THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST LAWRENCE EASTCOTE

England & Wales · Charity number 1131068

Details

Other names	ST LAWRENCE CHURCH PCC, EASTCOTE
Status	Registered
Legal form	Previously excepted
Registered	2009-08-10
Register	View on the Charity Commission register

Contact

Address	St. Lawrence Church Bridle Road Pinner Middlesex HA5 2SJ
Phone	02084291131
Email	office@stlawrenceeastcote.org.uk
Website	www.st-lawrence-eastcote.org.uk

Activities

Objects: Promoting in the ecclesiastical parish the whole mission of the Church.

Activities: THE MEMBERS OF THE CHURCH SEEK TO A BUILD A CHRIST-CENTRED COMMUNITY THROUGH REGULAR PUBLIC WORSHIP OPEN TO ALL, PROVISION OF SACRED SPACE FOR PRAYER & CONTEMPLATION, PASTORAL WORK INC VISITING SICK & BEREAVED, TEACHING CHRISTIANITY THROUGH SERMONS, COURSES & GROUPS, TAKING RELIGIOUS ASSEMBLIES IN SCHOOLS, PROMOTION OF CHRISTIANITY THROUGH EVENTS, MEETINGS AND LITERATURE,SUPPORTING OTHER CHARITIES

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Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL.
- Hillingdon

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£180,837	£201,627	-	-
2023-12-31	£243,267	£403,979	-	-
2022-12-31	£317,114	£364,699	-	-
2021-12-31	£145,110	£143,944	-	-
2020-12-31	£131,424	£171,150	-	-

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Trustees

Name	Role	Appointed
Arthur Plummer		2025-04-06
Elaine Joan Wigington		
Eleanor Maxwell		2025-04-06
Ian Donald Woodhouse		2022-11-15
Judith Clare Howe		2020-10-18
Katie Betterton		2024-05-12
Lindsay Baxter		2022-05-22
MR G M EDWARDS		2013-08-06
Mary Anne Thomas		2020-10-18
Scott Boobier		2020-10-18
Susan Elizabeth Cobb Bsc MBA		2023-05-14
The Revd Dr John Seymour		2020-02-05

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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST LAWRENCE EASTCOT

England & Wales - Charity number 1131068

Accounts

Registered Charity Number: 1131068

REPORT OF THE TRUSTEES AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED

31 DECEMBER 2024

FOR THE PARISH CHURCH OF ST LAWRENCE

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS
Registered Charity Number
1131068

Administrative information
St. Lawrence Church is a situated in Eastcote, Middlesex and is part of the Willesden Area in the Diocese of London within the Church of England.

Its principal address is:

St Lawrence Parish Office
2a Bridle Road
Eastcote
Middlesex
HA5 2SJ

The PCC is a body corporate which it means that it is legally a separate entity from its members.

The St Lawrence PCC is also a charity registered with the Charity Commission (No 1131068) which means that its member are also trustees of the church and have various responsibilities under charity law.

Trustees

The following served on the PCC in 2024:

Parish Priest	Rev'd Dr John Seymour, PCC chair (appointed 9 February 2020)
Churchwardens:	None appointed
Deputy Churchwardens	
Gerry Edwards	(appointed 22 May 2022 APCM)
Judith Howe	(appointed 18 October 2020 APCM)
Mary Thomas	(appointed 14 May 2023 APCM)
Members	
Lindsay Baxter	(appointed 22 May 2022 APCM)
Katie Betterton	(appointed 12 May 2024 APCM)
Scott Boobier	(appointed 18 October 2023 APCM)
Sue Cobb	(appointed 14 May 2023 APCM)
Robert Hinson	(appointed 25 April 2021 APCM – end of term 25 April 2024)
Mary Thomas	(re-elected 14 May 2023 APCM)
Elaine Wigington	(appointed 22 May 2022 APCM)
Ian Woodhouse	(ex-officio as Deanery Synod representative appointed 12 May 2024)
Stuart Woods	(appointed 14 May 2023)

Independent Examiner

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

STRUCTURE, GOVERNANCE AND MANAGEMENT

Appointments to the PCC are made by nomination and election, in accordance with the Church Representation rules. St Lawrence's PCC currently includes 2 ex-officio members - the parish priest and Ian Woodhouse who is an elected representative for the parish on Deanery Synod. Eleven members are elected by members of the congregation who are on the church's electoral roll.

