in later drafts of papers on the subject. He did not feel that an alternative structure, involving Joint Councils, would result in simplification of structures. It was noted that a question had been submitted to Diocesan Synod querying the loss of the 2 posts from Christchurch Deanery.

At the June Synod Meeting held by Zoom, Professor Victor Humphrey from the Diocesan Environmental Group gave a presentation on caring for God's Creation and addressing climate change. He explained that the problems were current, with increasing loss of biodiversity and a continuing rise in temperatures, making 2020 the second warmest year on record. He talked about ways to raise the profile and encourage tangible action in response to climate change, and

challenged Synod members to decide on one thing they could do in their parish to improve their 'Eco church' status.

The final Synod Meeting of the year in September was the first to be held in person for over a year. Matthew Trick gave a thought-provoking presentation – 'Learning from Covid'. He suggested for many it has been an exhausting time navigating through the pandemic, but that there are many points we should be thankful for. He asked Synod to consider what impact the recent changes churches have made might have on our Mission Action Plans. Also at the meeting, Gary Philbrick led a workshop based on music as part of worship. The various roles of music included being an integral part of services in the Coptic Orthodox church an enabler of prayer, as a gift from God to us, and as a way to reflect the church's different seasons.

Throughout 2021, the Deanery continued its support for the Kinkiizi Diocese in Uganda. Whilst it has been very challenging for Kinkiizi dealing with Covid-19, it also proved to be the best ever year for Deanery fundraising, with over £10,000 raised through the '40 for 40' Lent and Covid-19 appeals.

CHILDREN and YOUTH COMMITTEE REPORT

Prepared by Mrs Julie Mills, Junior Church Co-Ordinator and Chairman of Children's and Youth Committee

The Covid-19 pandemic has continued to dominate much of the year, despite this we have continued to support our families and youth during this time adapting our activities to reflect the Government restrictions that were in place.

We started the year by continuing to meet our families on Zoom. It was time of transition as Heidi handed over duties to the children's and youth team before starting her new role at St Michael's. We said farewell on the 14th February with a Zoom party where over 30 people joined us to thank her for all her amazing work in our parish and to celebrate this together. The children recorded a video performing the song "As the Sun Rises" it was truly wonderful. Soon after, we started advertising for a Children's and Families Minister, but sadly we were unable to find the right person for our parish at that time. Despite this disappointment, our wonderful team of volunteers continued to support all our children's and youth activities together with Harvey our Moorlands placement student who continued his first year with us.

We were able to attend Hand in Hand Conference via Zoom giving us many new ideas and ways to cope with the ever changing Covid-19 restrictions and ways to continue to engage with our families during this difficult time.

In June 2021 the Covid-19 restrictions were relaxed and this enabled us to meet socially distanced outdoors, during this time we alternated Junior Church between The Priory and St Georges and finished the Junior Church year with a picnic party on the Priory House lawns.

In September, the "Mum's group" followed the Living in Love and Faith course. Junior Church we were finally able to meet inside, socially distanced, but sadly we still did not have a Children's and Families Minister in post. Despite regularly keeping in touch with our families over the summer months, many families did not return to church, some due to ongoing concerns with Covid-19 and others being unable to attend as children's sports and other activities re-started on a Sunday morning.

In October 2021, Julie Mills was awarded the BCM for Children's and Youth at Winchester Cathedral, and in December, we were delighted to appoint Vicky Semple-Kahn into the role of

Children's and Youth Minister on a part time basis. Vicky is a wonderful asset to our Children's and Youth team and her hard work is already starting to show great rewards. Shortly after commencing her role, she helped to lead the Christingle service, held a wreath making workshop for families, and also filmed a crib service that was available on the parish website.

In January 2022, due to Covid-19, we had to meet outside once again, and our families joined us for a short walk to Christchurch Quay where we shared a bible story and prayed together. As building work had also commenced in priory House, Junior Church temporarily moved St Georges Church, where our families have been so very warmly welcomed by all members of the congregation. We also saw the Open the Book teams return to Christchurch Infants and Junior School and the Priory School.

We were able hold to our first all age service in the Priory on Mothering Sunday with readings and prayers being led members of the choir and Junior Church. At the end of March Vicky and Harvey held an Easter Journey workshop attended by over 330 children from our local schools. This was a truly wonderful experience for the children who enjoyed learning more about the Easter story. Vicky also has been working with the Priory choir attending the recent ribbon training day. Plans continue for the Easter holidays with a family picture trail to encourage families into the church, combined with a competition to win Easter egg.

Over this year that has once again presented many challenges, we have continued to see God work in everything we do, and how his strength has supported us through another difficult year. We are truly blessed to have to the continued support of our families and volunteers, and we would like to take this opportunity to thank each and every one of them. This year has continued to show us how in supporting each other we can achieve amazing things.

PILGRIMS and VISITORS COMMITTEE

Prepared by Mrs Patricia Richards, Chairman

James Guthrie, who co-ordinates the welcomers and stewards writes; another challenging year with Covid-19 still causing problems, (year 2 of Covid-19), with little or no activity possible. Welcomers and stewards were on duty at the Priory Church 1st July to 31st December, a reduced duty rota was in place from 17th May until the end of June, which means the welcomers and stewards only volunteered for 6 months of 2021, when the Priory reopened in July the welcomers and stewards team was back to full strength within a couple of weeks.

Hilary Forest organises the tours of the Priory and writes that because of Covid-19 a number of the tours did not take place. Tours are now being arranged for 2022. Mike Beams ran a few external tours which included the new grotesques and gargoyles at the East End of the Priory, he hopes to be able to start the tours again in 2022.

The Museum has been out of action during the past two years, a team of volunteers have been busy cleaning and reorganising the museum, reopening in Spring 2022.

Peter Warren organised the Summer Fete and Advent Fayre both were phenomenally successful. The summer fete together with the Craft Stalls had a glorious day and a goodly number of visitors strolled around the stalls and achieved a net profit of £6,010. The Advent Fayre together with the Craft Stalls was held inside the Priory, it was an extremely windy day, but a goodly number of people attended. A net profit of £6,572 was raised.

I would like to thank all the members of the committee for their continued support and to ALL the volunteers for their support and loyalty to the Priory.

PROPERTY COMMITTEE REPORT

Prepared by Mr Roger Mason, Chairman

January

Misericords repair, prototype support to be made for DAC approval. St G's windows firm is still on furlough, no start date yet. Priory Roof Security Cameras will be updated to HD. Quinquennial Report was explained by John Bailey. Rain water penetration is the major concern. Nave roof, Cloister Way and St Stephens quotes sought. Conservation Management Plan Update and a centralised Archive will now be set up. Engineers flood report for the Stable Block is delayed but we are reasonably sure we will get change of use for the nursery. Charles is writing to BCP about the state of the Ruined Monastic Structures which require urgent attention. Phase 5B is on target to finish by 31st March weather and Covid permitting. Quote received for the Cloister Way Door auto closer/opener

February

J Ba seeking a new archaeologist short list. QI report:- Awaiting List B permission for steeplejacks to carry out emergency repairs to the nave roof. Conservation Management Plan J Ba obtaining the 2010 plan from MH. MB to send out requests to relevant parties at the Priory for the information he needs. Engineers flood report for the Stable Block received and sent to BCP planning dept. St G's lightning conductor failed its test resistance too high. Work to rectify 25/02/2021. St G's Hall toilets refurbishment to provide a disabled facility and unisex toilets. Approved J Ba to draw plans. Letter received from BCP seeking to work with the PCC and our architect concerning the stage 2 repairs of the Ruined Monastic Structures. It suggests the benefits of putting them on the National at Risks Register. Phase 5B 2 new gargoyles and the repaired one have been fitted. 4 remaining will arrive 26/02. Works proceeding smoothly.

Insurance claim for the stolen lead down pipes has been received and replacements will be fitted alongside the 5B work

St G's windows no start date

March

QI Report: - Hoppers_gullies and downpipes listed that need clearing on Priory and Priory House. RN to progress. Awaiting report on Cloister Way Roof. Everyone now has been made aware that nothing is stored on the medieval tiles under the Salisbury Chantry

Conservation Management Plan Review: - John Bailey is compiling the documents with help for members of the church. Gazetteer 3 records all major works to the Priory. Last record 1994. R M to update. Applications for the Archaeologists post have been received and J Ba creating a short list of 3-4. Phase 5B on target, any reusable stone will be stored in the Mason's Yard. St G's Annexe Fire Exit doors to have metal exterior plates fitted and plywood internal panels fitted at Easter break.

Discussion took place concerning fitting solar panels and heat pumps in the future to the Priory and St G's. Quote received for Phase 2 of RMS has been forwarded to BCP. Temporary wooden step at rear of sanctuary being constructed in house. Cloister Way Door auto opener/closer completed.

St G's windows no start date.

April

Phase 5B completed on schedule 31st March with no outstanding issues. Conservation Management Plan Review. J Ba collecting data, many people involved in Land ownership. Liturgical section, Music dept, Bells and Bell ringing, list of significant items, plate and other collections, photos of stained glass windows, disaster management strategy, mechanical and electrical services, salvage list for emergency services. St G's Quinquennial report at typists. Nuisance pigeons flying over the old kitchen doorway. CS to ask Archdeacon if we can use temporary screen until a decision is made about the refurbishment of the North Porch

May

St G's Quinquennial report. St G's Windows work has started Salisbury Cathedral Glass report that a steel support bar under some windows is corroding. These will have to be replaced in the future with stainless steel. Otherwise building is in good shape apart from regular maintenance. Conservation Management Plan data still being collected. J Ba to ask Hugh Harrison to get a mock-up of his design for supports for the Misericords. J Ba to get quotes for the phase 2 repairs to the walls by the millstream and the main north gates

June

Conservation Management Plan progressing. Archaeologist appointment. J Ba, CB and SN interviewing on Monday 21st. Archdeacon has agreed to a temporary wooden frame and netting above the old kitchen door. J Ba to meet with BCP today reference the north gates and walls by millstream. St G's outside doors repainted. Leak in Cloister Way roof awaiting quote. Planning permission finally received for change of use for the Stable Block. Flood gates will have to be installed.

