

**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 2022**

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

## **ANNUAL REPORT FOR 2022**

### **REFERENCE AND ADMINISTRATIVE DETAILS**

#### **VICAR:**

The Reverend Canon Charles Stewart  
The Vicarage  
13A Church Street  
Christchurch  
Dorset BH23 1BW

#### **BANKERS:**

National Westminster Bank plc  
57 High Street  
Christchurch  
Dorset BH23 1BB

Lloyds Bank plc  
4 Castle Street  
Christchurch  
Dorset BH23 1DU

CAF Bank Ltd  
25 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent ME19 4JQ

CCLA Investment Management Ltd  
The CBF Church of England Funds  
Senator House  
85 Queen Street  
London EC4V 4ET

#### **STATUTORY AUDITORS:**

Hope Jones  
Chartered Accountants  
Suite 114 Lymington Town Hall  
Avenue Road  
Lymington  
SO41 9ZG

#### **SOLICITORS:**

The Diocesan Registrar  
Batt Broadbent Solicitors LLP  
42-44 Castle Street  
Salisbury  
SP1 3TX

#### **ARCHITECT:**

Thomas Ford & Partners  
177 Kirkdale,  
London  
SE26 4QH

# **THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESTIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**

## **ANNUAL REPORT FOR 2022**

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

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

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 our two daughter Churches, namely St. George's Church, Jumpers, and St. John's Church, Purewell.

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

The Parish of Christchurch is situated in the town of Christchurch, Dorset, and is part of the diocese of Winchester within the Church of England. The correspondence address of the Charity is The Parish Office, Priory House, Quay Road, Christchurch, Dorset BH23 1BU.

### **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 2022, the following served as members of the PCC:

**Vicar** : The Reverend Canon Charles Stewart

**Associate Priests** : The Reverend Richard Partridge  
The Reverend Samuel Duckhouse (Appointed 03.07.2022)

**Children and Families Worker** : Mrs Victoria Semple-Khan (Retired 31.07.2022)

**Churchwardens** : Mr Colin Bacchus (Re-appointed 22.06.2022)  
Mrs Tracy Froud (Re-appointed 22.06.2022)

### **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 (Resigned November 2022)  
Mrs Sue Haxby

### **Elected Members**

Members retired at the 2022 APCM

: Mr Jeff de Lange (Resigned December 2020)  
Mrs Brenda Marshall (Resigned May 2021)  
Mrs Janet Seager (Appointed 2020 APCM)  
Mrs Diana Conway-French  
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 to retire at the 2024 APCM

: Mrs Pat Richards  
Mr Greg Rolls  
Mr Roger Mason  
Mrs Jennifer Howard (Resigned 05.01.2023)  
Mrs Penny Nelemans (Appointed 03.06.2021)  
Mr Charles Merivale (Resigned May 2022)

Members elected 23 May 2022 - to retire at the 2025 APCM

: Mr Roger Haxby  
Mrs Joyce Davies  
Mrs Diana Conway-French



## **Non-Elected Members**

Retire annually at the Annual Parochial Church Meeting

Ex-officio : Deputy Churchwarden at St George's  
Mr Jeffrey Perkins

Co-opted : Mr Paul Ruffell (Appointed 03.06.2021)

## **Committees**

**The Standing Committee** - appointed annually by the PCC:

### **Appointed 02.06.2022**

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

### **Appointed 07.10.2021**

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 : Mrs Victoria Semple-Khan (Resigned 30.09.2022)

**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 (Resigned 03.07.2022)  
Reverend Samuel Duckhouse (Appointed 03.07.2022)

New Trustees are provided with a copy of a booklet called the Trusteeship, an introduction for PCC Members. The Booklet is a Church of England publication and issued by the Archbishop's Council. All Trustees are required to undertake the appropriate safeguarding training and are recommended to complete a safe recruitment training. A PCC Trustees self-eligibility declaration certificate is also required.

The PCC delegates the day-to-day management tasks of the Parish to the Vicar, with the support of the churchwarden and paid staff.

## OBJECTIVES AND ACTIVITIES

The aims and objectives of a parish like Christchurch, with three churches, one of which is Christchurch Priory, a Grade 1 Listed Building, is complex and multi-faceted. In part this is because the Priory Church, like of the other 'Major Churches', can be described as a 'both/and' church: i.e. while serving as the Parish Church of Christchurch and fulfilling all the responsibilities that go with that, it also has a number of quasi-Cathedral responsibilities.

The PCC, through its members, officers and committees, manages the affairs of our three churches and has oversight of all our ministry and mission. The ministry of our Parish focuses principally on worship, prayer, mission, fellowship, discipleship and active involvement in the local community. A key objective is to make it possible for people of all ages to engage with the Christian faith, whether in our church or in the wider community.

During the year these aims and activities were reflected in a wide range of ministry and mission across the Parish; specifically through:

- **Worship:** This is at the heart of all we do. We aim to offer regular public worship, open and accessible to all, with a strong emphasis on liturgical excellence grounded in sacrament, scripture, music and prayer. We also aim to offer occasional offices – baptisms, weddings, funerals – as part of our pastoral offering to the community. We believe this constitutes a significant public benefit.
- **Pastoral Care:** We aim to offer high-quality pastoral care, both to those who worship with us and also to people in the neighbourhood who need pastoral help. This includes visiting those who are unwell and care for the bereaved.
- **Mission and Outreach:** We seek to advance 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. We also aim to provide spaces where community groups can hold meetings.
- **Music:** One vital aspect of our focus on worship is our music provision, seen in our commitment to enabling the Priory Church's choral foundation to flourish. We want to make it possible for as many as wish, young and adult, to join one of the Parish's choirs.
- **Education:** We seek to support the Priory Church of England VA School, through providing collective worship, involvement in appointing Foundation Governors, supporting extra-curricular Christian activities, and supporting music in the school. We also work with other schools in the Parish and the surrounding area.
- **Civic Ministry:** The Priory Church has an extensive civic ministry. We aim to fulfil our civic responsibilities and opportunities in collaboration with Bournemouth, Christchurch, and Poole (BCP) Council, Christchurch Town Council and a wide range of local partners. We believe this, too, brings considerable public benefit.

- **Discipleship:** The purpose of discipleship is to make it possible for people to grow in their Christian faith; this happens principally through sermons, courses and small group studies.
- **Culture:** The Priory Church is the main cultural venue in the area; as such our aim is to support other local organisations, including choirs, musicians and artists, by providing a space for concerts and exhibitions.
- **Fabric:** For our ministry and mission to flourish, it is important that the fabric of the Parish is kept in good order; specifically, that the Priory Church, St George's Jumpers, St John's Purewell, Priory House and Grounds, St. George's Hall, and other buildings under the PCC management are well maintained and, when necessary, conserved and repaired.
- **Masterplan:** One of the emerging objectives in the past year has been to develop a Masterplan, consisting of a number of projects, all fabric-related, which will help secure the Priory's fabric for the coming decades.
- **Sacred Space:** The existence of the Priory, and the fact that it is open, means we seek to make its sacred space accessible for personal prayer and contemplation.
- **Charitable Support:** We regularly support other charities and mission societies (UK and overseas), as well as emergency/disaster appeals, as part of our outward giving.

In January 2020, the PCC confirmed that it would join the HeartEdge network. HeartEdge is an ecumenical network, initiated by the congregation at St Martin-in-the-Fields, under the leadership of Prebendary Sam Wells. HeartEdge describes itself as "a movement for renewal, fuelled by people and churches sharing their assets, experience, resource and need." It brings together people to develop their church and community, through sharing ideas and experience. Since its launch in 2017 it has grown to include churches across the UK, USA, the Netherlands and elsewhere.

The vision of HeartEdge is "for renewing the local church that is energising, realistic and practicable for small and large churches alike." It draws deeply on Jesus' words in John 10.10: "I came that they may have life, and have it abundantly"; and develops that to explain how we may live in this abundance with our generous God, and how we can share that abundance with those around us.

HeartEdge is based on four key principles, which resonated strongly with the aims, objectives and activities of our Parish. The four HeartEdge principles are:

1. **Commerce:** generating finance through enterprise; so raising the funds to sustain and extend mission and ministry; having commercial activities available within Church that demonstrates a wider understanding of the faith.
2. **Compassion:** engaging local need and addressing social justice; being compassionate with those excluded or in trouble, in a way that enhances community.
3. **Culture:** through music, art, and other performance possibilities, to make space for the imagination, self-expression, an opportunity to re-imagine the Christian narrative for the present.
4. **Congregation:** by developing and encouraging the congregation, enabling us to become a community of hope and a blessing to others.

Since adopting HeartEdge, these principles have become the lens through which we view possible developments, and the benchmark to quantify and assess our objectives going forwards. We believe developing our future along these four principles will enable strong foundations to be built for future generations.

When planning our activities for the year, the Vicar and the PCC have kept in mind the Charity Commission's guidance on public benefit and the specific guidance on charities for the advancement of religion.

## **ACHIEVEMENTS AND PERFORMANCES**

### **Worship & Services (Congregation)**

The PCC offers a range of services during the week. Morning prayer is held from Monday through to Saturday; this service used to take place in Christchurch Priory, but due to the pandemic this was moved to an online service and continues to take place online as this allows more members of our congregation to attend. Evening prayer continues to take place at 5pm Monday to Saturday. There are also three other services that take place in the Parish on weekdays: two at Christchurch Priory and one at St George's Church.