Given the wide range of its responsibilities, the PCC has set up several committees to handle business relating to different aspects of parish life. The following committees met in 2024: the Standing Committee, Finance, Premises and Health and Safety, Fellowship, Children and Families and Communications. Each is responsible to the PCC which receives regular reports on their activities and decisions.

Aims and Purposes

The functions of St Lawrence's Parochial Church Council (PCC) are defined by the Parochial Church Councils (Powers) Measure, 1956. Key amongst these is the duty for 'the minister and church council to consult together on matters of general concern and importance to the parish' and 'co-operation with the minister in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical'.

The PCC is responsible for the maintenance of the church hall and for the St Lawrence Centre both of which are found on site. PCC is landlord to the 4th Eastcote Scouts, who occupy a hut on church grounds. The PCC also owns a property, 1 Farthings Close. The PCC owns more than an acre of land on which the Church Hall, St Lawrence Centre and Scout hut are situated and is also responsible for its maintenance.

Objectives and activities

Parish activity in 2024 focussed on:

- Maintaining operations in the parish through a series of significant personnel changes.
- Upgrading office systems to provide for transparency and business effectiveness and continuity.
- Increasing the parish's operational capacity through effecting leadership and management changes.

An outline of these changes follows:

- Four significant personnel losses impacted 2024:
    - The Parish's Safeguarding Officer (PSO) was diagnosed with Motor Neurone Disease late in 2023 and died in April 2024. This loss affected the parish in many ways. The parish's Chair of Premises was married to the PSO and was affected by the grief his wife's early death.
    - The Parish Administrator was granted compassionate leave through June to October 2024 inclusive to attend to needs arising from family illness.
    - The Parish Priest took Extended Study leave through September to November 2024 inclusive.
    - Fr Dionysius' work commitments arising early in 2024 reduced the time he had available to spend in the parish. With limited progress having been made on his set targets, Fr Dionysius resigned as Associate Priest early in 2025
- Personnel replacement:
    - A new PSO was recruited from the congregation and trained
    - A parish administrator was recruited on an interim basis (fixed term contract)
- To compensate for limited PCC and congregational capacity for leadership and management:
    - An interim operations manager was appointed in November 2024
    - Sidespeople were asked to take on Deputy Churchwarden / Churchwarden responsibilities
    - A handbook for the parish's liturgy and Sacristy procedures was generated and teams trained

- To provide for business continuity:
    - Parish Office records and systems were transferred to an Office 365 platform. This allowed for remote access, files previously having been accessible only on a Stand-alone system.
    - Invoicing and record keeping procedures were renewed and upgraded
    - A handbook of office protocols and processes was generated

Objectives

Objectives follow from the parish's mission statement:

Mission statement: St Lawrence, Eastcote 2022 – 2027

Strapline: 'The people of Eastcote are the treasure of God's Church'

Purpose statement

We are a Church of England parish in the borough of Hillingdon which originated as a mission plant in the hamlet of Eastcote. The founding of St Lawrence's anticipated development of Eastcote to form part of suburban London.
We continue to provide a Christian witness in this community, offering resource for stability and integration for lives shaped through encounter with difference, adaptation to change, and evolutionary growth.
Inspired by the example of St Lawrence as a disciple of Jesus Christ, our vision is to see God's grace and generosity shared as the gospel demonstrates its power at the interface of the church life and local lives.
To affect this vision we:

- worship God and offer spiritual nurture
- resource activities and events with a community focus
- build relationships which enable transforming encounter
  develop and share our resources and facilities

Values

As disciples of Jesus Christ, we work to cultivate the fruit of the Spirit as individuals and in our church community and expect these to be its hallmark:
The fruit of the Spirit is love, joy, peace, forbearance, kindness, goodness, faithfulness, gentleness and self-control.
Galatians 5.22-23

Key objectives (2022-2027)

The PCC 's targets are summarised into five key objectives for the next five years:

- Achieve a sustainable mission (or business model) for local Christian discipleship
- Most parishioners (85% of congregation) identify with core purpose of parish and become partners in mission (i.e. delivery)
- Core functions established (discipleship, hospitality, administration, governance, evangelisation)
- Failing plant and site due diligence issues addressed
- Congregation embraces a realistic development plan for next 5 years (years 6-10)

The parish remains in interim ministry, the principles and background of which are outlined in the 2020 Trustee's report.

Achievements and performance

The origin of the deficit of lay leadership in the parish is characterised in the Trustees' report for 2023. This continues to significantly constrain the parish's absolute achievements and performance but 2024 has brought cause for hope of renewal.