July

Conservation Management Plan progressing data being collected. Salvage and Grab List for emergency services in progress J Ba, TF and SH. Leak in Cloister Way quote approved. Misericords sample support on way from Hugh Harrison. Archaeologist appointed is Ross Cook. Cloister Way windows need painting, approved. Ladies Toilet walls have been repainted. Sink hole in Priory north path reported to BCP to repair. Quote received for Main Gate repair and painting/gilding £105K. J Ba has sent to BCP as it is their responsibility. Walker Positive organ PCC has agreed to apply for a permanent faculty. Plans for St G's Hall Toilets received, quotations to be obtained. Following the Engineers report concerning flood protection for the Stable Block flood gates will have to be installed. Gazetteer 3 record of major works completed

September

Conservation Management Plan awaiting some data. Salvage and Grab List for emergency services in progress J Ba, TF and SH Sink hole in Priory path BCP to be reminded to repair. Loose paving stones in Priory Aisle. Plan A repair and relay as necessary £7.5K. Plan B relay whole aisle using as many old stones as possible £105K. Major problem is that the stones are laid on sand which moves especially when heavy staging is moved across them. Recommend Plan B to Finance and PCC. Foliage boss to Montecute chapel has fallen and pillar in St Stephen's chapel looks unfinished. J Ba to get quote from TS. Priory Loop amplifier was tested and found to be too small causing distortion. Approved to be replaced with a better one. A stair rail from organ loft upwards to be installed in house. Flat 1 Priory House boiler needs replacing £2333.33+vat recommended to Finance. Leak in Cloister Way repaired. St G's window repairs complete. A second quote for the repair to the North Gates is being sourced. St G's Hall toilets quotation received £9800+vat. Grants being sought. St G's lightning conductor resistance is still too high. As it is not an insurance requirement we will get it removed as it is dangerous and could cause a fire. Stable block floodgates J Ba to obtain a quote.

October

Conservation Management Plan. Thanks to TF for transferring the monuments database on to the computer. Financial and Music Review in progress. Work authorised to repair Montecute Boss and reshape the St Stephen's pillar. We need to update the Fire Risk Assessment. An Asbestos Register and Permit to Work system needs to be organised for contractors. Responsibility needs to be a paid member of staff and was passed to another committee to consider. Stable block flood gates to be commence Feb 2022. J Ba to complete survey and plan of Priory Aisle stones. An Electrical and Mechanical Report for the Priory and House are needed urgently as we proceed with development of PH and the Master Plan. Authorisation sought through finance urgently. PH Planning permissions, schedule monument and listed planning consents progressing well. The Cumbria

Clock Co. report on the Tower clock has been received and a quotation for the repairs has been asked for. Small leak in Cloister Way occurs during heavy windy rainfall. J Ba to contact contractor. St G's lightshades and lamps need updating. J Ba to ask CES for a scheme.

November

Conservation Management Plan. Some old postcards have been found which include the Screen behind the Lady Chapel altar. Parts of the missing sculptures have been found in the museum.

Sumo Survey of the Priory Aisle Stones to be completed by the end of November. Quote for the repair of St Stephen's roof passed to Finance. Work to be scheduled for late spring as no temporary roofing included. Quote for Priory House development received and passed to Finance and then to an Extraordinary PCC on 28th Nov. Misericord supports and faculty for the Walker Positive organ we are waiting for DAC approval. J Ba to chase BCP in January about phase 2 of the walls by the millstream and repair of the main gates. A second quote for the repairs to the Tower clock is sought. St G's lightning conductor has been removed.

December

Priory House Development. A pre start meeting has taken place on site and work should commence on the 4th January. Major building work will be completed by Easter with the opening of the shop and café being in May. New toilets will be completed in June. Priory Aisle stone survey awaiting drawings. The gulley has been blocked with leaves again causing damage in the café. J Ba to draw plans to roof over this area to avoid this problem every leaf fall. Priory House external doors and windows need repairing and painting. Quotes will be sought.

Finally a big thank you to John Bailey our architect, Richard Newell in the Property Dept., and his volunteers John Bolt and Richard Stephenson for all their work.

FINANCE COMMITTEE REPORT

Prepared by Mrs Julie Mills, Chairman

The coronavirus pandemic has continued to disrupt and delay plans during 2021. Despite this in May 2021 the PCC were able to appoint a new role to the parish of Chief Operations Administrator, this enabled Ian Penny to move to his new role of Finance Administrator focusing solely on the financial matters of the parish.

As Covid-19 restrictions started to ease the church, shop and café were able to open once again, albeit with social distancing requirements. This enabled us to focus on recovery and income generation. CPL invested in outdoor furniture for the café to counteract the need to reduce the indoor seating. This was hugely popular over the summer months leading to many visitors to the Priory discovering our wonderful café for the first time. Despite only being able to trade for part of the year, CPL reported a profit thanks to the hard work and dedication of the staff and many volunteers.

This year, once again the ongoing regular expenses of the parish were not fully met by parish giving and other donations and we relied on our reserves to support day-to-day expenditure. All expenditure was paid from the appropriate funds and spent in accordance with the wishes of the donor; we also paid the 2021 Common Mission Fund in full to the Diocese.

2021 has been a year planning and investing for the future, to ensure that the parish can generate surplus income in future years. These plans included development of Priory House to improve the shop, café and toilet facilities. The project commenced on the 4th January 2022 and is expected to complete at the end of May 2022 in time for summer trading.

2022 will see the introduction of new accounting software, this will further support the budget process and financial reporting to the PCC.

I would like to thank Ian Penny for his hard work and dedication in fulfilling his role as Finance Administrator. Ian has as in previous years been supported by a team of volunteers and I would like to thank Rosemary and the many other volunteers who have given their time to assist with bookkeeping and administration tasks, and to Ian Nelemans and his team of counters who administer the planned giving. The time they give is vitally important to the financial health of the parish.

FINANCIAL ISSUES

Prepared by Mr Ian Penny, Administrator and Mrs Rosemary Rogers, Treasurer

The total accumulated funds stand at £7,290,581 (please see page 53). The majority of our funds, 59.4% approx., are tied up in the value of the freehold land, buildings and other assets.

A further £2,933,557 is held in other funds that are restricted, held in endowment funds, or for specific areas of work within the Parish. This has increased by £500,291 mainly due to the introduction of two new funds, the Shute Fund and the Special Project Fund, a more detailed explanation of these funds can be seen below. This is a further 40.2% approximately of the accumulated funds, leaving only just over 0.3% for the Parish General Fund. The Parish General Fund is the account that covers day to day expenses for the Parish.

Total Income and Endowments

Our total income was £1,321,514, an increase of 70.53% on the previous year (see page 31 for details). Although this looks to be very positive the income into the general account is not covering the day to day costs of the Parish.

Total income from donations and legacies (note 2a page 37) has increased substantially although planned giving has decreased by £9,422. The Parish also received a substantial gift aided donation from a generous donor. This has been recorded under general donations, although unrestricted it was agreed that the majority of this donation should be designated for the long term benefit of the Parish. Please note the increase in income from the open plate collections (excluding the £28,000 which is restricted) and the donation boxes. Although this income is not at the same level as previous years we can see our income starting to recover from the effect of Covid-19.

This recovery can also be seen in Other trading activities (note 2b page 37) with an increase of over £100,000 in income; once you have taken into consideration the costs of raising funds (note 3b page 42) there was a surplus of £131,671 once again an increase compared to the 2020 accounts but not at the same level as previous years.

Other income (note 2e page 38): we received the remainder of Culture Recovery Grant which was restricted income for the Phase 5B conservation work at the east end of the Priory. This work was completed by March 31st 2021 in accordance with the conditions of receiving the grant. We also recovered the remainder of the VAT through the Listed Place of Worship Scheme. We also received income from the Government under the employee furlough scheme and the local authority retail grants.

Total Expenditure

Our total Expenditure for 2021 was £1,084,978; this includes £106,809 for conservation work. Also included is the abortive development costs for the Visitor's Centre that we originally planned between the Priory and Priory House. The Parish expenditure is explained on pages 41 and 42 and note 3 of this report; however I would like to draw attention to the following:

- A decrease in the Common Mission Fund (Parish Share).
- Church running costs have increased.
- Increased church maintenance costs.

The Priory House Fund including Priory House CBF Fund

This fund has increased to £294,523, a surplus of £59,321 for the year. Its income of £84,033 is received from rents from Priory Cottage, Priory House Flat, The Stable Block, Council Car Park and Pleasure Gardens.

Expenditure was a total of £24,804: £8,991 (note 3a, page 41) Priory House Fund, £8,383 included within professional fees, £227 in bank fees. Also the fund is responsible for 20% of the Finance Administrator's salary costs amounting to £7,203.

This is a restricted fund and is for use in repairing and maintaining the fabric of its properties and any surplus can only be used for maintenance, conservation and repair of the Priory Church.

The Fabric Fund Restricted

This fund is restricted for use only on the Priory Church Building. Income is dependent on legacies specifically for the Fabric of the Building, and transfers from Priory House Fund. We would have great difficulty in funding maintenance and conservation work if these funds were not available.

The Fabric Fund Unrestricted

The fund can be used for the Priory, or the internal maintenance of Priory House. Income is dependent on unrestricted legacies for Christchurch Priory.

St George's Church Building Restricted Fabric Fund

This is a restricted fund with the initial opening balance coming from a legacy specifically for the Church Building. This fund is for the maintenance, repair of St George's Church Building Only. The fund now stands at £2. This fund will remain open for any future legacy's or gifts that we may receive.

St George's Unrestricted Fabric Fund

This is an unrestricted fund with the initial opening balance coming from part of the proceeds of the sale of land at St George's. The fund is for the maintenance, repair and equipment for St George's Church, House and Hall. This fund stands at £814 and we need to find a way of raising capital so we can build a reserve for any future work that may be required.

Children and Youth Ministry Work

This fund was opened from legacies that have been received without a specific stated purpose and so are unrestricted. It was agreed by the PCC to designate these gifts to go towards the funding of the Children's and Families Worker.

This year the PCC agreed to designate funds from the generous donation that was mentioned above. The amount to be designated should be enough to cover the cost equivalent to a full time Children's and Family Worker for the next 4 years.

After transferring enough to cover the salary for 2021 to the general account, the fund now stands at £136,930.

Parish Benevolent Fund

This is a restricted fund with the initial opening balance being the merger of the Christopher Austin Legacy Fund, Historic Charities Fund and Maberley Trust. The Christopher Austin Legacy Fund was always part of the Parish Accounts, and the other two funds were transferred to the Parish Accounts at the end of 2018. Regular interest payments are received from the Endowments from the above funds.

The Benevolent fund is to be able to support the Poor, Sick and Needy within the Parish of Christchurch before Parish Boundary changes in 2005, therefore it is to support the community in the Parishes of Christchurch and Mudeford.

The total of £4,810 was distributed during 2021, the fund supported the Food Bank and Somerford Primary School. This was to help the school to support families who could not afford laptop computers for pupils to continue learning from home during the pandemic.

Christchurch Priory Building Conservation Fund

The balance of this fund at 31 December 2021 amounted to £139,062 (Accumulated Funds – page 53). Increasing from £95,074 from the previous year, income was received from legacies.