On Sundays there are a minimum of four services within the Parish, three at the Priory and one at St George's Church. In addition, there are several services held for the local community and civic leaders. This includes Remembrance Sunday, Battle of Britain Service, St. George's Day Service for the Scout and Guide associations, and a civic service for the town council.

All are welcome to attend our regular services. At present there are 332 parishioners on the church electoral roll, 157 of whom are not resident within the Parish. 13 new members have been added and 4 names have been removed either due to death or having moved away from the Parish. The average weekly attendance, counted in October, was 271, but this number increased considerably at festivals and civic services.

Pastoral visits have been conducted by our clergy and lay team. In addition to this, for 364 days of the year we provided our congregation, local community and visitors with a space for private prayer and reflection.

A special service was held for the community to celebrate the platinum jubilee for Her Majesty Queen Elizabeth II. Unfortunately, later in the year we also held a service on the Sunday following the death of Her Majesty. Both services were very well attended with the Priory Church at full capacity with approximately 800 people.

Christmas is a very active and busy season for the Parish, especially at Christchurch Priory. It all starts at the beginning of advent with the advent Carol service (darkness to light) through to midnight mass and the Eucharist on Christmas Day morning. Within this period many thousands of people of all ages enter the Church. Five local schools hold their Christmas services, and we hold two 9 Lessons and Carol services due to the numbers wishing to attend. The proceeds from the Christingle service and crib services are donated to the Children's Society.

Our clergy team also officiated at 38 baptisms, 24 weddings and 43 funerals. We also held 63 interments in our Garden of Rest.

### **Music (Culture)**

Music is an especially important part of our Parish life; our choirs provide uplifting choral music at many of our Sunday services. They also enhance our festival services at Easter and Christmas, and at many of our major civic services throughout the year.

We also hold at least 30 organ recitals annually which are free to attend, inviting those who attend to make a financial contribution after the end of each recital. These recitals are immensely popular with between 150 and 200 people attending each week.



Also, the Priory Church hosts other choirs and orchestras from outside the Church community, mainly for classical concerts, including the Bournemouth Symphony Orchestra who raised money for their Benevolent Fund.

Our music department also supports our local Church of England school by helping them with music education. A music festival was also organised in 2022 which included lunchtime recitals, evening concerts and activities for younger children with invites going to local schools to take part.

We also reintroduced three performances of The Snowman just before Christmas. The Snowman film was shown silently on the big screen and side screens in the Priory Church, a live orchestra played the music, and a narrator told the story. This included three members from our boys' and girls' choir to perform a solo in front of members of the public. Each performance was sold out and many people attending, especially the children, having experienced a live orchestra playing and entering the Priory Church for the first time. A retiring collection was taken at each performance and the proceeds given to the local food bank.

### **Priory House (Commerce)**

Priory House is a building directly behind the Priory Church. In the 1960s the two buildings were linked together. In 2014 the PCC became the trustee of the Priory House Trust with the trust deeds being amended to allow the PCC to use the building for the benefit of the Parish by providing a space for the parish offices, shop, café, and museum.

The PCC invested £608,000 of its unrestricted reserves to refurbish Priory House, together with £178,000 of restricted funds from the Priory House CBF Fund. The work started in January 2022 and included the removal of a large chimney. This was to provide a larger seating area for the café. The toilets were also modernised by increasing the number available and to provide easier access. Nine new unisex toilets and a modern toilet for those with special needs were installed. Also, the link between the Priory Church and Priory House was extended to allow access to the toilets from the church when the house is closed. Access to Priory House from the masonic lawns to the south of the building was also improved. This included a ramp for disabled access, so the public can access the extra outside seating that is used by the café and enjoy quietude and a retreat from the demands of modern-day life.

The work was completed in July 2022, and although a large amount of the Parish reserves were expended, the Parish has seen positive results from the building refurbishment. There has been a substantial increase in turnover for the café, and it also provides a modern facility for all those who worship, attend the concerts and recitals, meet and work within the parish of Christchurch. We are greatly confident that the investment that was made will benefit the whole Parish not only in financial terms but also for, pastoral, evangelistic, social, and ecumenical mission of the Parish.

Other organisations such as U3A and choirs can rent the space for meeting rooms and other social events though out the year.

### **Social Investment (Compassion)**

Discretionary Mission and Charitable Giving totalled £5,293 including the sums of £3,000 to the Priory School. Contributions were also made to the Boscombe Band of the Salvation Army, the Royal Air Force Association and the Royal British Legion.

We continue to support the Christchurch Food Bank by providing a space for a collection point and giving the opportunity for the congregation to give a financial contribution through special collections.

At the outbreak of the conflict in Ukraine, special collections were taken throughout the Parish, with a total of £6,605 being collected and passed to the Disaster Emergency Committee.

## **FINANCIAL REVIEW**

A schedule of our unrestricted but designated funds and restricted funds can be found on page 12. The value of these funds including the endowment funds are listed on page 48 of this report. The PCC has delegated the management of the funds to the Finance Committee.

The total accumulated funds stand at £8,440,138. The majority of our funds of approximately 60.1% are tied up in the value of the freehold land, buildings and other assets.

A further £3,347,684 is held in other funds that are restricted, held in endowment funds, or specific areas of work within the Parish. This has increased by £414,127 despite the investment made in the building refurbishment for Priory House. The resources for this project came from the Capital Development Fund and the Priory House CBF Fund. The increase in value can be accounted for by substantial legacies received into the Christchurch Priory Building Conservation Trust. This is approximately a further 40% of the accumulated funds, leaving only just over 0.25% for the Parish general fund. The Parish general fund is the account that covers day-to-day expenses for the Parish.

As can be seen on page 48 the Parish general fund is showing £21,100, keeping this account in surplus; a £2,638 decrease from the previous year. Once again, 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.

Excluding asset funds, our total unrestricted funds are showing £1,123,717 and can be used to support the general account. This figure is lower than the previous year by just under £700,000. Although the majority of this was used for the building refurbishments, £120,000 had to be transferred from the Capital Development Fund to support the Parish general fund. Therefore, for the general account to be balanced in future years, further income sources need to be found or we will need to find ways to increase our current income sources. The continued deficit within our general account will only grow due to inflationary pressures that we are experiencing.

Although our reserves are at a level to see us through the next few years, with careful management, the PCC is aware that this situation cannot continue. However, the building refurbishments that took place this year should see an increase in income from Christchurch Priory Enterprises Limited from 2024, which will go towards decreasing the general account deficit.

### **Total Income and Endowments**

Our total income was £2,086,492, a detailed breakdown of which can be seen on pages 31 and 32.

Although this looks very encouraging, we must take into consideration the large legacies that we have received during the year. £1,224,272 of restricted legacies were receivable during the year, as shown in donations and legacies on page 31 (note 2a), which included £1,168,272 of legacies receivable by Christchurch Priory Building Conservation Trust. Our total income would have been £862,220 if restricted legacies were excluded. Whilst overall income is above pre-pandemic levels,

our total unrestricted income decreased when compared to the previous year, even after taking into consideration the large unrestricted donation received in 2021.

Under other trading activities note 2b there was a small decrease in the trading activities of Christchurch Priory Enterprises Limited. It must be remembered that the shop and the café were closed until the end of June 2022 due to the building refurbishment of Priory House. It is difficult to compare these figures to the previous year as the company was closed to May 2021 due to the pandemic; the last full trading year was in 2019.

The increased income under investments note 2c is due to the interest rate rise being passed on to us via the Church of England deposit fund with CCLI. It is recognised that our CBF funds meet our investment policy.

All investments with CBF Investment Fund income shares incurred an overall loss in value of £63,035, compared to a gain of £66,770 in 2021 as shown in note 5b on page 43.

## **Expenditure**

Our total expenditure for 2022 was £937,333, which is approximately 4.4% higher from the previous year once you have taken into consideration the abortive development costs of the visitor centre of £186,880 which were included in the 2021 accounts. The Parish expenditure is explained in Note 3 on page 35 of this report.

The full cost of the Priory House building refurbishment of £786,000 has not been included within the Parish expenditure. This refurbishment is regarded as a tangible fixed asset and is shown in note 4c on page 41. The PCC agreed that the cost of the refurbishment will be depreciated over a 10 year period. The amount of depreciation expensed during the year is shown in note 3a.

Our energy contracts came up for renewal in October 2022. Although our energy costs have increased, by negotiating early, we were able to avoid greater rises due to the ongoing crisis in Ukraine. The new contracts were arranged for a further 3 years.

## **Christchurch Priory Enterprises Ltd (CPEL)**

Christchurch Priory Enterprises Limited reopened after the completion of the Priory House refurbishment on 27th June, and although we saw the benefit of the refurbishment with an immediate increase in turnover compared to the same period in the prior year, there was a net loss of £46,622 overall for the year. This was primarily due to the shop and Café only reopening for trade in July 2022. However, there was also an increase in staff salary costs by £19,219 to £80,353, as salary costs still needed to be paid during the 6 month closure period, and we saw the full year effect of all required positions being staffed during 2022. The PCC agreed to transfer £35,000 from the Special Projects fund to help the cash flow. This amount will be returned to this fund from realised profits in 2023. It is hoped that this will be achieved in the first full year of trading after the refurbishment, but if not a portion of the 2024 profit may also be required. Any future profits for the time being will be transferred to the Parish general account towards the cost of mission and ministry in future years. The first quarter of 2023 showed a gross profit trading surplus on the profit and loss account of over £5,500 indicating promising return in the future.