The implementation of new Office systems has enabled rental income to be maintained at 2022 levels post-COVID (£50k) without a recovery to the £59k of 2019. Support for Sacristy and Liturgical functions has supported new volunteers to take on responsibilities. Sidespeople acting up into Deputy Churchwarden roles has overcome prior reluctance and anxiety and so built capacity and resilience for these roles.

Appointment of an Interim Operations Manager has supported a continued increase in rental income and has allowed streamlining of site maintenance processes for much greater efficiency and effectiveness. This attention to building maintenance and cleaning manages risk and will extend building life and function. Attention has been given to Health and Safety requirements. In view of lack of volunteer availability, contractors have been appointed to maintain the green spaces on site.

Worship and prayer

The numbers of people attending Sunday worship remained stable through 2024. The sense of intimacy in relationships and joy in worship has been maintained. Parishioners report parish life feeling 'inclusive' as well as welcoming.

The main congregational pattern of worship continues with a regular pattern of Sunday services at 08:00 and 10:00 and monthly Wednesday evening and Thursday morning. A monthly Family Celebration remains popular and is an effective form of outreach for those new to or exploring the Christian faith. Numbers attending Messy Church have increased, peaking at 30.

Whilst Young Church is now well established, numbers attending Youth Church have tailed off.

Pastoral care

The Ministry Team visits housebound members of the congregation at home and offers home Communion. The Friendship Café is well established and remains popular. The parish priest has been able to visit parishioners with pressing pastoral needs.

Governance

The parish's Annual Parochial Church Meeting (APCM) took place on 12 May 2024. The congregation had not identified representatives to be Churchwardens, leaving these posts vacant. Ian Woodhouse was elected as a Deanery Synod representative.

The Electoral Roll number 231, making the parish eligible for 13 elected lay representatives on the PCC in addition to Churchwardens and Deanery Synod Representatives. Katie Betterton was elected to the PCC. Robert Hinson did not seek to be re-elected following the end of his term. Four available PCC places were therefore vacant with no Churchwardens in post, leaving the PCC at least six short of its normal size for the Electoral Roll.

Premises continued to be chaired by Gerry Edwards. Phil Howe took over chairing the Finance committee in 2024 and Dickson Murage joined this group. The Communications committee continued to be very active. The Children and Families group continued to meet with Lindsay Baxter as chair. Whilst the Safeguarding committee did not meet in 2024, Fr John met regularly with Silje Ommundsen as the new Parish Safeguarding Officer and reports were given on Safeguarding to each PCC meeting. Elaine Wigington continued to chair the Fellowship committee. The Outreach committee remained without a chair and did not meet.

Risks

Business sustainability remains a significant risk for the parish.

The physical plant has been subject to prolonged neglect, with capital value effectively being extracted from buildings to support the worship life of the congregation. Congregational giving (£75k) falls well short of the costs of worship as reflected in the Diocese's 2024 Parish Standard Cost (£93.1k – a 4% increase on 2023). This is before clergy expenses, insurance, energy, cleaning, administrative costs, sacristy costs, repairs and maintenance and depreciation attributable to the parish are taken account of (>£15k).

The parish has committed to meet the increase of Parish Standard Cost for 2025 of £99980, an above-inflation increase at 9.5%. Other impacts of financial stress arising from the cost-of-living crisis following COVID19 and the war in Ukraine on giving and on parish costs remain to be seen. Whilst the deficit of lay leadership may be close to turning towards a correction, this is still some way from translating into congregational growth, with the increased giving and lay leadership capacity that might be expected to result.

Appointment of an Operations Manager in November 2024 has already had a positive impact on the condition of the physical plant and site. Maintenance costs have increased with new cleaning contracts which address needs in the church building and other site buildings which were not previously being met (a cost increase from £9.5k in 2023 to £16.9k in 2024) as well as site maintenance needs that have not been met by the volunteer team (a 50% increase from £12.4k in 2023 to £18.5k in 2024). Outsourcing in this way is a long overdue correction that relate to the demands of parishioners' lifestyles, the time they are able to commit to church and changes in due diligence.

Energy costs fell from their peak in 2023 at £20k down to £11.5k in 2024. Giving has remained stable at just under £75k between 2022 and 2024, despite the impact of the cost-of-living crisis on parishioners' finances. The parish will continue to pay off loans taken out to fund the church renovation works over the next four years along with interest.