Christchurch Priory Building Conservation Trust

This trust, the funds in which are restricted, still remains a separate charity for the purpose of receiving further legacies and gifts. As mentioned elsewhere in this report, the linking of this charity to the PCC is under active consideration.

Bell Restoration

This is a restricted fund for the maintenance and restoration of the Priory Bells. Apart from the occasional legacy specifically for the bells, the main income for this account is from the annual transfer from the Bell Ringers Tower Account which is the amount the ringers' donate from their Wedding Fees.

Capital Development Fund

This fund has been designated by the PCC for future developments that will enhance the parish's mission and to invest in such projects that will help the parish to be financially secure well into the

future. Although this fund has been designated, it is still unrestricted and therefore can be used for other purposes.

The fund stands at £1,227,720. This is less than the previous year as this supported the General Fund and paid out £57,993 in preliminary costs for the Prior House development.

Organ Fund

This is a restricted fund for the maintenance and restoration of the Priory Organs. Any income received will be from donations and gifts that have been specified for this fund.

Special Projects

This new fund is unrestricted and was set up with the remainder from the generous donation received during 2021. The fund has been designated by the PCC to be used for any project that will support our aims and activities which cannot be funded from elsewhere.

The Parish General Account

This account is for the day-to-day running of the Parish. As can be seen on page 53, the Parish General Fund is showing £23,738, keeping this account in surplus; although a small increase compared to the previous year. We have had to transfer funds from other unrestricted but designated accounts to be able to meet the day-to-day expenses of the Parish.

A more detailed explanation of the movement of funds in this account will be detailed in a supplementary report.

Christchurch Priory Ltd (CPL)

Another difficult year for Christchurch Priory Limited, unable to start trading until 17th May, a surplus of £9,061 was achieved. After taking into consideration the loss from the previous year of £2,301 CPL transferred £6,760 to the General Account.

VAT

CPL and the Parish are registered for VAT. The Parish has registered in the Churches and Cathedral Scheme and because CPL is a subsidiary company of the PCC, we are registered as a group with one VAT registration number. This enables us to claim back 65% of the VAT we pay on many of the Parish expenses. Although we have to pay VAT on specific income the Parish has benefited from registration and has claimed back £47,847.

VOLUNTARY HELP

It is acknowledged that the Parish relies on volunteer help and it is impossible to quantify the commercial value of such assistance. It is estimated that we have a minimum of 80 hours of volunteer work a day, 29,120 hours a year. If we take the National Living Wage of £9.50 an hour (April 2022), the minimum value of our volunteers, in a normal year, must be in the region of £277,000 a year.

It is voluntary help that enables Christchurch Priory Ltd to trade on a profitable basis. We have a considerable number of other volunteers working for the Parish as: Welcomers, Stewards, Guides, Bell Ringers, Holy Dusters, Servers, Sidesmen, Junior Church Leaders, Flower Ladies, Sewing Guild, Archivists, Choirs, Concert and Music Volunteers, Administration Office Volunteers, Property Office Volunteers, Volunteer Vergers, and not forgetting our Lay Ministry Team, Retired Clergy, Church Wardens, Deputy Wardens, Assistant Wardens and PCC members.

We also appreciate the support we receive from the Mothers Union, Friends of the Priory and many others.

ENDOWMENT FUNDS

- The Lindop Legacy** : Income to be used for the benefit of Christchurch Priory at the discretion of the Vicar and Churchwardens. Currently, the income is credited to the Priory General Fund to offset music costs.
- The Music Fund** : Income from this Fund is to be used for the benefit of music at, or in connection with, Christchurch Priory.
- The Tithe Chancel Fund** : Income from this Fund is currently used to offset the building insurance premium for Christchurch Priory, which treatment has been agreed with the Winchester Diocesan Board of Finance Ltd.
- The White-White Fund** : Fabric Fund for Christchurch Priory.
- The Priory House Fund (PHF)** : Emanating from the acquisition of the Priory House Charity, (PHC), this Fund is restricted to the maintenance of the Fund's properties and grounds, subject to a protocol agreed between the PHC Trustees and the PCC. Any surplus accumulated income, to the extent it is not required for future maintenance of Permanent Endowment Properties, may be used solely towards the cost of repair and maintenance of the Priory Church.
- The Shute Fund** : On 16th December 2021 accrued income of £81,148 was transferred from The Charity of Captain William Gordon Shute to the PCC, and credited to a newly created restricted fund called the Shute Fund. This accumulated income will be held subject to future use in accordance with the Charity Commission's original Scheme dated 28th January 1969 (the Scheme) being restricted for the upkeep of the Lady Chapel within the Priory, and so far as any income is not required for such repairs then it can be used for the repair of the Priory Church itself. On 1st February 2022 the transfer of the investment asset was completed, being 5,066.38 units of endowed shares with a market valuation of £112,911 as at that date. Pursuant to the Scheme the trustees at their discretion may apply the whole or part of the capital endowment for structural repairs of the Lady Chapel.

CHRISTCHURCH PRIORY LTD

The Financial Statements of Christchurch Priory Ltd (Registered Company number 01883301) are fully consolidated within the PCC's Financial Statements, in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) (FRS 102).

The PCC is the Beneficial Owner of 100% of the Issued Share Capital of Christchurch Priory Ltd and exercises its control through nominee shareholders appointed by the PCC. All of the profits of the Company are transferred to the PCC for the benefit of Christchurch Priory.

PCC Nominee Shareholders

Mrs Julie Mills and Mr Roger Mason hold the Issued Share Capital of Christchurch Priory Ltd as nominees for the PCC.

Directors

Mr John Fisher	Resigned July 2021
Stephen Noble	Resigned November 2021
Mrs Sheila Horstead	Appointed January 2020
Mr Robert Day	Appointed September 2020

Company Secretary

Mr John Fisher	Appointed April 2018
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Christchurch Priory Ltd Summary of Trading and Net Assets - 2021

	Shop £	Café £	Total £	2020 £
Trading income	35,527	68,156	103,683	46,376
Covid 19 Grants	8,311	15,232	23,543	21,493
	<u>43,838</u>	<u>83,388</u>	<u>127,226</u>	<u>67,869</u>
Expenditure:				
Purchases	21,964	23,071	45,035	18,939
General Expenses	21,874	51,256	73,130	51,231
	<u>43,838</u>	<u>74,327</u>	<u>118,165</u>	<u>70,170</u>
Net profit / (loss)	<u>0</u>	<u>9,061</u>	<u>9,061</u>	<u>(2,301)</u>
Accumulated (loss) / profit reserves brought forward			(2,280)	21
Net profit /(loss) for the year			2,301	(2,301)
Share capital			5	5
Net assets / (liabilities) at 31 December 2021			<u>26</u>	<u>(2,275)</u>

INCUMBENT AND CHURCHWARDENS' CHARITABLE TRUSTS

The Incumbent of the Parish, being the Vicar, together with the Churchwardens for the time being, are the Trustees of:

**The Charity of Captain William Gordon Shute
ICW Christchurch Priory**

Charity Commission
Registered Number 234102

The Charity of Mary Waterfield

Charity Commission
Registered Number 1055323

The purpose of each Charitable Trust is as follows:

The Charity of Captain William Gordon Shute ICW Christchurch Priory

This Charity was deleted from the Charity Commission's register on 11th March 2022.

The Charity of Mary Waterfield

By a Scheme sealed by the Charity Commission on 12th October 1994, the income of the Charity is to be applied to furthering the religious and other charitable work of the Church of England within defined geographical areas of benefit.

During recent years the Waterfield income has been distributed to the Christchurch Priory General Fund.

Whilst the Shute and Waterfield Charities may be regarded as connected to the PCC by reason of their Trustees and the grants the PCC receives, nevertheless the PCC cannot control their activities and they are therefore not considered to be subsidiaries of the PCC as defined in FRS 102.

Further details of each Charitable Trust may be obtained from the Trustees, c/o The Parish Office.

CONNECTED CHARITABLE TRUSTS

Christchurch Priory Building Conservation Trust

Charity Commission
Registered Number 1107139

The principal objective of the Trust is the advancement of Christian religion and education for the public benefit by the conservation, repair, maintenance, restoration and refurbishment of Christchurch Priory.

Except for the ex-officio Trustees, namely the Vicar of the Parish of Christchurch and two Churchwardens of the Parish of Christchurch, other Trustees must be approved by the PCC prior to their appointment.

During 2016, the majority of the Trust's assets were transferred to the PCC, to which it is connected by reason of the control and power vested in, and the financial benefits enjoyed by, the PCC. The Christchurch Priory Building Conservation Trust is thereby a wholly owned subsidiary of the PCC and accounted for accordingly as required by the Charities SORP (FRS 102).

In order to streamline administration, whilst retaining entitlement to future legacies, formal linking of this Charity to the PCC is under active consideration.

Friends of Christchurch Priory Church

Charity Commission
Registered Number 1063246

The principal objective of the Charitable Trust is to assist in the repair and conservation of the Priory Church and its contents and generally to support the work of the Church.

The PCC cannot exercise control or power over the Friends of Christchurch Priory Church but the financial benefit received by the PCC results in it being regarded as connected without requiring consolidation.

Note: Donations by the Connected Charitable Trusts are fully reflected within the Financial Statements, in compliance with Church Accounting Regulations (see Note 2(a) page 37).

TAXATION

The PCC of Christchurch enjoys charitable status for taxation purposes and is thereby exempt from Income/Corporation Tax either on its income or capital surpluses. The PCC is registered for VAT.

INVESTMENT AND RESERVES POLICY

Investment Policy:

The Finance Committee, acting in consultation with and under the authority of the PCC, continues to place funds on deposit, and these should be available on demand.

Certain long term funds of the PCC are held in Central Board of Finance Equity Income Funds, with a view to obtaining long-term capital and income growth. The Property Fund Shares held within the Lindop Legacy were transferred into Income Shares during March 2022. Full details of investments held at 31 December 2021 may be found on pages 48 and 49 of this report.

Free Reserves Policy:

The free reserves of the Parish, available to meet day to day running expenses, increased to £23,738 as at 31 December 2021 (see note 13, page 53).

Apart from the Gue Legacy of £6,817, which can only be used for the benefit of St John's, the remaining unrestricted funds within the total of £1,822,210 have been designated by the PCC. There may be a need to re-designate some of these funds for general purposes.

A full summary of Accumulated Funds as at 31 December 2021 is on page 53 of this Report.

ELECTORAL ROLL AND CHURCH ATTENDANCE

A complete renewal of the electoral roll which happens every 6 years took place in 2019. At 31st March 2021, there were 326 people on the Roll, of whom 158 were not resident within the Parish.