## 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 £10.42 an hour (as at April 2023), the minimum value of our volunteers, in a normal year, must be in the region of £304,000 a year (2021: 277,000).

It is voluntary help that enables Christchurch Priory Enterprises Limited 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

- |                                    |   |  |
|------------------------------------|---|--|
| <b>The Lindop Legacy</b>           | : | 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.   |
| <b>The Music Fund</b>              | : | Income from this Fund is to be used for the benefit of music at, or in connection with, Christchurch Priory.   |
| <b>The Tithe Chancel Fund</b>      | : | 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.   |
| <b>The White-White Fund</b>        | : | Fabric Fund for Christchurch Priory.   |
| <b>The Priory House Fund (PHF)</b> | : | 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.  |
| <b>The Shute Fund</b>              | : | 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 CBF Investment Fund income 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.

## **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.

CPEL and the Parish are registered for VAT. The Parish has registered in the Churches and Cathedral Scheme and because CPEL 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 £112,922. (2021: £47,847).

## **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 (CBF) 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 2022 may be found on pages 42 and 43 of this report.

Investments which are held in the CBF Deposit funds are in keeping with in our overall objectives of being socially, environmentally, and ethically responsible.

### **Free Reserves Policy:**

The free reserves of the Parish, available to meet day to day running expenses, decreased by £2,628 to £21,100 as at 31 December 2022 (see note 14, page 48) (2021: £23,738).

Apart from the Gue Legacy of £6,356, which can only be used for the benefit of St John's, the remaining unrestricted funds within the total of £1,123,717 have been designated by the PCC. There will be a need to re-designate some of these funds for general purposes.

A full summary of Accumulated Funds as at 31 December 2022 is on page 48 of this Report. A summary of the purpose of each fund is shown below.

### Summary of unrestricted but designated funds and restricted funds

Restricted	Fabric Fund	Restricted for repairs and maintenance of church buildings. Main income from restricted legacies
Restricted	Bell Restoration Fund	General maintenance and repairs to the bells. Added to annually from the Tower Account by the Ringers
Restricted	Choir General Fund	Mainly funds choir events e.g. trips, BBQ Income from contribution for above events, and unpaid wedding fees
Restricted	Choir Training & Education	Funded from large donations in 2013 and specifically for special choir training costs
Restricted	900th Organ Fund	Restricted for costs relating to the organ, the remains of the 900th Appeal and a Legacy
Restricted	Priory Benevolent Fund	For the poor, sick & needy of the Parish
Restricted	Priory House CBF Fund	Transfer from Priory House Funds (Priory House Trust control)
Restricted	Christchurch Priory Conservation Trust	Transfer from the Conservation Trust Funds (Conservation Trust control)
Restricted	St Georges Church Restricted	Legacy for maintenance of the church building
Restricted	Shute Fund	Maintenance of Lady Chapel, if not required can be used for other fabric (Shute Trust control)
<b>Unrestricted funds (can be re-designated by the PCC for other purposes)</b>		
Unrestricted / designated	Fabric Fund	General repairs to the Priory and Priory House and income from some unrestricted legacies
Unrestricted / designated	Capital Development Fund	To be used for capital projects
Unrestricted / designated	Minor Capital Reserve	Non-recurring items of expenditure, office equipment etc. Income from sale of Choir CD's and small unrestricted legacies
Unrestricted / designated	Phase V Conservation Project	Unrestricted funds allocated to Phase V Project
Unrestricted / designated	St Johns (Gue Legacy)	Unrestricted legacy specifically for St Johns' Church
Unrestricted / designated	Children & Youth Ministry Work	Youth Worker salary & expenses
Unrestricted / designated	St Georges Church Unrestricted	For St George's Church
Unrestricted / designated	Parish Special Projects	To be used by the PCC for projects that will help meet the objectives of the Parish

## PLANS FOR FUTURE PERIODS

Whatever the future holds, the PCC aims always to develop further the ministry and mission of the whole Parish, whether through the Priory Church, St George's or St John's; to help our members grow in faith; to serve the local community; to care for those who worship with us, those to whom we offer pastoral care, those we welcome as visitors, and those in the community living on the edge or needing support through Christlike love in action. In all this, the core priority is people, as it has been for nearly 1,000 years in this part of the Kingdom of God.

Alongside the continuing focus on ministry and mission, the implementation of the Masterplan, which the PCC agreed unanimously in January 2023, will be a major focus for the coming years. The Masterplan is the fruit of several years' work by the Way Ahead Group, set up by the PCC before the pandemic.

The Masterplan consists of five distinct projects:

1. To repair and conserve the nave roof of the Priory Church, in the next two years.
2. To replace the Priory's heating and lighting.
3. To re-do the North Porch entrance to the Priory.
4. Move the Priory's museum to an accessible, ground-floor location.
5. To construct a new welcome building, which will contain new catering facilities, shop, a suite of rooms, and (it is hoped) the new museum. The commercial activities to be undertaken in this new building will help ensure the Parish's future financial sustainability.

In launching the Masterplan, the PCC also acknowledged that a substantial fundraising campaign will be required. At the meeting of the PCC on 30th March 2023 it was agreed that £100,000 of funding from reserves is to be made available to move to the next stage of delivering the five projects. At the same meeting, the PCC accepted the need to employ a Campaign Fundraising Director for a fixed time. At the time of writing, the recruitment process for this temporary post is under way. Information on these fundraising activities will be reported in next year's annual report.

In the coming weeks, we hope to appoint a new Children and Families Minister. This post is fully funded for the next three years.

We shall also implement the decision taken by the PCC at its April meeting to set up a new Senior Leadership Team (SLT). The background to this decision is the need for parishes with a Major Church, in our case the Priory, with all its associated challenges and opportunities, to develop a new framework to manage day-to-day activities. Now that much more is demanded of churches and parishes such as ours, and following the PCC's decision to create the role of Chief Operations Administrator, this decision was seen as inevitable and necessary.

The purpose in creating the SLT is to separate governance from management. The PCC retains its proper governance and oversight roles, including setting the direction of mission and vision; but PCC members, who are trustees of the Parish, and the Churchwardens should be freed from daily management responsibility.

The PCC has resolved, therefore, to delegate the day-to-day operations of running the Parish to the SLT. The SLT will meet weekly and will be chaired by the Vicar (or in their absence by someone else nominated by the PCC). The membership would be: the Vicar, Associate Priest, Chief Operating Administrator and Finance Administrator initially, with additional senior members of staff added if and when the staff structure expands once the Masterplan begins to take shape. It is envisaged this new operational structure will come into force following the APCM.

On 1st July, the Revd Sam Duckhouse will be ordained Priest in Winchester Cathedral. This is a significant event not only in Sam's life, but in the life of the Parish. On 15th July, this year's Summer Fete and Craft Fair will be held on the Priory lawns.

Throughout the year we will continue to offer the occasional offices – baptism, marriage, funerals – in the Priory and St George's. It is encouraging that, after the interruption caused by the pandemic, the Priory will host at least twenty-three weddings this year.

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.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Remuneration policy**

We place great value on our highly talented, dedicated, and passionate staff team, without whom we could not deliver against our vision, mission and objectives. Our remuneration policy is aimed at ensuring that pay is competitive within our sector, rewards staff fairly and enables the staff team to feel valued.

Our principles are to reward staff, irrespective of seniority informed by the following:

1. Fairness; without discrimination and with an attention to cross entity parity.
2. Differentiation: to reflect a combination of what is achieved and the way it is achieved.
3. Compliance: to all HMRC and Charity Commission requirements.
4. Affordable: with good stewardship.

## **CHRISTCHURCH PRIORY ENTERPRISES LTD**

The Financial Statements of Christchurch Priory Enterprises Limited (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 Enterprises Limited (the Company) and exercises its control through nominee shareholders appointed by the PCC. When realised, all of the profits of the Company are transferred to the PCC for the benefit of Christchurch Priory.

On 27th January 2023 the name of the Company was changed at Companies House to Christchurch Priory Enterprises Limited.

### **PCC Nominee Shareholders**

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

## Directors

Mrs Sheila Horstead	(Resigned December 2022)
Mr Robert Day	(Resigned December 2022)
Mrs Tracy Froud	(Appointed December 2022)

## Company Secretary

Mr John Fisher	(Appointed April 2018)
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## Christchurch Priory Enterprises Ltd Summary of Trading and Net Assets - 2022

	Shop £	Café £	Total £	2021 £
Trading income	23,808	66,466	90,274	103,683
Covid 19 Grants	0	0	0	23,543
	<u>23,808</u>	<u>66,466</u>	<u>90,274</u>	<u>127,226</u>
Expenditure:				
Purchases	15,061	26,231	41,292	45,035
General Expenses	20,670	74,934	95,604	79,890
	<u>35,731</u>	<u>101,165</u>	<u>136,896</u>	<u>124,925</u>
Net (loss) / profit	<u>(11,923)</u>	<u>(34,699)</u>	<u>(46,622)</u>	<u>2,301</u>
Accumulated profit / (loss) reserves brought forward			21	(2,280)
Net (loss) / profit for the year			(46,622)	2,301
Share capital			5	5
Net (liabilities) / assets at 31 December			<u>(46,596)</u>	<u>26</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 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 31).*

## **RISK MANAGEMENT**

### **Overall risk management**

The PCC has a risk register which covers the major risk to which the Charity is exposed, which is updated at least annually. Systems and procedures have been established to mitigate the risk that the church faces where deemed appropriate. Procedures are in place to ensure compliance with health and safety of staff, volunteers and visitors. The schedule of major risks and uncertainties identified by the PCC is set out on pages 19 and 20.