The PCC's desire to continue to support the Scouts as part of the parish's mission requires that a new building is conceived and constructed for the Scouts' use which will also further the parish's mission by generating income and wider community outreach, ensuring that this is a financially viable development. No significant progress has been made on these ambitions in 2024. The church hall shows evidence of subsidence which needs to be addressed, the hall roofing needs repair and toilets in the hall to be replaced.

Accessibility remains a concern that needs to be addressed in relation to the church building. The St Lawrence Centre blocks access to and optimal use of the site. Plans for improved access have been presented by the parish's architect; grant funding now needs to be sourced to progress these.

Hopes that licensing Fr Dioynisius might renew pastoral engagement with the congregation by building effective pastoral structures, engaging in Christian nurture and catechesis, and eventually 'planting' an additional congregation for provision for the demographic spread of the parish have been frustrated through his lack of availability.

Church Hall and St Lawrence Centre, Church building

2024 saw a small increase in income from Church Hall lettings. Income in 2024 was £49,601 and in 2023 £47,139. Both figures are down from the pre COVID income of £59,221 in 2019. Enquiries about hall hire still outstrip availability; regular single slot hire results in office hours booking from a single agent (such as a nursery) being turned away, partly through commitment to community groups' use.

Other property: 1 Farthings Close, Scout hut, land maintenance

1 Farthings Close is a property owned by the parish to support the parish's mission, originally purchased to provide accommodation for a curate. This is currently let for commercial rent. Through 2024 the parish priest maintained the portfolio for oversight of 1 Farthings Close. The rent has been increased year on year in relation to the retail price index and the maintenance needs of the property are being addressed.

The Scout hut is a prefabricated building originally constructed in 1947. Negotiations on a lease had made good progress, but time to take forward recommendations from a follow up surveyor visit has not been found. The current occupation is irregular, whilst this remains the case, presents a risk to the PCC.

Mission and evangelism

People continue to be attracted to worship in the parish and are readily drawn into the congregation with catechesis often following. Messy Church, the Lunch Club, Film Club, Friendship Café, Christmas and May/Summer fairs are the main outreach in the parish by way of mission and evangelism.

Visits by local Primary Schools took place in 2024. Fr John led Easter assembles at both Coteford Primaries and Newham and Coteford Junior used the church for Christmas celebrations.

Ecumenical relationships

The parish's primary means of building ecumenical relations is through its contribution and fellowship within 'churches together in Eastcote'. During 2024, activities included a collaboratively produced Carol service and Lent groups. Clergy from the different denominations met for lunch, which provided for pastoral and personal engagement.

Interim ministry

The parish's interim ministry was extended in 2023 for up to a further three years. This was to allow time to formulate the parish's plans for the future, complete unconscious bias training, implement leadership changes to serve the parish's needs and provide for growth. A working group met through 2024 to formulate a role description and person specification for a substantive appointment of a priest to the parish. This was with a view to the PCC appraising these in 2025 as appropriately supporting parishioners' commitments for a realistic road map for the parish's future.

Financial Review

Total receipts for 2024 were £180,837 (2023 £243,267) of which £38,895 (2023 £42,764) was unrestricted voluntary donations through the stewardship scheme standing orders and £23,014 (2023 £25,739) through the Parish Giving Scheme. A further £1,517 (2023 £1,670) was received through stewardship contributions and £9,690 (2023 £16,317) from other collections and donations.

Total voluntary unrestricted income including tax reclaimed was £88,428 (2023 £114,397) and donations applied to the church heat and light project were £1,019 (2023 £48,578).

Hall lettings income was £49,601 (2023 £47,139) and the freehold house at 1 Farthings Close continued to be let on a temporary basis providing income of £20,675 (2023 £18,855).

A total of £201,627 (2023 £403,980) was spent on Christian ministry from St Lawrence, including a contribution of £91,300 (2023 £87,775) towards the Common Fund which goes towards providing stipends, training and housing for clergy within the Diocese. This represents 100% of the figure that the Diocese invites parishes to contribute.

Expenditure was incurred on the heat and light project in the church of £7,244 (2023 £220,239). Loans were taken out with the Diocese to cover part of the expenditure since 2022 and these total £91,123 (2023 £119,262). These are being repaid at a rate of £6,833 per quarter.

A deficit of expenditure over income was recorded in the year and a larger deficit is budgeted for 2025. We therefore require additional voluntary income to cover annual running costs and the loan repayments.

Reserves Policy

PCC policy is to aspire to maintain cash reserves in non-restricted funds equating to 3 months of Common Fund liability plus 6 months general running and maintenance expenses based on historic expenditure. For 2024 this comprises:

Common Fund provision - £24,950

General Running expenses - £41,790

It is our policy to invest our fund balances surplus to general running expenses in the CCLA Church of England deposit fund.