The average Sunday Service attendance, including children, counted during October 2021, was 253 as compared with 158 for 20. Please note the Covid-19 pandemic affected the number of people attending services in person. On-line viewing was introduced in 2020; numbers viewing cannot be monitored therefore were not included in the October count.

CHRISTCHURCH PRIORY CHURCHYARD

The Churchyard is 'closed' to further burials and, by reason of the provisions of the Local Government Act 1972, it is the responsibility of Christchurch Borough Council to maintain the Church's grounds, paths, etc. I am grateful to our Local Authority for their time and expertise in this respect.

GRANTS AND DONATIONS

Discretionary – See Note 3(a) (page 41) to the Financial Statements

Discretionary Mission and Charitable Giving totalled £3,828 including the sums of £3,000 to the Priory School, £300 to the Boscombe Band of the Salvation Army, £112 to the Royal Air Force Association and £416 to the Royal British Legion. A Further £4,810 from the Parish Benevolent Fund included £1,310 for the food bank and the remainder for grants given to Somerford Primary School.

Special Collections – Details are shown on page 58.

RISK MANAGEMENT

Guidance issued by the Charity Commission describes Risk as follows:

“the uncertainty surrounding events and their outcomes that may have a significant impact, either enhancing or inhibiting any area of a charity’s operations.”

Financial Risk

Day-to-day management of financial risk is delegated to the Finance Committee by the PCC, and it is this Committee that is responsible to the PCC for controlling all Funds within the Parish. Detailed Budgets are prepared and Cash Flow is kept constantly under review. Each month PCC Members receive the Minutes of the preceding Finance Meeting together with a report from the Chairman.

Reference to the Summary of Accumulated Funds (Reserves) within the Parish at 31 December 2021, page 53, reveals that the Unrestricted Free Reserves of the Parish were in surplus by £23,738. Although the parish is in surplus we will continue to work within budgets.

Reputational Risk

This can be minimised by encouraging best practice in all aspects of the Parish’s management, thereby reducing the risk of inappropriate actions which would have a damaging effect on the Parish. This extends both to Staff and Volunteers, all of whom need to be familiar with their duties and adhere to laid down procedures.

Statutory and Legal Requirements

The PCC endeavours to comply with Church of England guidelines, Charity Commission regulations, Accountancy procedures, Health and Safety requirements, and all other legislation relating to the conduct of its affairs.

Operational Risk

Other than the Financial Risk detailed above, the PCC believes that the Operational Risk to the Parish is relatively low. The main concern is the fabric of Christchurch Priory, but the Property Committee has the responsibility for ensuring that all relevant matters are brought to the attention of the PCC.

Future Plans

As indicated above, work on the Priory House ground floor redevelopment began in January. Although no building project ever comes with a guaranteed completion date, it is hoped that the café and shop will be back in service by early June, with the long-overdue new toilet facilities (including disabled toilet) completed sometime in July. Bishop Debbie will be coming to dedicate and formally open the new-look Priory House on Sunday July 24th.

Tuesday May 17th sees the HeartEdge Wessex Day take place in the Priory. Originally scheduled for May 2020, this promises to be a significant milestone in the life of the parish and of the region. Prebendary Sam Wells will be bringing down a team from St Martin-in-the-Fields to lead the day.

At the beginning of June, we will mark the Queen’s Platinum Jubilee by hosting the BCP Civic Service on Sunday June 5th. This will be followed by a ‘Big Jubilee Lunch’ on the monastic lawns.

June 10th to 18th sees the welcome return of our Festival of Music and Art, the first since 2018. Tickets for all the concerts and events are already on sale from the box office.

Towards the end of June the Way Ahead Group (WAG) plans to present the first draft of the Master Plan, which will set out a programme of future works and projects for the Priory in the coming years. Associated with the Master Plan will be a Community Consultation, already under discussion, and a programme of fundraising, the details of which are yet to be worked out.

Then, on 3rd July, Sam Duckhouse will be ordained Deacon in Winchester Cathedral, at the beginning of his curacy with us. Sam is an ordinand from the Diocese of Winchester and is in his final weeks of theological study at Westcott House, Cambridge. We look forward to welcoming him to the parish.

Underpinning all the above is our core mission of worshipping God in public worship and private prayer, and nurturing all our members in their discipleship. Within this, children, young people and their families will continue to be at the heart of our mission and ministry.

Going forward, we aim to develop further the ministry and mission of the whole parish, to work to keep everyone connected, to care for our neighbour and serve the community. As we have been rediscovering throughout the pandemic, the priority is people: those who worship with us (including online), those we welcome, those to whom we offer pastoral care, those in the community living on the edge or who need support through Christlike love in action – all these are our priority. And while the history of the Covid-19 pandemic, with all its twists and turns, should make anyone wary of making firm predictions for the future, what we can guarantee is that we shall continue to do all we can to prioritise the safety and well-being of our congregations, visitors, staff and volunteers.

May God bless us all in the year of grace that lies ahead of us,

Approved by the Parochial Church Council on 5th May 2022 and signed on its behalf by:

Canon Charles Stewart (Chairman)

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

**STATEMENT OF TRUSTEE RESPONSIBILITIES APPLICABLE TO MEMBERS OF
THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**

The Trustees are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- observe the methods and principles in the Charities SORP;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any 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 operation.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ascertain the financial position of the charity and which enable them to ensure that the financial statements comply with applicable law and regulations. 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 PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

Opinion

We have audited the financial statements of the PCC of the Ecclesiastical Parish of Christchurch Holy Trinity for the year ended 31 December 2021 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, Consolidated Cashflow Statement and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2021 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011 and The Church Accounting Regulations 2016.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the PCC's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue. Our responsibilities and the responsibilities of the Members of the Council with respect to going concern are described in the relevant sections of this report.

Other information

The Members of the Council are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY (continued)

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Annual Report of the Council.

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Members of the Council's report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Members of the Council

As explained more fully in the Members of the Council's responsibilities statement set out on page 27, the Members of the Council are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY (continued)

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

We obtained an understanding of the legal and regulatory frameworks that are applicable to the PCC and determined which laws and regulations are significant to it. We focused on those which are significant to it, such as FRS102, the Charities Act 2017 and the Church Accounting Regulations 2016, employment legislation and Covid-19 regulations in force during the year.

We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence.

We assessed the susceptibility of the financial statements to material misstatement and fraud by making enquiries of management, checking transactions for any unusual size or occurrence, ascertaining related parties and checking for any transactions involving them. The aforementioned work, together with analytical review of the Financial Statements enabled us to obtain reasonable assurance that no irregularities or fraud had taken place.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Members of the Council, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Members of the Council those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Council and Members of the Council as a body, for our audit work, for this report, or for the opinions we have formed.

HOPE JONES Chartered Accountants
Statutory Auditors

2022

73 High Street
Lymington
Hampshire SO41 9ZA

Hope Jones Chartered Accountants are eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2021

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
					2021 £	2020 £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	2(a)	666,987	192,260	2,000	861,247	296,574
Other trading activities	2(b)	168,603	119,135	0	287,738	185,269
Investments	2(c)	846	2,016	7,907	10,769	27,151
Charitable activities	2(d)	48,767	0	0	48,767	34,250
Other	2(e)	35,779	77,214	0	112,993	231,700
TOTAL INCOME AND ENDOWMENTS		<u>920,982</u>	<u>390,625</u>	<u>9,907</u>	<u>1,321,514</u>	<u>774,944</u>
EXPENDITURE ON						
Charitable activities	3(a)	725,641	143,934	7,907	877,482	1,211,500
Raising funds	3(b)	130,582	25,485	0	156,067	98,140
Other	3(c)	32,975	18,454	0	51,429	26,394
TOTAL EXPENDITURE		<u>889,198</u>	<u>187,873</u>	<u>7,907</u>	<u>1,084,978</u>	<u>1,336,034</u>
Realised gains	5(a)	3,052	2,947	0	5,999	61,345
Unrealised revaluation gains	5(b)	61,567	58,275	100,129	219,971	68,542
NET GAINS		<u>64,619</u>	<u>61,222</u>	<u>100,129</u>	<u>225,970</u>	<u>129,887</u>
NET INCOME / (EXPENDITURE)		96,403	263,974	102,129	462,506	(431,203)
BALANCES AT 1 JANUARY 2021		2,567,068	1,202,608	3,058,399	6,828,075	7,259,278
BALANCES AT 31 DECEMBER 2021		<u>2,663,471</u>	<u>1,466,582</u>	<u>3,160,528</u>	<u>7,290,581</u>	<u>6,828,075</u>

The notes on pages 34 to 58 form part of these Financial Statements.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

CONSOLIDATED BALANCE SHEET

AS AT 31 DECEMBER 2021

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 2020 £ £	
FIXED ASSETS						
Tangible						
Freehold land and buildings	4(a)	787,517	590,023	2,828,125	4,205,665	4,052,464
Fixtures and equipment	4(b)	1	97,615	0	97,616	106,849
Investments	4(c)	141,973	34,605	332,403	508,981	487,931
TOTAL FIXED ASSETS		929,491	722,243	3,160,528	4,812,262	4,647,244
VISITOR CENTRE DEVELOPMENT	1/15	0	0	0	0	186,880
CURRENT ASSETS						
Stock	6	20,523	0	0	20,523	30,022
Debtors and prepayments		87,398	43,322	0	130,720	87,071
Bank and cash balances		1,753,404	719,487	0	2,472,891	2,164,177
		1,861,325	762,809	0	2,624,134	2,281,270
LIABILITIES						
Creditors and accruals	7	(127,345)	(18,470)	0	(145,815)	(287,319)
NET CURRENT ASSETS		1,733,980	744,339	0	2,478,319	1,993,951
NET ASSETS		2,663,471	1,466,582	3,160,528	7,290,581	6,828,075
REPRESENTED BY						
Accumulated funds	13					
Unrestricted		2,663,471	0	0	2,663,471	2,567,068
Restricted		0	1,466,582	0	1,466,582	1,202,608
Endowment		0	0	3,160,528	3,160,528	3,058,399
		2,663,471	1,466,582	3,160,528	7,290,581	6,828,075

Approved by the PCC of The Ecclesiastical Parish of Christchurch Holy Trinity and signed on its behalf by:

Reverend Canon Charles Stewart
Chairperson of the PCC

5th May 2022

The notes on pages 34 to 58 form part of these Financial Statements.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY
CONSOLIDATED CASHFLOW STATEMENT
YEAR ENDED 31 DECEMBER 2021

	2021		2020	
	£	£	£	£
Cash flows from operating activities:				
Net movement in funds for the reporting period (as per the Statement of Financial Activities)	462,506		(431,203)	
Adjustments for :				
Depreciation	9,233		20,164	
(Profit) on sale of fixed assets	(5,999)		(61,345)	
(Surplus) on revaluations	(219,971)		(68,542)	
Decrease / (Increase) in stocks	9,499		(2,136)	
(Increase) in debtors	(43,649)		(66,494)	
(Increase) / Decrease in creditors	(141,504)	(392,391)	191,132	12,779
Net cash provided by operating activities	70,115		(418,424)	
Cash flows from investing activities:				
Dividends, interest and rents from investments	0		(1,392)	
Visitor Centre expenditure	186,880		14,116	
Proceeds from the sale of investments	53,825		436,951	
Purchase of investments	(2,106)		(104,185)	
Net cash provided by investing activities	238,599		345,490	
	308,714		(72,934)	
Cash and equivalents at the beginning of the reporting period	2,164,177		2,237,111	
Cash and equivalents at the end of the reporting period	2,472,891		2,164,177	

The notes on pages 34 to 58 form part of these Financial Statements.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2021

1 ACCOUNTING POLICIES

Basis of accounting

The Financial Statements have been prepared in accordance with the Church Accounting Regulations 2006 together with applicable accounting standards and the Charities SORP (FRS 102).