### **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 the 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 2022, page 48, shows that the Unrestricted Free Reserves of the Parish were in surplus by £21,100. 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.

### **Social Policy**

To meet our objective of compassion the PCC has a benevolent fund. The Benevolent Fund is 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.

This is a restricted fund with the initial opening balance being the merger of the Christopher Austin Legacy Fund, Historic Charities Fund and the 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 in 2018. Regular interest payments are received from the endowments from the above funds. The PCC has given its authority to the Vicar and Churchwardens to approve grants to be paid out from this fund.

Grants totalling £5,187 were paid out of the Parish Benevolent Fund during 2022 (2021: £4,810). This included £3,309 given to the Christchurch Food Bank, being £1,430 of regular monthly contributions, and £1,879 to support other local non-food projects. £1,878 was also given to local primary schools to enable children of specific classes to go on educational school trips. Many of these young people would not have been able to go on these trips as their families do not have enough income to afford such trips during the current cost of living crisis.

### **Fundraising policy**

Due to the size of our congregation and the number of donations of all sizes that we receive each week, we cannot fully investigate each donation. However the PCC takes precautions in our fundraising to ensure the protection of the public, including vulnerable persons from unreasonable intrusive or persistent fundraising approaches, and undue pressure to donate. The Finance Administrator would take seriously any expression of dissatisfaction we may receive and it would be reported to the Chair of Finance. We would aim to resolve any complaints as quickly as possible, and our policy is to escalate complaints internally to the Chief Operations Administrator. If a complaint cannot be resolved it would be further escalated to the chair of the PCC, who will nominate an independent reviewer to consider the merits of the complaint and any resulting actions. If necessary, we would contact the Charity Commission for advice and guidance.

We have not received any complaints in 2022 or 2021.

The PCC follows the General Data Protection Regulation (GDPR) and monitors the use of data carefully, particularly concerning donor data. Our privacy policy covers how we use donor data and gives donors the option to opt out of any contact or make a formal complaint.

The PCC will register with the Fundraising Regulator in 2023, and will confirm that it is following the Code a Fundraising Practice in the next annual report.

## **PRINCIPAL RISKS AND UNCERTAINTIES**

In delivering its objectives, the PCC faces a variety of operational, financial, and economic risks. Major risks are reviewed quarterly, and appropriate systems have been established to mitigate the likelihood and the impact of these risks occurring.

Senior staff manage risk as an integral part of their daily activities, and the most significant risks are reported regularly through the Property, Finance committees and the PCC.

The following major risks were identified in 2022. The key actions to mitigate the risks are noted alongside each item. The potential impact of the Covid 19 pandemic on the PCC's financial sustainability, activities and staff was initially recognised in 2021, and is highlighted below.



<b>Risk</b>	<b>Management Action</b>
<b>Financial sustainability compromised as a result of reduced income and increased costs as we continue to recover from the pandemic and as the cost of living increases.</b>	Significant restructuring taken place and review of activities and systems to improve efficiency. Introducing new events and activities to attract visitors. Investment in technology to improve efficiency.
<b>Impact on Priory's life as a result of insufficient funds to enable further major projects and managing expectation around planned major projects.</b>	Wide level communications to stakeholders and interested parties to take place. Ensure strong project management for future projects.
<b>Priory taking on more activities than can be managed.</b>	PCC ensuring proper prioritisation of projects.  Regular monitoring of Project activity.
<b>Harm comes to those in our care due to lack of appropriate and compliant child and vulnerable adult safeguarding procedures.</b>	Safeguarding in the Parish is overseen by the Parish Safeguarding Officer. The Parish works closely with the Diocese of Winchester to ensure that it models best practice in safeguarding.
<b>Harm comes to visitors of staff due to lack of appropriate and compliant health and safety procedures.</b>	The Property Committee working with the Property Manager monitors and reports on risk areas identified.  Regular Health & Safety reporting takes place at PCC meetings.  Staff training in key Health & Safety procedures is ongoing.
<b>Failure of the organisation jeopardised due to lack of adequate succession planning for key senior roles.</b>	Succession planning will be under review with the new Chief Operating Administrator, in post from January 2023.
<b>Poor decision-making and breach of regulatory requirements due to weak or non-compliant governance structures.</b>	PCC meetings and structures are being aligned with Charity Commission and Church Law requirements.  Conflict of interests are managed appropriately, approved by the PCC, and fully disclosed in the Annual Accounts.
<b>Inability to operate in the event of a disaster due to the lack of adequate business continuity planning. Business Continuity compromised or critical data lost through cyber-attack.</b>	Comprehensive property insurance in place.  IT systems are backed up remotely and can be accessed remotely.

	Significant investment will be made in 2023 to upgrade the Priory's digital and technology systems including security.
Data security breach or failure to demonstrate compliance with the UK General Data Protection Regulation (GDPR) requirements could result in a significant fine or other regulatory action.	Internal and external UK GDPR advisors monitor and report on risk areas identified.  Staff training on UK GDPR is ongoing.
Donations are lower than required to meet financial and cashflow obligations due to: <ul style="list-style-type: none"> <li>• Major repairs</li> <li>• Lower congregational attendance</li> </ul>	The Parish relies on God's provision and the generosity of the congregation to meet its financial needs, and members of the congregation could be approached to underwrite in the event of a shortfall. Currently holding more than three months working capital in unrestricted funds.  Strong budgetary and financial controls in place.  Cash flow forecasts are regularly updated and reviewed by the PCC.
The impact of Covid 19 could impact the PCC's efforts to rebuild its congregation and impact the finances of the Parish.	The Parish's online presence has broadened significantly during the pandemic.  The Parish developed strategies for managing its response to Covid 19 whether online or in person.

*Charles Stewart*

**Approved by the Parochial Church Council on 4th May 2023 and signed on its behalf by:**  
Reverend Canon Charles Stewart (Chairman)

**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

**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 2022 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 2022 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011 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 other information comprises the information included in the annual report, including the Members of the Council's report, other than the financial statements and our auditor's report thereon. The Members of the Council are responsible for the other information contained within the annual report. 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)**

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

We have nothing to report in this regard.

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

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 (Accounts and Reports) Regulations 2008 require 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; or
- we have not received all the information and explanations we require for 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 21, 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.

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.

## 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)

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below. Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- 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 2011 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.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Members of the Council and other management and the inspection of regulatory and legal correspondence, if any. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

**HOPE JONES Chartered Accountants**  
Statutory Auditors

*11th May 2023*

Suite 114  
Lymington Town Hall  
Avenue Road  
Lymington, SO41 9ZG

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 2022**

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
					2022 £	2021 £
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and legacies	2(a)	285,828	1,250,848	114,940	1,651,616	861,247
Other trading activities	2(b)	193,506	145,513	0	339,019	287,738
Investments	2(c)	13,787	13,194	8,015	34,996	10,769
Charitable activities	2(d)	51,083	0	0	51,083	48,767
Other	2(e)	8,612	1,166	0	9,778	112,993
<b>TOTAL INCOME AND ENDOWMENTS</b>		<b>552,816</b>	<b>1,410,721</b>	<b>122,955</b>	<b>2,086,492</b>	<b>1,321,514</b>
<b>EXPENDITURE ON</b>						
Charitable activities	3(a)	503,347	164,011	8,015	675,373	877,482
Raising funds	3(b)	177,435	45,729	0	223,164	156,067
Other	3(c)	37,947	849	0	38,796	51,429
<b>TOTAL EXPENDITURE</b>		<b>718,729</b>	<b>210,589</b>	<b>8,015</b>	<b>937,333</b>	<b>1,084,978</b>
Realised gains	5(a)	0	0	1,164	1,164	5,999
Unrealised revaluation gains / (losses)	5(b)	3,333	17,829	(21,928)	(766)	219,971
<b>NET GAINS</b>		<b>3,333</b>	<b>17,829</b>	<b>(20,764)</b>	<b>398</b>	<b>225,970</b>
<b>NET (EXPENDITURE) / INCOME</b>		<b>(162,580)</b>	<b>1,217,961</b>	<b>94,176</b>	<b>1,149,557</b>	<b>462,506</b>
<b>BALANCES AT 1 JANUARY 2022</b>		<b>2,663,471</b>	<b>1,466,582</b>	<b>3,160,528</b>	<b>7,290,581</b>	<b>6,828,075</b>
<b>BALANCES AT 31 DECEMBER 2022</b>		<b>2,500,891</b>	<b>2,684,543</b>	<b>3,254,704</b>	<b>8,440,138</b>	<b>7,290,581</b>

The notes on pages 28 to 54 form part of these Financial Statements.

# THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

## CONSOLIDATED BALANCE SHEET

AS AT 31 DECEMBER 2022

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
					2022 £	2021 £
<b>FIXED ASSETS</b>						
Tangible						
Freehold land and buildings	4(a)	803,961	611,949	2,852,024	4,267,934	4,205,665
Fixtures and equipment	4(b)	78,008	91,107	0	169,115	97,616
Building refurbishments	4(c)	490,722	160,200	0	650,922	0
Investments	4(d)	128,862	30,508	401,071	560,441	508,981
<b>TOTAL FIXED ASSETS</b>		<b>1,501,553</b>	<b>893,764</b>	<b>3,253,095</b>	<b>5,648,412</b>	<b>4,812,262</b>
<b>CURRENT ASSETS</b>						
Stock		20,866	0	1,381	22,247	20,523
Debtors and prepayments	6	18,558	55,436	0	73,994	130,720
Bank and cash balances		1,037,030	1,750,638	228	2,787,896	2,472,891
		<b>1,076,454</b>	<b>1,806,074</b>	<b>1,609</b>	<b>2,884,137</b>	<b>2,624,134</b>
<b>LIABILITIES</b>						
Creditors and accruals	7	(77,116)	(15,295)	0	(92,411)	(145,815)
<b>NET CURRENT ASSETS</b>		<b>999,338</b>	<b>1,790,779</b>	<b>1,609</b>	<b>2,791,726</b>	<b>2,478,319</b>
<b>NET ASSETS</b>		<b>2,500,891</b>	<b>2,684,543</b>	<b>3,254,704</b>	<b>8,440,138</b>	<b>7,290,581</b>
<b>REPRESENTED BY</b>						
Accumulated funds	14					
Unrestricted		2,500,891	0	0	2,500,891	2,663,471
Restricted		0	2,684,543	0	2,684,543	1,466,582
Endowment		0	0	3,254,704	3,254,704	3,160,528
		<b>2,500,891</b>	<b>2,684,543</b>	<b>3,254,704</b>	<b>8,440,138</b>	<b>7,290,581</b>

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

4th May 2023

The notes on pages 28 to 54 form part of these Financial Statements.



**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**  
**CONSOLIDATED CASHFLOW STATEMENT**  
**YEAR ENDED 31 DECEMBER 2022**

	2022		2021	
	£	£	£	£
Cash flows from operating activities:				
Net movement in funds for the reporting period (as per the Statement of Financial Activities)		1,149,557		462,506
Adjustments for :				
Depreciation	94,261		9,233	
(Profit) on sale of fixed assets	(1,164)		(5,999)	
Surplus / (Loss) on revaluations	766		(219,971)	
(Increase) / Decrease in stocks	(1,724)		9,499	
Decrease / (Increase) in debtors	56,726		(43,649)	
(Increase) in creditors	(53,404)	95,461	(141,504)	(392,391)
Net cash provided by operating activities		1,245,018		70,115
Cash flows from investing activities:				
Purchase of plant and equipment, building refurbishments	(816,682)		0	
Visitor Centre expenditure	0		186,880	
Proceeds from the sale of investments	31,799		53,825	
Purchase of investments	(145,130)		(2,106)	
Net cash provided by investing activities		(930,013)		238,599
		315,005		308,714
Cash and equivalents at the beginning of the reporting period		2,472,891		2,164,177
Cash and equivalents at the end of the reporting period		2,787,896		2,472,891

The notes on pages 28 to 54 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 2022**

**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 Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The Consolidated Financial Statements include the Assets and Liabilities and Income and Expenditure of Christchurch Priory Enterprises 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 54) 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 recognised. Legacies are accounted for when the PCC is legally entitled to the amounts due, the amount due is quantifiable and its ultimate receipt by the PCC is probable. 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 2022

### 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 39) and Priory House Fund (page 40)*

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 2024. An annual review takes place internally to establish whether there has been any permanent diminution in the value of freehold land and buildings. The Trustees are not aware of any factors which would have materially altered freehold land and buildings values since 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 2022**

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 2022

#### 1 ACCOUNTING POLICIES (continued)

##### Basis of valuation – 31 December 2022 (continued)

###### *Fixtures and equipment – Christchurch Priory Enterprises Limited:*

Fixtures and equipment owned by the subsidiary company Christchurch Priory Enterprises 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 at rates calculated to write off the cost on a straight-line basis over the expected useful economic lives of the assets concerned as follows:

Pipe Organ Enhancement:	20 years
Building Refurbishments:	10 years
Fixtures and Equipment:	4 to 7 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 2022 are based upon the Bid prices published by Investment Managers in accordance with FRS 102.

###### *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 2022

2 INCOME AND ENDOWMENTS FROM

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2022 £	2021 £
<b>(a) Donations and legacies</b>					
Planned giving:					
Gift Aid donations	40,852	6,518	0	47,370	39,833
Parish Giving Scheme	46,173	0	0	46,173	46,346
Tax recoverable	21,664	39	0	21,703	21,524
Other planned giving	15,814	0	0	15,814	14,865
	<u>124,503</u>	<u>6,557</u>	<u>0</u>	<u>131,060</u>	<u>122,568</u>
Collections (open plate)	41,260	0	0	41,260	46,584
Gift Aid Small Donations Scheme (GASDS)	1,921	0	0	1,921	2,347
Mary Waterfield Charity	6,200	0	0	6,200	7,000
Donations Box	37,327	0	0	37,327	28,097
Visitors Box	0	1,166	0	1,166	375
General donations, appeals etc	5,425	3,808	2,029	11,262	414,161
Charity of Captain W G Shute	0	0	112,911	112,911	81,148
Parish Benevolent Fund	0	0	0	0	312
Covid 19 Special Appeals	0	0	0	0	180
Legacies	69,192	1,224,272	0	1,293,464	129,204
Friends of Christchurch Priory	0	3,000	0	3,000	23,271
Special Collections	0	12,045	0	12,045	6,000
	<u>285,828</u>	<u>1,250,848</u>	<u>114,940</u>	<u>1,651,616</u>	<u>861,247</u>
<b>(b) Other trading activities</b>					
Christchurch Priory Enterprises Ltd					
Shop	23,808	0	0	23,808	35,527
Catering	66,466	0	0	66,466	68,156
Church Hall lettings	15,213	0	0	15,213	12,190
Wickfield Avenue rent	16,800	0	0	16,800	16,800
St George's House rent	13,200	0	0	13,200	12,500
Priory House lettings	825	0	0	825	1,960
Priory House Fund	0	82,818	0	82,818	84,033
Fund-raising events	53,510	0	0	53,510	18,332
Music Fund	0	62,077	0	62,077	34,656
St Michael's Loft Museum	429	0	0	429	0
Floodlights	655	0	0	655	827
Flowers	0	618	0	618	446
Parish Office external charges	2,600	0	0	2,600	2,311
	<u>193,506</u>	<u>145,513</u>	<u>0</u>	<u>339,019</u>	<u>287,738</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

2 INCOME AND ENDOWMENTS FROM (continued)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2022 £		2021 £
<b>(c) Investments</b>						
Bank interest	13,787	11,232	0	25,019		1,097
Dividend Income:						
Sanlam Private Wealth South Ltd	0	0	0	0		(132)
Lindop Fund (Priory - Music)	0	0	4,668	4,668		4,726
Tithe Chancel Fund (Priory - Insurance)	0	0	883	883		854
White-White Fund (Priory - Fabric)	0	0	840	840		812
Music Fund (Priory - Music)	0	908	1,624	2,532		2,393
Parish Benevolent Fund	0	1,054	0	1,054		1,019
	<u>13,787</u>	<u>13,194</u>	<u>8,015</u>	<u>34,996</u>		<u>10,769</u>
<b>(d) Charitable activities</b>						
Parochial fees retained	22,637	0	0	22,637		21,347
Parish News	1	0	0	1		0
Garden of Rest	20,699	0	0	20,699		21,932
Votive Candles	7,746	0	0	7,746		5,211
Outreach	0	0	0	0		277
	<u>51,083</u>	<u>0</u>	<u>0</u>	<u>51,083</u>		<u>48,767</u>
<b>(e) Other</b>						
Listed Places of Worship Grant Scheme						
- general	3,787	1,166	0	4,953		22,539
Covid 19 government grants						
- CJRS (employee furlough)	0	0	0	0		23,753
- RHLGF (local authority retail)	0	0	0	0		11,002
Culture Recovery Grant (Phase 5)	0	0	0	0		55,189
Donations to CPEL	0	0	0	0		510
Parish energy grants	1,825	0	0	1,825		0
Other grants (St George's)	3,000	0	0	3,000		0
	<u>8,612</u>	<u>1,166</u>	<u>0</u>	<u>9,778</u>		<u>112,993</u>
TOTAL INCOME AND ENDOWMENTS	552,816	1,410,721	122,955	2,086,492		1,321,514



# THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

## NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

### 2 INCOME AND ENDOWMENTS FROM (2021)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 £
<b>(a) Donations and legacies</b>				
Planned giving:				
Gift Aid donations	39,427	406	0	39,833
Parish Giving Scheme	46,346	0	0	46,346
Tax recoverable	21,445	79	0	21,524
Other planned giving	14,865	0	0	14,865
	<u>122,083</u>	<u>485</u>	<u>0</u>	<u>122,568</u>
Collections (open plate)	18,584	28,000	0	46,584
Gift Aid Small Donations Scheme (GASDS)	2,347	0	0	2,347
Mary Waterfield Charity	7,000	0	0	7,000
Donations Box	28,097	0	0	28,097
Visitors Box	0	375	0	375
General donations, appeals etc	408,257	5,904	0	414,161
Charity of Captain W G Shute	0	81,148	0	81,148
Parish Benevolent Fund	0	312	0	312
Covid 19 Special Appeals	180	0	0	180
Legacies	80,439	46,765	2,000	129,204
Friends of Christchurch Priory	0	23,271	0	23,271
Special Collections	0	6,000	0	6,000
	<u>666,987</u>	<u>192,260</u>	<u>2,000</u>	<u>861,247</u>
<b>(b) Other trading activities</b>				
Christchurch Priory Enterprises Ltd				
- Shop	35,527	0	0	35,527
- Catering	68,156	0	0	68,156
Church Hall lettings	12,190	0	0	12,190
Wickfield Avenue rent	16,800	0	0	16,800
St George's House rent	12,500	0	0	12,500
Priory House lettings	1,960	0	0	1,960
Priory House Fund	0	84,033	0	84,033
Fund-raising events	18,332	0	0	18,332
Music Fund	0	34,656	0	34,656
Floodlights	827	0	0	827
Flowers	0	446	0	446
Parish Office external charges	2,311	0	0	2,311
	<u>168,603</u>	<u>119,135</u>	<u>0</u>	<u>287,738</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