Approved by order of the board of trustees on 27 March 2025 and signed on its behalf by:

J. Sym.

Rev'd Dr John Seymour – Chair and Trustee

Mary Thomas - Deputy Churchwarden

L B Baxter

Lindsay Baxter - PCC Secretary

THE PARISH CHURCH OF ST LAWRENCE
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
FOR THE YEAR ENDED 31 DECEMBER 2024

I report on the accounts for the year ended 31 December 2024 set out on pages 10 to 17.

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report
My examination was carried out in accordance with the General Directions given by the charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

Independent examiner's statement
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements
   - to keep accounting records in accordance with Section 130 of the 2011 Act; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

SAMARA + CO

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

Date: 27/03/2025

THE PARISH CHURCH OF ST LAWRENCE

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 December 2024

Statement of Financial Activities

	Unrestricted funds	Restricted funds	Designated funds	Total funds	Prior year total funds
Incoming resources					
Incoming resources from generated funds					
Voluntary income	88,428	—	1,019	89,447	162,975
Activities for generating funds	60,131	—	—	60,131	53,174
Investment income	27,662	—	—	27,662	22,003
Incoming resources from charitable activities	3,517	—	—	3,517	4,606
Other incoming resources	80	—	—	80	509
Total income	**179,818**	—	**1,019**	**180,837**	**243,267**
Resources used					
Cost of generating funds	4,929	—	—	4,929	7,642
Cost of generating voluntary income	2,047	—	—	2,047	1,211
Investment management costs	235	—	—	235	239
Charitable activities	83,580	—	7,244	90,824	296,148
Governance costs	103,592	—	—	103,592	98,739
Total expenditure	**194,383**	—	**7,244**	**201,627**	**403,979**
Net income / (expenditure) resources before transfer	**(14,565)**	—	**(6,225)**	**(20,790)**	**(160,713)**
Other recognised gains / losses					
Net movement in funds	**(14,565)**	—	**(6,225)**	**(20,790)**	**(160,713)**
Total funds brought forward	**1,132,249**	**80,220**	**19,072**	**1,231,541**	**1,392,253**
Total funds carried forward	**1,117,683**	**80,220**	**12,847**	**1,210,750**	**1,231,540**
Transfer between funds	—	(6,226)	6,226		
Total funds carried forward after transfer	**1,117,683**	**73,994**	**19,073**	**1,210,750**	**1,231,540**
Represented by					
Unrestricted					
General fund	1,117,683	—	—	1,117,683	1,132,248
Designated					
Music Fund	—	—	17,717	17,717	17,717
Property Improvements	—	—	—	—	—
Woodland Quiet Area	—	—	1,356	1,356	1,356
Restricted					
Agency collection	—	38	—	38	38
Church Fabric Fund	—	63,583	—	63,583	69,808
Fr W Hitchinson	—	—	—	—	—
Gospel Book Cover	—	373	—	373	373
Sanctuary Fund	—	—	—	—	—
Sunday School Fund	—	10,000	—	10,000	10,000
Total Funds Carried Forward	**1,117,683**	**73,994**	**19,073**	**1,210,750**	**1,231,540**

The notes form part of these financial statements

Balance sheet

	Total funds	Prior year funds
Fixed assets		
Tangible assets	1,177,816	1,178,316
	1,177,816	**1,178,316**
Current assets		
Debtors	9,088	24,360
Cash at bank and in hand	123,930	154,905
	133,018	**179,265**
Liabilities		
Creditors: Amounts falling due in one year	8,960	5,898
Creditors < Amounts falling due in more than one year	91,123	120,143
	100,083	**126,041**
Net current assets less current liabilities	**32,935**	**53,224**
Total assets less current liabilities	**1,210,751**	**1,231,540**
Total net assets less liabilities	**1,210,751**	**1,231,540**
Represented by		
Unrestricted		
General fund	1,117,683	1,132,248
Designated		
Woodland Quiet Area	1,356	1,356
Music Fund	17,717	17,717
Property Improvements	—	—
Restricted		
Gospel Book Cover	373	373
Church Fabric Fund	63,583	69,808
Fr W Hitchinson	—	—
Sunday School Fund	10,000	10,000
Agency collection	38	38
Funds of the church	**1,210,750**	**1,231,540**

The financial statements were approved by the Board of Trustees on 27 March 2025 and were signed on its behalf by:

J. Seymour.
.....
Rev'd Dr John Seymour – Trustee

M Thomas
.....
Mary Thomas - Deputy Churchwarden

L Baxter
.....
Lindsay Baxter - PCC Secretary

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities. The charity is taking advantage of Smaller Entities and being exempt in not producing Cash Flow Statement.