The Consolidated Financial Statements include the Assets and Liabilities and Income and Expenditure of Christchurch Priory Ltd and Christchurch Priory Building Conservation Trust (CPBCT). The statements do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of Church members.

The Financial Statements have been prepared under the historical cost convention except for the valuation of certain Fixed or Investment Assets which have been valued on the bases disclosed in these Accounting policies. The Financial Statements include all transactions, assets and liabilities for which the PCC is responsible in law.

The Financial Statements have been prepared on a going concern basis.

Special collections (listed on page 58) are those where the PCC has discretion as to the selection of grant recipients and the timing of the payment, and so recognises the income and associated expense in the statement of financial activities.

Funds

Endowment funds are funds, the capital of which must be maintained; only income arising from the investment of the endowment may be used either as restricted or unrestricted funds depending on the purpose for which the endowment was established.

Restricted funds represent (a) income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest, and (b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent is carried forward as a balance on that fund.

Unrestricted funds are general funds, which can be used by the PCC for ordinary purposes, and include funds designated by the PCC.

Income and Endowments

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the incoming resource to which they relate is received. Legacies are accounted for when the PCC is legally entitled to the amounts due. Dividends are accounted for when receivable. All other income is recognised when it is receivable. All incoming resources are accounted for gross.

Grants

Income from grants is recognised when there is evidence of entitlement, receipt is probable and the amount can be measured reliably.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

1 ACCOUNTING POLICIES (continued)

Covid-19 Government grants

In accordance with FRS 102 all Government grants are recognised under the performance model.

Entitlement to the Coronavirus Job Retention Scheme (CJRS) grants only passes to the PCC over the period of time that the relevant employees are on furlough, and is therefore recognised on a straight line basis over the furlough period for each relevant employee. Where Government grants do not impose specified future performance related conditions, such as the Retail Hospitality and Leisure Grant Fund (RHLGF), they are recognised in other income when the grant proceeds are receivable.

Expenditure

Grants or donations are accounted for when paid, or when awarded, if that creates an obligation on the PCC. All other expenditure is recognised when it is incurred and is accounted for gross. Rentals payable under operating leases are charged to the statement of financial activities on a straight-line basis over the term of the lease.

Fixed assets and basis of valuation

Fixed assets:

Consecrated property:

Consecrated and beneficed property of any kind is excluded from the accounts by s.10(2)(a) of the Charities Act 2011.

Freehold Land and Buildings: PCC Fund (page 45) and Priory House Fund (page 46)

These freehold properties were professionally valued as at 31 December 2019 by Ms Rebecca Newton, MRICS, RICS Registered Valuer who is unconnected with the PCC. These properties do not fall to be formally re-valued until 31 December 2023, but an opinion has been obtained from Ms Rebecca Newton regarding the value at which these properties should be included within these Financial Statements as at 31 December 2021. No depreciation is provided on the basis that, considering their residual values and length of expected lives, any depreciation would be immaterial.

Basis of valuation - 31 December 2021

St George's Church Hall has been valued on the "Depreciated Replacement Cost" basis. Depreciated Replacement Cost is defined as the current replacement cost of the hall with its modern equivalent, reduced by deductions for physical deterioration and all relevant forms of obsolescence and optimisation. An estimate of the value of the land associated with the hall is then added to obtain the current value of its freehold interest.

Residential Properties within the PCC Fund and the Priory House Fund have been valued on the basis of their market value calculated by reference to the Nationwide House Prices Index as applied to the prior year valuation.

Changes in valuation from year to year are shown as unrealised gains or losses, which are respectively credited or charged within the Statement of Financial Activities (SOFA).

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

1 ACCOUNTING POLICIES (continued)

Basis of valuation – 31 December 2021 (continued)

Fixtures and equipment – Christchurch Priory Ltd:

Fixtures and equipment owned by the subsidiary company Christchurch Priory Ltd are stated at cost less depreciation.

Fixtures and equipment (including moveable church furnishings):

Moveable church furnishings held by the Vicar and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are included as inalienable property unless consecrated, and are listed in the Church's Inventory. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1 January 2001 are stated in the accounts at cost and depreciated on a straight-line basis over 4 years. Expenditure incurred on the Organ enhancement has been agreed to be depreciated on a straight line basis over 20 years.

All expenditure incurred in the year on consecrated or beneficed buildings, on individual items costing £6,750 or less, or on the repair of moveable church furnishings is written off in the year in which the expenditure is incurred.

Investments:

Investment asset values at 31 December 2021 are based upon the average of Bid/Offer prices published by Investment Managers. The stated value is therefore higher than the projected sale proceeds had the investment been sold on the valuation date.

Gains and losses on investments:

Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

Current assets:

Stock is valued at the lower of cost and net realisable value.

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors. Short term debtors are measured at transaction price, less any impairment.

Bank balances are held with CCLA Investment Management Ltd - CBF Church of England Funds, National Westminster Bank plc, Lloyds Bank plc and CAF Bank Ltd.

Current Liabilities:

Short term creditors are measured at the transaction price.

Listed Places of Worship Grant Scheme

65% of VAT previously qualifying for a Grant under this scheme falls to be relieved, under the Charities and Cathedral Scheme, leaving just 35% to be relieved under this Scheme.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

2 INCOME AND ENDOWMENTS FROM

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2021 £	2020 £
(a) Donations and legacies					
Planned giving:					
Gift Aid donations	39,427	406	0	39,833	44,388
Parish Giving Scheme	46,346	0	0	46,346	47,937
Tax recoverable	21,445	79	0	21,524	23,023
Other planned giving	14,865	0	0	14,865	16,642
	<u>122,083</u>	<u>485</u>	<u>0</u>	<u>122,568</u>	<u>131,990</u>
Collections (open plate)	18,584	28,000	0	46,584	11,408
Gift Aid Small Donations Scheme (GASDS)	2,347	0	0	2,347	2,116
Mary Waterfield Charity	7,000	0	0	7,000	7,200
Donations Box	28,097	0	0	28,097	16,861
Visitors Box	0	375	0	375	98
General donations, appeals etc	408,257	5,904	0	414,161	32,375
Charity of Captain W G Shute	0	81,148	0	81,148	0
Parish Benevolent Fund	0	312	0	312	0
Covid 19 Special Appeals	180	0	0	180	49,365
Legacies	80,439	46,765	2,000	129,204	42,156
Friends of Christchurch Priory	0	23,271	0	23,271	2,475
Special Collections	0	6,000	0	6,000	530
	<u>666,987</u>	<u>192,260</u>	<u>2,000</u>	<u>861,247</u>	<u>296,574</u>
(b) Other trading activities					
Bookstall (St John's)	0	0	0	0	156
Christchurch Priory Ltd					
Shop	35,527	0	0	35,527	18,958
Catering	68,156	0	0	68,156	27,418
Church Hall lettings	12,190	0	0	12,190	12,756
Wickfield Avenue rent	16,800	0	0	16,800	8,353
St George's House rent	12,500	0	0	12,500	9,000
Priory House lettings	1,960	0	0	1,960	1,844
Priory House Fund	0	84,033	0	84,033	77,276
Fund-raising events	18,332	0	0	18,332	10,131
Music Fund	0	34,656	0	34,656	17,749
Floodlights	827	0	0	827	930
Flowers	0	446	0	446	50
Parish Office external charges	2,311	0	0	2,311	648
	<u>168,603</u>	<u>119,135</u>	<u>0</u>	<u>287,738</u>	<u>185,269</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

2 INCOME AND ENDOWMENTS FROM (continued)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2021 £	2020 £
(c) Investments					
Bank interest	846	251	0	1,097	8,437
Dividend Income:					
Sanlam Private Wealth South Ltd	0	(132)	0	(132)	7,778
Garden of Rest	0	0	0	0	1,392
Lindop Fund (Priory - Music)	0	0	4,726	4,726	4,640
Tithe Chancel Fund (Priory - Insurance)	0	0	854	854	825
White-White Fund (Priory - Fabric)	0	0	812	812	784
Music Fund (Priory - Music)	0	878	1,515	2,393	2,311
Parish Benevolent Fund	0	1,019	0	1,019	984
	<u>846</u>	<u>2,016</u>	<u>7,907</u>	<u>10,769</u>	<u>27,151</u>
(d) Charitable activities					
Parochial fees retained	21,347	0	0	21,347	13,363
Parish News	0	0	0	0	586
Garden of Rest	21,932	0	0	21,932	16,290
Votive Candles	5,211	0	0	5,211	3,961
Outreach	277	0	0	277	50
	<u>48,767</u>	<u>0</u>	<u>0</u>	<u>48,767</u>	<u>34,250</u>
(e) Other					
Listed Places of Worship Grant Scheme					
- general	514	22,025	0	22,539	19,955
Covid 19 government grants					
- CJRS (employee furlough)	23,753	0	0	23,753	25,000
- RHLGF (local authority retail)	11,002	0	0	11,002	11,334
Culture Recovery Grant (Phase 5)	0	55,189	0	55,189	174,811
Donations to Christchurch Priory Ltd	510	0	0	510	0
Sale of Priory pews	0	0	0	0	600
	<u>35,779</u>	<u>77,214</u>	<u>0</u>	<u>112,993</u>	<u>231,700</u>
TOTAL INCOME AND ENDOWMENTS	<u>920,982</u>	<u>390,625</u>	<u>9,907</u>	<u>1,321,514</u>	<u>774,944</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