2 INCOME AND ENDOWMENTS FROM (2021)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 £
<b>(c) Investments</b>				
Bank interest	846	251	0	1,097
Dividend Income:				
Sanlam Private Wealth South Ltd	0	(132)	0	(132)
Lindop Fund (Priory - Music)	0	0	4,726	4,726
Tithe Chancel Fund (Priory - Insurance)	0	0	854	854
White-White Fund (Priory - Fabric)	0	0	812	812
Music Fund (Priory - Music)	0	878	1,515	2,393
Parish Benevolent Fund	0	1,019	0	1,019
	<u>846</u>	<u>2,016</u>	<u>7,907</u>	<u>10,769</u>
<b>(d) Charitable activities</b>				
Parochial fees retained	21,347	0	0	21,347
Garden of Rest	21,932	0	0	21,932
Votive Candles	5,211	0	0	5,211
Outreach	277	0	0	277
	<u>48,767</u>	<u>0</u>	<u>0</u>	<u>48,767</u>
<b>(e) Other</b>				
Listed Places of Worship Grant Scheme				
- general	514	22,025	0	22,539
Covid 19 government grants				
- CJRS (employee furlough)	23,753	0	0	23,753
- RHLGF (local authority retail)	11,002	0	0	11,002
Culture Recovery Grant Phase 5	0	55,189	0	55,189
Donations to CPEL	510	0	0	510
	<u>35,779</u>	<u>77,214</u>	<u>0</u>	<u>112,993</u>
<b>TOTAL INCOME AND ENDOWMENTS</b>	<u>920,982</u>	<u>390,625</u>	<u>9,907</u>	<u>1,321,514</u>



THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

3 EXPENDITURE ON

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2022 £	2021 £
(a) Charitable activities					
Discretionary missionary and charitable giving:					
Home missions and Church societies	300	5,187	0	5,487	5,110
Priory School	3,000	0	0	3,000	3,000
Secular charities (including relief agencies)	1,993	0	0	1,993	528
	<u>5,293</u>	<u>5,187</u>	<u>0</u>	<u>10,480</u>	<u>8,638</u>
Special Collections	0	12,045	0	12,045	6,000
Ministry:					
Common Mission Fund	122,649	0	0	122,649	132,800
Clergy allowances	3,676	0	0	3,676	3,105
Other clergy costs	1,129	0	0	1,129	678
Church running expenses	57,217	0	883	58,100	62,943
Church maintenance	27,314	791	0	28,105	90,499
Abortive Development Costs (Visitor Centre)	0	0	0	0	186,880
Covid 19 costs	0	0	0	0	5,015
Priory restoration and conservation	(9,257)	22,365	840	13,948	106,809
Upkeep of services	6,028	629	0	6,657	4,232
Organists, choir and music	13,313	28,279	6,292	47,884	42,511
Training costs - Education	1,033	0	0	1,033	1,437
Priory House Fund	0	51,313	0	51,313	8,991
Upkeep of:					
Garden of Rest	18,717	0	0	18,717	21,923
Church Halls	5,399	0	0	5,399	8,535
Priory House	9,365	0	0	9,365	2,988
St George's House	807	0	0	807	605
Wickfield Avenue	4,002	0	0	4,002	2,516
Salaries	133,899	8,769	0	142,668	132,794
Depreciation	69,953	24,308	0	94,261	9,233
Professional fees:					
- sundry	18,943	5,487	0	24,430	25,945
- audit	11,449	1,200	0	12,649	10,122
- investment portfolio management fees	0	0	0	0	363
Miscellaneous	2,418	3,638	0	6,056	1,920
	<u>503,347</u>	<u>164,011</u>	<u>8,015</u>	<u>675,373</u>	<u>877,482</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

3 EXPENDITURE ON (continued)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2022 £	2021 £
(b) <b>Raising funds</b>					
Donations and legacies	215	0	0	215	1,075
Christchurch Priory Enterprises Ltd					
- Shop	35,731	0	0	35,731	43,838
- Catering	101,165	0	0	101,165	74,327
Music Fund	0	42,729	0	42,729	25,485
Events	37,766	3,000	0	40,766	2,420
Miscellaneous projects	2,558	0	0	2,558	8,922
	<u>177,435</u>	<u>45,729</u>	<u>0</u>	<u>223,164</u>	<u>156,067</u>
(c) <b>Other</b>					
Support costs (see Note 11)	32,245	0	0	32,245	30,803
Miscellaneous (including Priory signage)	5,702	849	0	6,551	20,626
	<u>37,947</u>	<u>849</u>	<u>0</u>	<u>38,796</u>	<u>51,429</u>
 TOTAL EXPENDITURE	 <u>718,729</u>	 <u>210,589</u>	 <u>8,015</u>	 <u>937,333</u>	 <u>1,084,978</u>

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

3 EXPENDITURE ON (2021)

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

THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

3 EXPENDITURE ON (2021)

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 £
<b>(b) Raising funds</b>				
Donations and legacies	1,075	0	0	1,075
Christchurch Priory Enterprises Ltd				
- Shop	43,838	0	0	43,838
- Catering	74,327	0	0	74,327
Music Fund	0	25,485	0	25,485
Events	8,922	0	0	8,922
Miscellaneous projects	2,420	0	0	2,420
	<u>130,582</u>	<u>25,485</u>	<u>0</u>	<u>156,067</u>
<b>(c) Other</b>				
Support costs (see Note 11)	30,803	0	0	30,803
Miscellaneous	2,172	18,454	0	20,626
	<u>32,975</u>	<u>18,454</u>	<u>0</u>	<u>51,429</u>
 TOTAL EXPENDITURE	 <u>889,198</u>	 <u>187,873</u>	 <u>7,907</u>	 <u>1,084,978</u>

# THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

## NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

### 4 TANGIBLE FIXED ASSETS

#### (a) FREEHOLD LAND AND BUILDINGS: PCC FUND

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2022 £	2021 £
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 2022	<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	590,023	0	590,023	536,079
Unrealised revaluation gain	0	21,926	0	21,926	53,944
31 December	<u>0</u>	<u>611,949</u>	<u>0</u>	<u>611,949</u>	<u>590,023</u>
St George's House					
1 January	442,517	0	0	442,517	402,059
Unrealised revaluation gain	16,444	0	0	16,444	40,458
31 December	<u>458,961</u>	<u>0</u>	<u>0</u>	<u>458,961</u>	<u>442,517</u>
Valuation at 31 December 2022	<u>458,961</u>	<u>611,949</u>	<u>0</u>	<u>1,070,910</u>	<u>1,032,540</u>
TOTAL AT VALUATION	<u>803,961</u>	<u>611,949</u>	<u>0</u>	<u>1,415,910</u>	<u>1,377,540</u>
TOTAL UNREALISED GAINS	<u>16,444</u>	<u>21,926</u>	<u>0</u>	<u>38,370</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 2022

4 TANGIBLE FIXED ASSETS (continued)

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

	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL FUNDS	
				2022	2021
PRIORY HOUSE FUND					
Priory House					
1 January	0	0	1,300,000	1,300,000	1,300,000
31 December	0	0	1,300,000	1,300,000	1,300,000
Priory Cottage					
1 January	0	0	643,125	643,125	584,326
Unrealised revaluation gain	0	0	23,899	23,899	58,799
31 December	0	0	667,024	667,024	643,125
Old Stable Block					
1 January	0	0	150,000	150,000	150,000
31 December	0	0	150,000	150,000	150,000
Car Park					
1 January	0	0	675,000	675,000	675,000
31 December	0	0	675,000	675,000	675,000
Pleasure Gardens					
1 January	0	0	60,000	60,000	60,000
31 December	0	0	60,000	60,000	60,000
TOTAL AT VALUATION	0	0	2,852,024	2,852,024	2,828,125
TOTAL UNREALISED GAINS	0	0	23,899	23,899	58,799
TOTAL	803,961	611,949	2,852,024	4,267,934	4,205,665

**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 31 DECEMBER 2022**

**4 TANGIBLE FIXED ASSETS (continued)**

**(b) FIXTURES AND EQUIPMENT**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
GENERAL				2022 £	2021 £
Gross book value					
1 January	153,032	277,096	0	430,128	430,128
Additions	93,436	0	0	93,436	0
31 December	246,468	277,096	0	523,564	430,128
Depreciation					
1 January	153,032	179,481	0	332,513	323,280
Charge for the year	15,429	6,508	0	21,937	9,233
31 December	168,461	185,989	0	354,450	332,513
Net book value 31 December 2022	78,007	91,107	0	169,114	97,615
Net book value 31 December 2021	0	97,615	0	97,615	106,848
CHRISTCHURCH PRIORY ENTERPRISES LTD					
Gross book value					
1 January and 31 December	8,103	0	0	8,103	8,103
Depreciation					
1 January and 31 December	8,102	0	0	8,102	8,102
Net book value 31 December 2022	1	0	0	1	1
Net book value 31 December 2021	1	0	0	1	1
TOTAL NET BOOK VALUE					
31 December 2022	78,008	91,107	0	169,115	97,616
31 December 2021	1	97,615	0	97,616	106,849