Incoming resources
All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended
Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided in order to write off each asset over its estimated useful life at 25% straight line method.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. FUND RAISING EVENTS

	Income	Expenditure	Profit 2024	Profit 2023
	£	£	£	£
Supper Quiz[a]	1,020	555	465	403
May Fair	5,128	660	4,468	-
Harvest Lunch	380	188	192	169
Flower Festival[a]	500	-	500	1,656
Christmas Bazaar	4,001	644	3,357	2,583
Summer fair	-	-	-	2,072
Total	11,029	2,047	8,982	6,883

Note: [a] – under Income, allocated to 'Fundraising Activities Heat and Light'

3.
INVESTMENT INCOME

	2024	2023
	£	£
Farthings Close Lettings	20,675	18,855
Interest on bank deposits	6,987	3,148
	27,662	22,003

4. INVESTMENT MANAGEMENT COSTS

	2024 £	2023 £
Property repairs	-	-

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year-ended 31 December 2023.

Trustees' expenses
There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year-ended 31 December 2023.

6. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Totals £
COST			
At 1 January 2024 and 31 December 2024	1,175,754	9,061	1,184,815
DEPRECIATION			
At 1 January 2024	-	6,499	6,499
Charge for year	-	500	500
At 31 December 2024	-	6,999	6,999
NET BOOK VALUE			
At 31 December 2024	1,175,754	2,062	1,177,816
At 31 December 2023	1,175,754	2,562	1,178,316

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other debtors	9,088 [b]	24,360

Note[b] – Debtors include Outstanding Gift Aid £3,377, Prepayment of insurance £5,710

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other creditors	8,960	5,898
	8,960	5,898

9. Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Closing
Woodland Quiet Area						
Designated	1,356	—	—	—	—	1,356
Sub-total for Woodland	**1,356**	—	—	—	—	**1,356**
Book - Gospel Book Cover						
Restricted	373	—	—	—	—	373
Sub-total for Book	**373**	—	—	—	—	**373**
Fabric - Church Fabric Fund						
Restricted	69,808	1,019	(7,244)	—	—	63,583
Sub-total for Fabric	**69,808**	**1,019**	**(7,244)**	—	—	**63,583**
Music - Music Fund						
Designated	17,717	—	—	—	—	17,717
Sub-total for Music	**17,717**	—	—	—	—	**17,717**
Youth - Sunday School Fund						
Restricted	10,000	—	—	—	—	10,000
Sub-total for Youth	**10,000**	—	—	—	—	**10,000**
Agency Collection *						
Restricted	38	—	—	—	—	38
Sub-total for Agency Collection	**38**	—	—	—	—	**38**
General - General fund						
Unrestricted	1,132,248	179,818	(194,383)	—		1,117,683
Sub-total for General	**1,132,248**	**179,818**	**(194,383)**	—	—	**1,117,683**
Grand total	**1,231,540**	**180,837**	**(201,627)**	—	—	**1,210,750**

* - **Agency Collection** of £38.00 are the fees payable to Diocese for weddings/funerals