2 INCOME AND ENDOWMENTS FROM (2020)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2020 £
(a) Donations and legacies				
Planned giving:				
Gift Aid donations	43,787	601	0	44,388
Parish Giving Scheme	47,937	0	0	47,937
Tax recoverable	22,852	171	0	23,023
Other planned giving	16,642	0	0	16,642
	<u>131,218</u>	<u>772</u>	<u>0</u>	<u>131,990</u>
Collections (open plate)	11,408	0	0	11,408
Gift Aid Small Donations Scheme (GASDS)	2,116	0	0	2,116
Mary Waterfield Charity	7,200	0	0	7,200
Donations Box	16,861	0	0	16,861
Visitors Box	0	98	0	98
General donations, appeals etc	19,614	12,655	106	32,375
Covid 19 Special Appeals	49,365	0	0	49,365
Legacies	16,296	25,860	0	42,156
Friends of Christchurch Priory	0	2,475	0	2,475
Special Collections	0	530	0	530
	<u>254,078</u>	<u>42,390</u>	<u>106</u>	<u>296,574</u>
(b) Other trading activities				
Bookstall (St John's)	156	0	0	156
Christchurch Priory Ltd				
Shop	18,958	0	0	18,958
Catering	27,418	0	0	27,418
Church Hall lettings	12,756	0	0	12,756
Wickfield Avenue rent	8,353	0	0	8,353
St George's House rent	9,000	0	0	9,000
Priory House lettings	1,844	0	0	1,844
Priory House Fund	0	77,276	0	77,276
Fund-raising events	10,131	0	0	10,131
Music Fund	0	17,749	0	17,749
Floodlights	930	0	0	930
Flowers	0	50	0	50
Parish Office external charges	648	0	0	648
	<u>90,194</u>	<u>95,075</u>	<u>0</u>	<u>185,269</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

2 INCOME AND ENDOWMENTS FROM (2020)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2020 £
(c) Investments				
Bank interest	6,505	1,932	0	8,437
Dividend Income:				
Sanlam Private Wealth South Ltd	0	7,778	0	7,778
Garden of Rest	1,392	0	0	1,392
Lindop Fund (Priory - Music)	0	0	4,640	4,640
Tithe Chancel Fund (Priory - Insurance)	0	0	825	825
White-White Fund (Priory - Fabric)	0	0	784	784
Music Fund (Priory - Music)	0	848	1,463	2,311
Parish Benevolent Fund	0	984	0	984
	<u>7,897</u>	<u>11,542</u>	<u>7,712</u>	<u>27,151</u>
(d) Charitable activities				
Parochial fees retained	13,363	0	0	13,363
Parish News	586	0	0	586
Garden of Rest	16,290	0	0	16,290
Votive Candles	3,961	0	0	3,961
Outreach	50	0	0	50
	<u>34,250</u>	<u>0</u>	<u>0</u>	<u>34,250</u>
(e) Other				
Listed Places of Worship Grant Scheme				
- general	786	19,169	0	19,955
Covid 19 government grants				0
- CJRS (employee furlough)	25,000	0	0	25,000
- RHLGF (local authority retail)	11,334	0	0	11,334
Culture Recovery Grant Phase 5	0	174,811	0	174,811
Sale of Priory pews	600	0	0	600
	<u>37,720</u>	<u>193,980</u>	<u>0</u>	<u>231,700</u>
TOTAL INCOME AND ENDOWMENTS	<u>424,139</u>	<u>342,987</u>	<u>7,818</u>	<u>774,944</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

3 EXPENDITURE ON

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2021 £	2020 £
(a) Charitable activities					
Discretionary missionary and charitable giving:					
Home missions and Church societies	300	4,810	0	5,110	11,504
Priory School	3,000	0	0	3,000	3,000
Secular charities	528	0	0	528	0
	<u>3,828</u>	<u>4,810</u>	<u>0</u>	<u>8,638</u>	<u>14,504</u>
Special Collections	0	6,000	0	6,000	530
Ministry:					
Common Mission Fund	132,800	0	0	132,800	144,868
Clergy allowances	3,105	0	0	3,105	4,163
Other clergy costs	678	0	0	678	893
Church running expenses	62,089	0	854	62,943	59,123
Church maintenance	86,774	3,725	0	90,499	43,245
Abortive Development Costs (Visitor Centre)	186,880	0	0	186,880	0
Covid 19 costs	5,015	0	0	5,015	19,071
Priory restoration and conservation	15,820	90,177	812	106,809	627,001
Upkeep of services	3,663	569	0	4,232	3,147
Organists, choir and music	31,660	4,610	6,241	42,511	44,111
Training costs - Education	1,437	0	0	1,437	1,801
Priory House Fund	0	8,991	0	8,991	28,531
Upkeep of:					
Garden of Rest	21,923	0	0	21,923	9,008
Church Halls	8,535	0	0	8,535	8,465
Priory House	2,988	0	0	2,988	4,953
St George's House	605	0	0	605	358
Wickfield Avenue	2,516	0	0	2,516	4,138
Salaries	123,191	9,603	0	132,794	132,852
Depreciation	2,725	6,508	0	9,233	20,164
Professional fees:					
- sundry	17,367	8,578	0	25,945	23,808
- audit	10,122	0	0	10,122	9,630
- investment portfolio management fees	0	363	0	363	2,166
Miscellaneous	1,920	0	0	1,920	4,970
	<u>725,641</u>	<u>143,934</u>	<u>7,907</u>	<u>877,482</u>	<u>1,211,500</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

3 EXPENDITURE ON (continued)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2021 £	2020 £
(b) Raising funds					
Donations and legacies	1,075	0	0	1,075	686
Christchurch Priory Ltd					
Shop	43,838	0	0	43,838	26,298
Catering	74,327	0	0	74,327	43,872
Music Fund	0	25,485	0	25,485	14,662
Events	8,922	0	0	8,922	6,580
Miscellaneous projects	2,420	0	0	2,420	6,042
	<u>130,582</u>	<u>25,485</u>	<u>0</u>	<u>156,067</u>	<u>98,140</u>
(c) Other					
Support costs (see Note 10)	30,803	0	0	30,803	21,665
Miscellaneous (including Priory signage)	2,172	18,454	0	20,626	4,729
	<u>32,975</u>	<u>18,454</u>	<u>0</u>	<u>51,429</u>	<u>26,394</u>
 TOTAL EXPENDITURE	 <u>889,198</u>	 <u>187,873</u>	 <u>7,907</u>	 <u>1,084,978</u>	 <u>1,336,034</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

3 EXPENDITURE ON (2020)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2020 £
(a) Charitable activities				
Discretionary missionary and charitable giving:				
Home missions and Church societies	0	11,504	0	11,504
Priory School	3,000	0	0	3,000
	<u>3,000</u>	<u>11,504</u>	<u>0</u>	<u>14,504</u>
Special Collections	0	530	0	530
Ministry:				
Common Mission Fund	144,868	0	0	144,868
Clergy allowances	4,163	0	0	4,163
Other clergy costs	893	0	0	893
Church running expenses	58,298	0	825	59,123
Church maintenance	43,119	126	0	43,245
Covid 19 costs	19,071	0	0	19,071
Priory restoration and conservation	27,351	598,866	784	627,001
Upkeep of services	3,097	50	0	3,147
Organists, choir and music	36,178	1,830	6,103	44,111
Training costs - Education	951	850	0	1,801
Priory House Fund	0	28,531	0	28,531
Upkeep of:				
Garden of Rest	9,008	0	0	9,008
Church Halls	8,465	0	0	8,465
Priory House	4,953	0	0	4,953
St George's House	358	0	0	358
Wickfield Avenue	4,138	0	0	4,138
Salaries	115,653	17,199	0	132,852
Depreciation	13,656	6,508	0	20,164
Professional fees:				
- sundry	14,759	9,049	0	23,808
- audit	9,630	0	0	9,630
- investment portfolio management fees	0	2,166	0	2,166
Miscellaneous	2,143	2,827	0	4,970
	<u>523,752</u>	<u>680,036</u>	<u>7,712</u>	<u>1,211,500</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

3 EXPENDITURE ON (2020)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2020 £
(b) Raising funds				
Donations and legacies	686	0	0	686
Christchurch Priory Ltd				
Shop	26,298	0	0	26,298
Catering	43,872	0	0	43,872
Music Fund	0	14,662	0	14,662
Miscellaneous projects	6,042	0	0	6,042
Events	6,580	0	0	6,580
	<u>83,478</u>	<u>14,662</u>	<u>0</u>	<u>98,140</u>
(c) Other				
Support costs (see Note 10)	21,665	0	0	21,665
Miscellaneous	495	4,234	0	4,729
	<u>22,160</u>	<u>4,234</u>	<u>0</u>	<u>26,394</u>
 TOTAL EXPENDITURE	 <u>629,390</u>	 <u>698,932</u>	 <u>7,712</u>	 <u>1,336,034</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

4 TANGIBLE FIXED ASSETS

(a) FREEHOLD LAND AND BUILDINGS: PCC FUND

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2021 £	2020 £
CHURCH HALL					
St George's Hall					
1 January	345,000	0	0	345,000	345,000
31 December	<u>345,000</u>	<u>0</u>	<u>0</u>	<u>345,000</u>	<u>345,000</u>
Valuation at 31 December 2021	<u>345,000</u>	<u>0</u>	<u>0</u>	<u>345,000</u>	<u>345,000</u>
RESIDENTIAL PROPERTIES					
15 Wickfield Avenue					
1 January	0	536,079	0	536,079	500,000
Unrealised revaluation gain	0	53,944	0	53,944	36,079
31 December	<u>0</u>	<u>590,023</u>	<u>0</u>	<u>590,023</u>	<u>536,079</u>
St George's House					
1 January	402,059	0	0	402,059	375,000
Unrealised revaluation gain	40,458	0	0	40,458	27,059
31 December	<u>442,517</u>	<u>0</u>	<u>0</u>	<u>442,517</u>	<u>402,059</u>
Valuation at 31 December 2021	<u>442,517</u>	<u>590,023</u>	<u>0</u>	<u>1,032,540</u>	<u>938,138</u>
TOTAL AT VALUATION	<u>787,517</u>	<u>590,023</u>	<u>0</u>	<u>1,377,540</u>	<u>1,283,138</u>
TOTAL UNREALISED GAINS	<u>40,458</u>	<u>53,944</u>	<u>0</u>	<u>94,402</u>	<u>63,138</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