**(c) BUILDING REFURBISHMENTS (Priory House and St George's Hall)**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2022 £	2021 £
Gross book value					
1 January	0	0	0	0	0
Additions	545,246	178,000	0	723,246	0
31 December	545,246	178,000	0	723,246	0
Depreciation					
1 January	0	0	0	0	0
Charge for the year	54,524	17,800	0	72,324	0
31 December	54,524	17,800	0	72,324	0
Net book value 31 December 2022	490,722	160,200	0	650,922	0
Net book value 31 December 2021	0	0	0	0	0

**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED 31 DECEMBER 2022**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2022      2021 £      £	
<b>4(d) INVESTMENTS</b>					
Tithe Chancel Fund (Note 10)	CBF Investment Fund Income Shares				
1 January	0	0	33,652	33,652	29,440
Unrealised (loss) / gain	0	0	(3,984)	(3,984)	4,212
Valuation at 31 December 2022	0	0	29,668	29,668	33,652
White-White Fund (Note 10)	CBF Investment Fund Income Shares				
1 January	0	0	32,010	32,010	28,003
Unrealised (loss) / gain	0	0	(3,790)	(3,790)	4,007
Valuation at 31 December 2022	0	0	28,220	28,220	32,010
Garden of Rest	CBF Investment Fund Accumulation Shares				
1 January	141,973	0	0	141,973	140,633
Investments sold during the year	0	0	0	0	(22,821)
Realised gain	0	0	0	0	3,052
Unrealised (loss) / gain	(13,111)	0	0	(13,111)	21,109
Valuation at 31 December 2022	128,862	0	0	128,862	141,973
Lindop Legacy (Note 10)	CBF Investment Fund Income Shares				
1 January	0	0	134,142	134,142	117,354
Investments during the year	0	0	31,799	31,799	0
Unrealised (loss) / gain	0	0	(17,639)	(17,639)	16,788
CBF Property Fund Shares					
1 January	0	0	30,635	30,635	26,811
Investments sold during the year	0	0	(31,799)	(31,799)	0
Realised gain	0	0	1,164	1,164	3,824
Valuation at 31 December 2022	0	0	148,302	148,302	164,777
Parish Benevolent Fund (Note 10)	CBF Investment Fund Income Shares				
1 January	0	0	40,172	40,172	35,145
Unrealised (loss) / gain	0	0	(4,755)	(4,755)	5,027
Valuation at 31 December 2022	0	0	35,417	35,417	40,172
Shute Fund (Note 10)	CBF Investment Fund Income Shares				
1 January	0	0	0	0	0
Investments during the year	0	0	112,911	112,911	0
Unrealised (loss)	0	0	(8,311)	(8,311)	0
Valuation at 31 December 2022	0	0	104,600	104,600	0

**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 31 DECEMBER 2022**

<b>4(d) INVESTMENTS (continued)</b>	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2022 £	2021 £
Music Invested Fund (Note 10)					
CBF Investment Fund Income Shares					
1 January	0	34,605	61,792	96,397	82,488
Investments during the year	0	0	420	420	2,106
Investments sold during the year	0	0	0	0	0
Realised gain	0	0	0	0	0
Unrealised (loss) / gain	0	(4,097)	(7,348)	(11,445)	11,803
Valuation at 31 December 2022	<u>0</u>	<u>30,508</u>	<u>54,864</u>	<u>85,372</u>	<u>96,397</u>
Christchurch Priory Building Conservation Fund					
Sanlam Private Wealth South Ltd					
1 January	0	0	0	0	28,057
Investments sold during the year	0	0	0	0	(31,004)
Realised gain	0	0	0	0	2,947
Valuation at 31 December 2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL AT VALUATION</b>	<u>128,862</u>	<u>30,508</u>	<u>401,071</u>	<u>560,441</u>	<u>508,981</u>
<b>TOTAL UNREALISED (LOSSES) / GAINS</b>	<u>(13,111)</u>	<u>(4,097)</u>	<u>(45,827)</u>	<u>(63,035)</u>	<u>66,770</u>
<b>TOTAL REALISED GAINS</b>	<u>0</u>	<u>0</u>	<u>1,164</u>	<u>1,164</u>	<u>5,999</u>
<b>5(a) SUMMARY OF REALISED GAINS</b>					
	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2022 £	2021 £
Investments - Note 4(d)	0	0	1,164	1,164	5,999
	<u>0</u>	<u>0</u>	<u>1,164</u>	<u>1,164</u>	<u>5,999</u>
<b>5(b) SUMMARY OF UNREALISED GAINS / (LOSSES)</b>					
	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2022 £	2021 £
Freehold Land and Buildings (PCC) - Note 4(a)	16,444	21,926	0	38,370	94,402
Freehold Land and Buildings (PHF) - Note 4(a)	0	0	23,899	23,899	58,799
Investments - Note 4(d)	(13,111)	(4,097)	(45,827)	(63,035)	66,770
	<u>3,333</u>	<u>17,829</u>	<u>(21,928)</u>	<u>(766)</u>	<u>219,971</u>

**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 31 DECEMBER 2022**

<b>6 DEBTORS AND PREPAYMENTS</b>	<b>TOTAL FUNDS</b>	
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Sundry debtors	67,319	126,104
Prepayments and accrued income	6,675	4,616
	<u>73,994</u>	<u>130,720</u>

<b>7 LIABILITIES - AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>TOTAL FUNDS</b>	
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Sundry creditors	(66,918)	(119,241)
Accruals and deferred income	(25,493)	(26,574)
	<u>(92,411)</u>	<u>(145,815)</u>

<b>8 AUDIT COSTS</b>	<b>Unrestricted</b>	<b>Restricted</b>	<b>TOTAL FUNDS</b>	
	<b>Funds</b>	<b>Funds</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Audit of Parish accounts:				
Provision for the current year	11,235	0	11,235	10,015
Under accrual from previous year	214	0	214	107
	<u>11,449</u>	<u>0</u>	<u>11,449</u>	<u>10,122</u>
Audit of Christchurch Priory Building Conservation Trust	0	1,200	1,200	0
Independent Examination CP Building Conservation Trust	0	0	0	195
	<u>11,449</u>	<u>1,200</u>	<u>12,649</u>	<u>10,317</u>

<b>9 STAFF COSTS</b>	<b>TOTAL FUNDS</b>	
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Salaries	250,563	226,813
National Insurance Contributions	15,977	13,755
Pension contributions	7,627	5,568
	<u>274,167</u>	<u>246,136</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 Enterprises Limited employed a Shop Manageress, a Catering Manager and four 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 13 (2021 – 11).



# THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

## NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

### 10 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 )	
The Music Fund	Trustees: The PCC
Priory House Fund (PHF)	Trustees: The PCC and The Winchester Diocesan Board of Finance Ltd
The Shute Fund	Trustees: The PCC
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.

### 11 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.

	2022	2021
	£	£
The expense comprises:		
Parish Office	29,960	27,607
Telephone	2,285	3,196
	<u>32,245</u>	<u>30,803</u>

### 12 PROPERTY INSURANCES

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

		Sums Insured	
		2022	2021
		£	£
PCC			
Church Hall:	St George's Hall	2,960,000	2,900,000
Residential properties:	15 Wickfield Avenue	391,158	344,218
	St George's House	444,494	387,745
Priory House Fund	Priory House	6,129,638	5,020,142
	Priory Cottage	835,653	706,961
	Old Stable Block	449,454	499,044

# THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

## NOTES TO THE FINANCIAL STATEMENTS (continued)

### YEAR ENDED 31 DECEMBER 2022

#### 13 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.

	2022 £	2021 £
<b>(a) Clergy (including the Vicar, Reverend R Partridge and Reverend S Duckhouse)</b>		
During 2022 the Clergy received the following:		
Reimbursements of actual expenditure (hospitality, telephones)	4,048	3,195
<b>(b) Mr I Penny (Key Management Personnel)</b>		
Ye Olde Eight Bells: Reimbursement and goods purchased	631	236
<b>(c) Mr G Rolls (PCC member)</b>		
Gross salary	25,271	24,376
Employer's NIC	1,696	1,598
Pension	1,137	1,097
<b>(d) Mrs H Hågensen (PCC member until February 2021)</b>		
Gross salary	0	3,899
Employer's NIC	0	336
Pension	0	175
Reimbursements of actual expenditure (telephone, other general)	0	38
<b>(e) Mrs V Semple-Khan (PCC member until 31 July 2022)</b>		
Gross salary (including CPL salary to July 2021)	9,800	7,647
Employer's NIC	305	246
Pension	441	0
Reimbursements of actual expenditure (telephone)	175	19

Transactions with connected persons of members of the PCC and other related parties:

<b>(f) Key Management Personnel Compensation</b>		
Gross salaries (none earned more than £60,000)	83,841	80,940
Employer's NIC	5,447	5,588
Pension	1,931	1,646
<b>(g) Rent payable</b>		
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 2022**

**13 RELATED PARTY TRANSACTIONS (continued)**

The following trustees were members of related entities:

<b>TRUSTEE</b>	<b>RELATED TRUSTEESHIP</b>
Reverend Canon Charles Stewart	Christchurch Priory Building Conservation Trust (Registered Number 1107139)  The Charity of Mary Waterfield (Registered Number 1055323)  The Charity of Captain William Gordon Shute ICW Christchurch Priory (Registered Number 234102 – removed from the Register of Charities 11 February, 2022)
Mr Colin Bacchus	Christchurch Priory Building Conservation Trust (Registered Number 1107139)  The Charity of Mary Waterfield (Registered Number 1055323)  The Charity of Captain William Gordon Shute ICW Christchurch Priory (Registered Number 234102 – removed from the Register of Charities 11 February, 2022)
Mrs Tracy Froud	Christchurch Priory Building Conservation Trust (Registered Number 1107139)  The Charity of Mary Waterfield (Registered Number 1055323)  The Charity of Captain William Gordon Shute ICW Christchurch Priory (Registered Number 234102 – removed from the Register of Charities 11 February, 2022)
Mrs Joyce Davies	Friends of Christchurch Priory Church (Registered Number 1063246) (Until May 2022)
Mrs Diane Wright	Friends of Christchurch Priory Church (Registered Number 1063246)

There were no related party transactions between the above trustees and any of the related trusteehips.

# THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

## NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

14 ACCUMULATED FUNDS		Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL FUNDS	
	Note	£	£	£	2022 £	2021 £
Parish General Funds		21,100	0	0	21,100	23,738
<b>Other Funds</b>						
<b>Priory</b>						
Tithe Chancel	4(d)/ 10	0	0	29,668	29,668	33,652
Lindop Legacy	4(d)/ 10	0	0	148,302	148,302	164,777
White-White	4(d)/ 10	0	0	28,220	28,220	32,010
Music Fund: Capital Investments	4(d)/ 10	0	30,508	54,864	85,372	96,397
Music Fund: Income / stock		0	2,711	1,609	4,320	8,981
Parish Benevolent Fund	10	0	110,994	35,417	146,411	153,828
Shute Fund		0	85,411	104,600	190,011	81,154
Fabric		24,001	116,199	0	140,200	101,441
Conservation Programme - Phase 5		13,540	0	0	13,540	1,346
Bell Restoration		0	14,504	0	14,504	13,238
Children and Youth Ministry Work		124,105	0	0	124,105	136,930
Choir General		0	2,415	0	2,415	3,633
Choir General - Belgium Trip		0	3,395	0	3,395	3,395
Choir Training and Education		0	4,762	0	4,762	4,700
Building Conservation Trust		0	1,166,202	0	1,166,202	176
Building Conservation Fund (PCC)		0	141,012	0	141,012	139,062
Pipe Organ		0	2,755	0	2,755	2,372
Capital Development		592,382	0	0	592,382	1,227,720
Minor Capital		11,922	0	0	11,922	13,320
Garden of Rest: Invested	4(d)	128,862	0	0	128,862	141,973
Priory House Fund		0	138,193	0	138,193	294,523
Special Projects		222,420	0	0	222,420	269,061
St George's Building Fund		0	2	0	2	2
St George's Fabric Fund		129	0	0	129	814
<b>St George's - Flowers</b>		0	974	0	974	985
<b>St John's</b>						
Special Projects		0	1,250	0	1,250	1,250
Gue Legacy		6,356	0	0	6,356	6,817
		<u>1,123,717</u>	<u>1,821,287</u>	<u>402,680</u>	<u>3,347,684</u>	<u>2,933,557</u>
<b>Asset Funds</b>						
Freehold land and buildings	4(a)	803,961	611,949	2,852,024	4,267,934	4,205,665
Fixtures and equipment	4(b)	78,008	91,107	0	169,115	97,616
Building Refurbishments	4(c)	490,722	160,200	0	650,922	0
Christchurch Priory Enterprises Ltd		(16,617)	0	0	(16,617)	30,005
		<u>1,356,074</u>	<u>863,256</u>	<u>2,852,024</u>	<u>5,071,354</u>	<u>4,333,286</u>
<b>TOTAL ACCUMULATED FUNDS</b>		<u>2,500,891</u>	<u>2,684,543</u>	<u>3,254,704</u>	<u>8,440,138</u>	<u>7,290,581</u>

Details of Endowment Funds may be found in Note 10 (page 45)

**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 31 DECEMBER 2022**

**15 FINANCIAL STATEMENTS OF THE PAROCHIAL CHURCH COUNCIL  
OF CHRISTCHURCH HOLY TRINITY EXCLUDING CHRISTCHURCH PRIORY ENTER-  
PRISES LTD AND CHRISTCHURCH PRIORY BUILDING CONSERVATION TRUST**

**STATEMENT OF FINANCIAL ACTIVITIES**

	Note	TOTAL FUNDS	
		2022	2021
		£	£
INCOME AND ENDOWMENTS FROM			
Voluntary income		483,179	861,112
Activities for generating funds		248,745	190,815
Investment income		34,996	10,769
Church activities		51,083	48,767
Other income		9,778	89,450
TOTAL INCOME AND ENDOWMENTS		<u>827,781</u>	<u>1,200,913</u>
EXPENDITURE ON			
Charitable activities		672,962	877,287
Raising funds		86,268	37,902
Other		38,796	51,429
TOTAL EXPENDITURE		<u>798,026</u>	<u>966,618</u>
Realised gain on sale of investments		1,164	5,999
Unrealised (loss) / gain on revaluations		(766)	219,971
NET GAINS		<u>398</u>	<u>225,970</u>
NET INCOME		30,153	460,265
BALANCES AT 1 JANUARY 2022		7,290,384	6,830,119
BALANCES AT 31 DECEMBER 2022		<u>7,320,537</u>	<u>7,290,384</u>



**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 31 DECEMBER 2022**

**15 FINANCIAL STATEMENTS OF THE PAROCHIAL CHURCH COUNCIL  
OF CHRISTCHURCH HOLY TRINITY EXCLUDING CHRISTCHURCH PRIORY ENTER-  
PRISES LTD AND CHRISTCHURCH PRIORY BUILDING CONSERVATION TRUST**

**BALANCE SHEET**

	Note	TOTAL FUNDS	
		2022	2021
		£	£
<b>FIXED ASSETS</b>			
Tangible fixed assets			
Freehold land and buildings	4(a)	4,267,934	4,205,665
Fixtures and equipment	4(b)	169,114	97,615
Building refurbishments	4(c)	650,922	0
Investment in Christchurch Priory Enterprises Ltd			
5 £1 ordinary shares		5	5
Loans		65,000	30,000
Other investments	4(d)	560,441	508,981
<b>TOTAL FIXED ASSETS</b>		<u>5,713,416</u>	<u>4,842,266</u>
<b>CURRENT ASSETS</b>			
Stock		4,635	4,433
Debtors and prepayments		20,236	89,905
Bank and cash balances		1,670,881	2,457,335
		<u>1,695,752</u>	<u>2,551,673</u>
<b>LIABILITIES</b>			
Amounts falling due within one year		88,631	103,555
<b>NET CURRENT ASSETS</b>		<u>1,607,121</u>	<u>2,448,118</u>
<b>NET ASSETS</b>		<u>7,320,537</u>	<u>7,290,384</u>
<b>REPRESENTED BY</b>			
Accumulated funds			
Unrestricted		2,547,492	2,663,450
Restricted		1,518,341	1,466,406
Endowment		3,254,704	3,160,528
		<u>7,320,537</u>	<u>7,290,384</u>

# THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY

## NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31 DECEMBER 2022

### 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 2022

#### 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 (2022: £7,627; 2021: £5,568).

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 10.1% following improvements in the funding position over 2022. 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 2022**

#### **18 POST BALANCE SHEET EVENTS (NON ADJUSTING)**

A survey during 2022 revealed the Priory nave roof required significant repairs. Initial estimates of expected costs for this repair are £1.24m. No preliminary costs were expensed prior to the year end, and the remaining project costs had not been committed to as at 31 December 2022. The refurbishment work is still ongoing as at the date of this report.

After the year end the decision was taken to launch a major new fundraising campaign (see page 13 of the Annual Report) and £500,000 was received in support of this campaign in April 2023.

#### **19 GOING CONCERN**

The PCC has assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the Charity to continue as a going concern. The PCC has made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the PCC has considered the Charity's forecasts and projections, which factor in estimated impacts arising due to building repair works. After making enquiries the PCC has concluded there is a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future, and therefore continues to adopt the going concern basis in preparing its financial statements.

**THE PCC OF THE ECCLESIASTICAL PARISH OF CHRISTCHURCH HOLY TRINITY**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 31 DECEMBER 2022**

**20 SPECIAL COLLECTIONS**

	TOTAL FUNDS	
	2022	2021
	£	£
Church Overseas:		
Kinkiizi	0	2,857
Ukraine Appeal	6,605	0
Relief and Development Agencies:		
Red Cross Afghanistan Appeal	0	1,198
Home Missions and Other Church Societies and Organisations:		
Macmillan Coffee Morning	0	709
Macmillan Caring Locally	141	0
Childrens Society	1,127	0
Christchurch Food Bank	1,341	354
Priory School Bibles	342	387
Salvation Army	298	0
Secular Charities:		
British Red Cross	425	0
Cancer Research	425	0
Crisis at Christmas	634	100
Mayors Charity	0	395
RNLI	425	0
Routes for Roots	141	0
Vita Nova	141	0
	<u>12,045</u>	<u>6,000</u>

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