Analysis of income and expenditure

	Unrestricted	Designated	Restricted	Endowment	Total This Year	Last year
INCOME						
Incoming resources from generated funds - Voluntary income						
Stewardship – Bank	38,895	—	—	—	38,895	42,764
Parish Giving Scheme	23,014	—	—	—	23,014	25,739
Envelopes C/S	1,517	—	—	—	1,517	1,670
Loose plate collections	2,952	—	—	—	2,952	2,893
I Zettle Donations	—	—	—	—	—	—
Giving through church boxes	—	—	—	—	—	68
Appeals	57	—	—	—	57	894
Donations	3,179	—	—	—	3,179	2,479
Donations Light & Heat Project	—	1,019	—	—	1,019	48,578
Donations – Cooper Cross	450	—	—	—	450	—
Tax recoverable on Gift Aid	9,017	—	—	—	9,017	25,211
Tax recovered Parish Giving Scheme	5,845	—	—	—	5,845	2,696
Legacies	—	—	—	—	—	2,856
Covid-19 Income	—	—	—	—	—	—
Scouts	29	—	—	—	29	48
Flower Festival	500	—	—	—	500	2,225
Sum Up Receipts	897	—	—	—	897	699
Other Income	2,076	—	—	—	2,076	4,155
Total	88,428	1,019	—	—	89,447	162,975
Incoming resources from generated funds - Activities for generating funds						
Fund Raising Events	10,530	—	—	—	10,530	6,035
Fundraising Activities Light & Heat Fund	—	—	—	—	—	—
Bookstall sales	—	—	—	—	—	—
Church Outings	—	—	—	—	—	—
Church hall lettings	49,601	—	—	—	49,601	47,139
Total	60,131	—	—	—	60,131	53,174
Incoming resources from generated funds - Investment income						
Bank and building society interest	6,987	—	—	—	6,987	3,148
Rent from investment property	20,675	—	—	—	20,675	18,855
Total	27,662	—	—	—	27,662	22,003
Incoming resources from charitable activities						
Fees for weddings and funerals	3,392	—	—	—	3,392	4,556
Memorial book	125	—	—	—	125	50
Bookstall sales	—	—	—	—	—	—
Total	3,517	—	—	—	3,517	4,606
Other incoming resources						
Insurance claims	—	—	—	—	—	250
4th Age	80	—	—	—	80	259
Sequestration	—	—	—	—	—	—
Total	80	—	—	—	80	509
INCOME TOTAL	179,818	1,019	—	—	180,837	243,267

THE PARISH CHURCH OF ST LAWRENCE

ANALYSIS OF INCOME AND EXPENDITURE
FOR THE YEAR ENDED 31 December 2024

EXPENDITURE

Cost of generating funds

Wedding/Funeral Expenses	480	—	—	—	480	—
Hall refund Deposit	—	—	—	—	—	—
Rental Property Costs	4,349	—	—	—	4,349	6,423
4th Age	100	—	—	—	100	650
Flower Festival	—	—	—	—	—	569
Total	4,929	—	—	—	4,929	7,642

Cost of generating funds - Cost of generating voluntary income

Costs of fetes & other events	2,047	—	—	—	2,047	1,211
Total	2,047	—	—	—	2,047	1,211

Cost of generating funds - Investment management costs

Bank Charges	235	—	—	—	235	239
Total	235	—	—	—	235	239

Charitable activities

Relief and development agencies	—	—	—	—	—	18
Appeals	—	—	—	—	—	963
Secular charities	—	—	—	—	—	—
Parish Administrator Salary	—	—	—	—	—	—
Vicar expenses	—	—	—	—	—	—
Assistant Vicar expenses	—	—	—	—	—	—
Vicarage expenses – interregnum	—	—	—	—	—	—
Vicar's telephone	1,188	—	—	—	1,188	1,160
Junior Church	—	—	—	—	—	—
Parish training and mission	—	—	—	—	—	—
Hospitality	282	—	—	—	282	659
Church office – telephone	—	—	—	—	—	—
Organ / piano tuning	806	—	—	—	806	1,200
Church maintenance	—	—	—	—	—	41
Organist	1,560	—	—	—	1,560	1,985
Church Cleaning	—	—	—	—	—	—
Consumables – Sacristy and worship	1,403	—	—	—	1,403	
Upkeep of services	—	—	—	—	—	545
Upkeep of churchyard	—	—	—	—	—	15
Administration	4,035	—	—	—	4,035	3,038
Administrators Salary	20,064	—	—	—	20,064	16,214
Other Expenses	5,020	—	—	—	5,020	3,191
Depreciation	500	—	—	—	500	500
Magazine expenses	—	—	—	—	—	—
Bookstall costs	—	—	—	—	—	—
Free for All	—	—	—	—	—	—
Parish Outings	—	—	—	—	—	—
Bookstall costs	—	—	—	—	—	—
Hall Refuse	183	—	—	—	183	121
Cleaning	16,905	—	—	—	16,905	9,489
Consumables	407	—	—	—	407	847
Electricity	3,426	—	—	—	3,426	6,244
Gas	8,101	—	—	—	8,101	14,044
Insurance	5,122	—	—	—	5,122	4,369
Repairs and maintenance	13,426	—	—	—	13,426	8,025
Office Telephone	952	—	—	—	952	923
Water	200	—	—	—	200	—
Hall running - heating and lighting	—	—	—	—	—	493