4 TANGIBLE FIXED ASSETS (continued)

(a) FREEHOLD LAND AND BUILDINGS (continued): PRIORY HOUSE FUND

	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL FUNDS	
				2021	2020
PRIORY HOUSE FUND					
Priory House					
1 January	0	0	1,300,000	1,300,000	1,300,000
31 December	<u>0</u>	<u>0</u>	<u>1,300,000</u>	<u>1,300,000</u>	<u>1,300,000</u>
Priory Cottage					
1 January	0	0	584,326	584,326	545,000
Unrealised revaluation gain	0	0	58,799	58,799	39,326
31 December	<u>0</u>	<u>0</u>	<u>643,125</u>	<u>643,125</u>	<u>584,326</u>
Old Stable Block					
1 January	0	0	150,000	150,000	150,000
31 December	<u>0</u>	<u>0</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>
Car Park					
1 January	0	0	675,000	675,000	675,000
31 December	<u>0</u>	<u>0</u>	<u>675,000</u>	<u>675,000</u>	<u>675,000</u>
Pleasure Gardens					
1 January	0	0	60,000	60,000	60,000
31 December	<u>0</u>	<u>0</u>	<u>60,000</u>	<u>60,000</u>	<u>60,000</u>
TOTAL AT VALUATION	<u>0</u>	<u>0</u>	<u>2,828,125</u>	<u>2,828,125</u>	<u>2,769,326</u>
TOTAL UNREALISED GAINS	<u>0</u>	<u>0</u>	<u>58,799</u>	<u>58,799</u>	<u>39,326</u>
TOTAL	<u>787,517</u>	<u>590,023</u>	<u>2,828,125</u>	<u>4,205,665</u>	<u>4,052,464</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

4 TANGIBLE FIXED ASSETS (continued)

(b) FIXTURES AND EQUIPMENT

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2021 £	2020 £
GENERAL					
Gross book value					
1 January	153,032	277,096	0	430,128	430,128
31 December	<u>153,032</u>	<u>277,096</u>	<u>0</u>	<u>430,128</u>	<u>430,128</u>
Depreciation					
1 January	150,307	172,973	0	323,280	303,116
Charge for the year	2,725	6,508	0	9,233	20,164
31 December	<u>153,032</u>	<u>179,481</u>	<u>0</u>	<u>332,513</u>	<u>323,280</u>
Net book value					
31 December 2021	<u>0</u>	<u>97,615</u>	<u>0</u>	<u>97,615</u>	<u>106,848</u>
31 December 2020	<u>2,725</u>	<u>104,123</u>	<u>0</u>	<u>106,848</u>	<u>127,012</u>
CHRISTCHURCH PRIORY LIMITED					
Gross book value					
1 January and 31 December	<u>10,084</u>	<u>0</u>	<u>0</u>	<u>10,084</u>	<u>10,084</u>
Depreciation					
1 January and 31 December	<u>10,083</u>	<u>0</u>	<u>0</u>	<u>10,083</u>	<u>10,083</u>
Net book value					
31 December 2021	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
31 December 2020	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
TOTAL NET BOOK VALUE					
31 December 2021	<u>1</u>	<u>97,615</u>	<u>0</u>	<u>97,616</u>	<u>106,849</u>
31 December 2020	<u>2,726</u>	<u>104,123</u>	<u>0</u>	<u>106,849</u>	<u>127,013</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2021 £	2020 £
4(c) INVESTMENTS					
Tithe Chancel Fund (Note 9)					
CBF Investment Fund Income Shares					
1 January	0	0	29,440	29,440	27,546
Unrealised gain	0	0	4,212	4,212	1,894
Valuation at 31 December 2021	<u>0</u>	<u>0</u>	<u>33,652</u>	<u>33,652</u>	<u>29,440</u>
White-White Fund (Note 9)					
CBF Investment Fund Income Shares					
1 January	0	0	28,003	28,003	26,202
Unrealised gain	0	0	4,007	4,007	1,801
Valuation at 31 December 2021	<u>0</u>	<u>0</u>	<u>32,010</u>	<u>32,010</u>	<u>28,003</u>
Garden of Rest					
CBF Investment Fund Accumulation Shares					
1 January	140,633	0	0	140,633	93,726
Investments during the year	0	0	0	0	34,806
Dividend Reinvested	0	0	0	0	865
Investments sold during the year	(22,821)	0	0	(22,821)	0
Realised gain	3,052	0	0	3,052	0
Unrealised gain	21,109	0	0	21,109	11,236
CBF Property Fund Income Shares					
1 January	0	0	0	0	36,782
Dividend Reinvested	0	0	0	0	527
Investments sold during the year	0	0	0	0	(34,806)
Realised (loss)	0	0	0	0	(2,503)
Valuation at 31 December 2021	<u>141,973</u>	<u>0</u>	<u>0</u>	<u>141,973</u>	<u>140,633</u>
Lindop Legacy (Note 9)					
CBF Investment Fund Income Shares					
1 January	0	0	117,354	117,354	109,803
Unrealised gain	0	0	16,788	16,788	7,551
CBF Property Fund Shares					
1 January	0	0	26,811	26,811	28,213
Unrealised gain / (loss)	0	0	3,824	3,824	(1,402)
Valuation at 31 December 2021	<u>0</u>	<u>0</u>	<u>164,777</u>	<u>164,777</u>	<u>144,165</u>
Parish Benevolent Fund (Note 9)					
CBF Investment Fund Income Shares					
1 January	0	0	35,145	35,145	32,883
Unrealised gain	0	0	5,027	5,027	2,262
Valuation at 31 December 2021	<u>0</u>	<u>0</u>	<u>40,172</u>	<u>40,172</u>	<u>35,145</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 2020 £	
4(c) INVESTMENTS (continued)					
Music Invested Fund (Note 9)					
CBF Investment Fund Income Shares					
1 January	0	30,274	52,214	82,488	77,181
Investments during the year	0	0	2,106	2,106	0
Unrealised gain	0	4,331	7,472	11,803	5,307
Valuation at 31 December 2021	0	34,605	61,792	96,397	82,488
Christchurch Priory Building Conservation Fund					
Sanlam Private Wealth South Ltd					
1 January	0	28,057	0	28,057	359,546
Investments during the year	0	0	0	0	69,379
Investments sold during the year	0	(31,004)	0	(31,004)	(402,145)
Realised gain	0	2,947	0	2,947	63,848
Unrealised (loss)	0	0	0	0	(62,571)
Valuation at 31 December 2021	0	0	0	0	28,057
TOTAL AT VALUATION	141,973	34,605	332,403	508,981	487,931
TOTAL UNREALISED GAINS / (LOSSES)	21,109	4,331	41,330	66,770	(33,922)
TOTAL REALISED GAINS	3,052	2,947	0	5,999	61,345

5(a) SUMMARY OF REALISED GAINS

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 2020 £	
Investments - Note 4(c)	3,052	2,947	0	5,999	61,345
	3,052	2,947	0	5,999	61,345

5(b) SUMMARY OF UNREALISED GAINS / (LOSSES)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 2020 £	
Freehold Land and Buildings (PCC) - Note 4(a)	40,458	53,944	0	94,402	63,138
Freehold Land and Buildings (PHF) - Note 4(a)	0	0	58,799	58,799	39,326
Investments - Note 4(c)	21,109	4,331	41,330	66,770	(33,922)
	61,567	58,275	100,129	219,971	68,542

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

6 DEBTORS AND PREPAYMENTS

	TOTAL FUNDS	
	2021	2020
	£	£
Sundry debtors	126,104	81,718
Prepayments and accrued income	4,616	5,353
	<u>130,720</u>	<u>87,071</u>

7 LIABILITIES - AMOUNTS FALLING DUE WITHIN ONE YEAR

	TOTAL FUNDS	
	2021	2020
	£	£
Sundry creditors	(119,241)	(266,860)
Accruals and deferred income	(26,574)	(20,459)
	<u>(145,815)</u>	<u>(287,319)</u>

8 STAFF COSTS

	TOTAL FUNDS	
	2021	2020
	£	£
Salaries	226,813	213,937
National Insurance Contributions	13,755	12,362
Pension contributions	5,568	6,237
	<u>246,136</u>	<u>232,536</u>

During the year the PCC employed a Finance Administrator, Chief Operations Administrator, Director of Music, Property Manager, Secretary, Organist, two Vergers and a Children and Families Worker. Christchurch Priory Ltd employed a Shop Manageress, a Catering Manager and two Catering Assistants. None earned more than £60,000 per annum. Salaries are included under the appropriate headings within the Financial Statements. The average number of employees was 11 (2020 – 11).

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

9 ENDOWMENT FUNDS

Following enactment of the Church Accounting Regulations 2006 the Financial Statements include both the income arising and capital values of the following:

The Lindop Legacy Trustees: Vicar and Churchwardens of the PCC

The White-White Fund)
and) Trustees: The Winchester Diocesan Board of Finance Ltd
The Tithe Chancel Fund)

Music Fund Trustees: The PCC

Priory House Fund (PHF) Trustees: The PCC and The Winchester Diocesan Board of Finance Ltd

Parish Benevolent Fund Trustees: The PCC

The Parish Benevolent Fund incorporates permanent investments derived from the Maberley Relief In Sickness Charity and the Historic Charities ICW Christchurch Priory.

NB. Restricted accumulated income, including the Christopher Austin Legacy, is available for distribution to the poor and needy of the Parishes of Christchurch and Mudeford.

10 SUPPORT COSTS

The support costs are almost exclusively in connection with the Church activities of the Parish and any apportionment of this amount to other headings is not practicable.

	2021	2020
	£	£
The expense comprises:		
Parish Office	27,607	20,266
Telephone	3,196	1,399
	<u>30,803</u>	<u>21,665</u>

11 PROPERTY INSURANCES

The Parish's buildings (including contents) were insured as follows:

		Sums Insured	
		2021	2020
		£	£
PCC			
Church Hall:	St George's Hall	2,900,000	2,800,000
Residential properties:	15 Wickfield Avenue	344,218	344,218
	St George's House	387,745	387,745
Priory House Fund	Priory House	5,020,142	5,015,160
	Priory Cottage	706,961	706,961
	Old Stable Block	499,044	304,014

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

12 TRUSTEES EXPENSES AND RELATED PARTY TRANSACTIONS

Members of the PCC who claimed expenses or who were paid remuneration whilst fulfilling their duties during the year are detailed below.

	2021 £	2020 £
(a) Clergy (including the Vicar, Reverend R Partridge and Reverend J Evans)		
During 2021 the Clergy received the following:		
Reimbursements of actual expenditure (hospitality, telephones)	3,195	4,255
(b) Mr I Penny (PCC member until October 2020)		
Gross salary	0	24,056
Employer's NIC	0	1,470
Ye Olde Eight Bells: Reimbursement and goods purchased	236	54
(c) Mr G Rolls (PCC member)		
Gross salary	24,376	22,928
Employer's NIC	1,598	1,491
Pension	1,097	1,032
(d) Mrs H Hågensen (PCC member until February 2021)		
Gross salary	3,899	29,489
Employer's NIC	336	2,024
Pension	175	1,327
Reimbursements of actual expenditure (telephone, other general)	38	341
(e) Mrs V Semple-Khan (PCC member from December 2021)		
Gross salary (including CPL salary to July 2021)	7,647	0
Employer's NIC	246	0
Pension	0	0
Reimbursements of actual expenditure (telephone)	19	0
Transactions with connected persons of members of the PCC and other related parties:		
(f) Miss H Penny (Daughter of Mr I Penny)		
Remuneration	0	20
(g) Key Management Personnel Compensation		
Gross salaries (none earned more than £60,000)	80,940	58,197
Employer's NIC	5,588	3,971
Pension	1,646	1,172
(h) Rent payable		
Rent payable by Key Management Personnel	10,200	10,200

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

13 ACCUMULATED FUNDS

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
					2021 £	2020 £
Parish General Funds		23,738	0	0	23,738	20,912
Other Funds						
Priory						
Tithe Chancel	4(c)/9	0	0	33,652	33,652	29,440
Lindop Legacy	4(c)/9	0	0	164,777	164,777	144,165
White-White	4(c)/9	0	0	32,010	32,010	28,003
Music Fund	4(c)/9	0	43,586	61,792	105,378	82,410
Parish Benevolent Fund	9	0	113,656	40,172	153,828	152,220
Shute Fund		0	81,154	0	81,154	0
Fabric		24,229	77,212	0	101,441	81,685
Conservation Programme - Phase 5		1,346	0	0	1,346	12,908
Bell Restoration		0	13,238	0	13,238	13,105
Children and Youth Ministry Work		136,930	0	0	136,930	14,021
Choir General		0	3,633	0	3,633	4,350
Choir General - Belgium Trip		0	3,395	0	3,395	3,395
Choir Training and Education		0	4,700	0	4,700	4,698
Building Conservation Trust		0	176	0	176	236
Building Conservation Fund (PCC)		0	139,062	0	139,062	95,074
Pipe Organ		0	2,372	0	2,372	2,546
Capital Development		1,227,720	0	0	1,227,720	1,366,837
Minor Capital		13,320	0	0	13,320	13,165
Garden of Rest: Invested	4(c)	141,973	0	0	141,973	140,633
Priory House Fund		0	294,523	0	294,523	235,202
Special Projects		269,061	0	0	269,061	0
St George's Building Fund		0	2	0	2	2
St George's Fabric Fund		814	0	0	814	0
St George's - Flowers		0	985	0	985	1,108
St John's						
Special Projects		0	1,250	0	1,250	1,250
Gue Legacy		6,817	0	0	6,817	6,813
		<u>1,822,210</u>	<u>778,944</u>	<u>332,403</u>	<u>2,933,557</u>	<u>2,433,266</u>
Asset Funds						
Freehold land and buildings	4(a)	787,517	590,023	2,828,125	4,205,665	4,052,464
Visitor Centre Development	1/15	0	0	0	0	186,880
Fixtures and equipment	4(b)	1	97,615	0	97,616	106,849
Christchurch Priory Ltd		30,005	0	0	30,005	27,704
		<u>817,523</u>	<u>687,638</u>	<u>2,828,125</u>	<u>4,333,286</u>	<u>4,373,897</u>
TOTAL ACCUMULATED FUNDS		<u>2,663,471</u>	<u>1,466,582</u>	<u>3,160,528</u>	<u>7,290,581</u>	<u>6,828,075</u>

Details of Endowment Funds may be found in Note 9 (page 51)

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

**14 FINANCIAL STATEMENTS OF THE PAROCHIAL CHURCH COUNCIL
OF CHRISTCHURCH HOLY TRINITY EXCLUDING CHRISTCHURCH PRIORY LTD
AND CHRISTCHURCH PRIORY BUILDING CONSERVATION TRUST**

STATEMENT OF FINANCIAL ACTIVITIES

	Note	TOTAL FUNDS	
		2021	2020
		£	£
INCOME AND ENDOWMENTS FROM			
Voluntary income		861,112	296,439
Activities for generating funds		190,815	138,893
Investment income		10,769	27,151
Church activities		48,767	34,250
Other income		89,450	210,207
TOTAL INCOME AND ENDOWMENTS		<u>1,200,913</u>	<u>706,940</u>
EXPENDITURE ON			
Charitable activities		877,287	1,211,310
Raising funds		37,902	27,970
Other		51,429	26,394
TOTAL EXPENDITURE		<u>966,618</u>	<u>1,265,674</u>
Realised gain on sale of investments		5,999	61,345
Unrealised gains on revaluations		219,971	68,542
NET GAINS		<u>225,970</u>	<u>129,887</u>
NET INCOME / (EXPENDITURE)		460,265	(428,847)
BALANCES AT 1 JANUARY 2021		6,830,119	7,258,966
BALANCES AT 31 DECEMBER 2021		<u><u>7,290,384</u></u>	<u><u>6,830,119</u></u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

14 FINANCIAL STATEMENTS OF THE PAROCHIAL CHURCH COUNCIL OF CHRISTCHURCH HOLY TRINITY EXCLUDING CHRISTCHURCH PRIORY LTD AND CHRISTCHURCH PRIORY BUILDING CONSERVATION TRUST

BALANCE SHEET

	Note	TOTAL FUNDS	
		2021	2020
		£	£
FIXED ASSETS			
Tangible fixed assets			
Freehold land and buildings	4(a)	4,205,665	4,052,464
Fixtures and equipment	4(b)	97,615	106,848
Investment in Christchurch Priory Ltd			
5 £1 ordinary shares		5	5
Loan		30,000	30,000
Other investments	4(c)	508,981	487,931
TOTAL FIXED ASSETS		4,842,266	4,677,248
VISITOR CENTRE DEVELOPMENT		0	186,880
CURRENT ASSETS			
Stock		4,433	6,540
Debtors and prepayments		89,905	86,286
Bank and cash balances		2,457,335	2,156,319
		2,551,673	2,249,145
LIABILITIES			
Amounts falling due within one year		103,555	283,154
NET CURRENT ASSETS		2,448,118	1,965,991
NET ASSETS		7,290,384	6,830,119
REPRESENTED BY			
Accumulated funds			
Unrestricted		2,663,450	2,569,348
Restricted		1,466,406	1,202,372
Endowment		3,160,528	3,058,399
		7,290,384	6,830,119

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

15 VISITOR CENTRE DEVELOPMENT

Capitalised costs of £186,880 (2020 – £186,880) which related to a share of the electrical supply upgrade and planning and architectural fees expended on Phase 2 of the Visitor Centre Development in 2014 and fees for the archaeological dig in 2017, 2018 and 2019 have been written off as abortive development costs within the Consolidated Statement of Financial Activities during 2021.

16 HISTORICAL COST OF BUILDINGS

For each class of revalued tangible fixed assets, the Charity SORP FRS 102 requires disclosure of the carrying amount that would have been recognised had the assets been carried under the historical cost model. The original historical costs of St George's Church Hall, 15 Wickfield Avenue and St George's House are currently being researched as these costs, in the case of the hall, go back over 100 years. In the meantime, historical cost could be regarded as the market valuation as obtained in 1997. The book values for the Priory House Fund properties are known as these were acquired by the PCC on 30 November 2014.

Historical costs of revalued tangible fixed assets

		Book value 30.11.2014 £	Valuation 31.12.1997 £	Total £
Church Hall:	St George's Hall		132,968	132,968
Residential properties:	15 Wickfield Avenue		100,000	100,000
	St George's House		104,000	104,000
Priory House Fund	Priory House	1,264,866		1,264,866
	Priory Cottage	375,000		375,000
	Old Stable Block	125,000		125,000
		<u>1,764,866</u>	<u>336,968</u>	<u>2,101,834</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

17 PENSIONS

The PCC participates in the Pension Builder Scheme section of Church Worker Pension Fund (CWPF) for lay staff. The Scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the PCC and the other participating employers. The CWPF has two sections: the Defined Benefits Scheme and the Pension Builder Scheme. The Pension Builder Scheme has two subsections: a deferred annuity section known as Pension Builder Classic and a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SOFA in the year are the contributions payable (2021: £5,568; 2020: £6,237).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019. The next valuation is due as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review, the Board chose to grant a discretionary bonus of 3% following improvements in the funding position over 2021. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, the PCC could become responsible for paying a share of the failed employer's pension liabilities.

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2021

18 POST BALANCE SHEET EVENTS

The instruction to transfer the endowed shares from The Charity of Captain William Gordon Shute to the PCC was made after the year end, and on 1st February 2022 the transfer of 5,066.38 units with a market valuation of £112,911 as at that date was completed. This transfer is deemed a non-adjusting event.

On 4th January 2022 a significant project to refurbish the ground floor of Priory House began. The current estimation for the total cost of this project is £796,550, including £101,623 to refurbish the kitchen. £57,993 of preliminary costs were expensed prior to the year end, however the remaining project costs had not been committed to as at 31 December 2021 and will be expensed during 2022. This has therefore been treated as a non-adjusting post balance sheet event. The refurbishment work is still ongoing as at the date of this report.

On 11th April 2022 the PCC was informed by Christchurch Priory Building Conservation Trust of the imminent receipt by it of a legacy in the sum of £158,521. Although payment of the legacy has been agreed by the executors of the estate in question, it is being reported as a non-adjusting post balance sheet event and thus has not been accrued as restricted income in these consolidated accounts.

19 IMPACT OF COVID-19

The Trustees have reviewed the continued impact of Covid-19 on the reserves of the Parish, and have concluded that with in excess of £1.8m in unrestricted designated funds which can be reallocated to the General Fund by the PCC if required, it has comfortably sufficient reserves to absorb the negative effects of Covid-19 on the Parish's income.

20 SPECIAL COLLECTIONS

	TOTAL FUNDS	
	2021	2020
	£	£
Church Overseas:		
Kinkiizi	2,857	0
Relief and Development Agencies:		
Red Cross Afghanistan Appeal	1,198	0
Home Missions and Other Church Societies and Organisations:		
Macmillan Coffee Morning	709	0
Christchurch Food Bank	354	316
Priory School Bibles	387	103
Secular Charities:		
Crisis at Christmas	100	111
Mayors Charity	395	0
	<u>6,000</u>	<u>530</u>

The foregoing Special Collections were received for the charities mentioned, and have been included in the income and expenditure of the PCC.