Church major repairs - installation	—	7,244	—	—	7,244	220,239
Hall + interior and exterior decorating	—	—	—	—	—	—
Other PCC property upkeep	—	—	—	—	—	—
Hall + major repairs – installation	—	—	—	—	—	—
Legal expenses Scout hut	—	—	—	—	—	504
New building Church	—	—	—	—	—	—
Total	83,580	7,244	—	—	90,824	296,148
Governance costs						
Common Fund	91,300	—	—	—	91,300	87,775
School Mission Fund	—	—	—	—	—	—
PAYE and Pension	882	—	—	—	882	450
Quarterly Returns to Diocese	2,960	—	—	—	2,960	1,974
Loan Interest	7,195	—	—	—	7,195	8,540
Accounts Independent Examination Fee	1,255	—	—	—	1,255	1,322
Total	103,592	—	—	—	103,592	98,739
EXPENDITURE TOTAL	194,383	7,244	—	—	201,627	403,980
GRAND TOTAL	(14,565)	(6,225)	—	—	(20,790)	(160,713)

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST LAWRENCE EASTCOT

England & Wales - Charity number 1131068

Accounts

Registered Charity Number: 1131068

REPORT OF THE TRUSTEES AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED

31 DECEMBER 2023

FOR THE PARISH CHURCH OF ST LAWRENCE

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number
1131068

Administrative information
St. Lawrence Church is a situated in Eastcote, Middlesex and is part of the Willesden Area in the Diocese of London within the Church of England.

Its principal address is:

St Lawrence Parish Office
2a Bridle Road
Eastcote
Middlesex
HA5 2SJ

The PCC is a body corporate which it means that it is legally a separate entity from its members.

The St Lawrence PCC is also a charity registered with the Charity Commission (No 1131068) which means that its member are also trustees of the church and have various responsibilities under charity law.

Trustees

The following served on the PCC in 2023:

Parish Priest	Rev'd Dr John Seymour, PCC chair (appointed 9.2.2020)
Churchwardens:	None appointed
Deputy Churchwardens	(undertaking churchwarden functions on behalf of the PCC):
Scott Boobier	(appointed 18.10.2020 APCM) – stood down as DCW at May 2023 APCM
Gerry Edwards	(appointed 22.05.2022 APCM)
Darren Fletcher	(appointed 18.10.2020 APCM) – stood down from PCC at May 2023 APCM
Judith Howe	(appointed 18.10.2020 APCM)
Mary Thomas	(appointed 18.10.2020 APCM, re-elected 14.05.2023 APCM) DCW from 05 2023
Members	
Christina Barham	(appointed 18.10.2020 APCM) – stood down at May 2023 APCM
Lindsay Baxter	(appointed 22.05 2022 APCM)
Richard Bursford	(appointed 25.04.2021 APCM) – stood down at May 2023 APCM
Philippa Cooper	(appointed 25.04.2021 APCM) – stood down at May 2023 APCM
Robert Hinson	(appointed 25.04.2021 APCM)
Julie Siddle	(appointed 18.10.2020 APCM) – stood down at May 2023 APCM
Frances Soames	(co-opted 14.06.2022) – stood down at May 2023 APCM
Duncan Sykes	(appointed 25.04.2021 APCM) – stood down at May 2023 APCM
Michael Whitton	(appointed 22.05.2022 APCM, resigned 09.01.2023)
Elaine Wigington	(appointed 22.05.2022 APCM)
Ian Woodhouse	(co-opted 15.11.2022)
Stuart Woods	(appointed 14.05.2023)
Sue Cobb	(appointed 14 May 2023 APCM)

Independent Examiner

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

STRUCTURE, GOVERNANCE AND MANAGEMENT

Appointments to the PCC are made by nomination and election, in accordance with the Church Representation rules. At St Lawrence, the PCC currently includes 1 ex-officio member - the parish priest and 9 members elected by those members of the congregation who are also on the church's electoral roll.

Given the wide range of its responsibilities, the PCC has set up several committees to handle business relating to different aspects of parish life. The following committees met in 2023: the Standing Committee, Finance, Premises, Fellowship, Safeguarding, Health and Safety, and Communications. Each is responsible to the PCC which receives regular reports on their activities and decisions.

Aims and Purposes

The functions of St Lawrence's Parochial Church Council (PCC) are defined by the Parochial Church Councils (Powers) Measure, 1956. Key amongst these is the duty for 'the minister and church council to consult together on matters of general concern and importance to the parish' and 'co-operation with the minister in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical'.

The PCC is responsible for the maintenance of the church hall and for the St Lawrence Centre both of which are found on site. PCC is landlord to the 4th Eastcote Scouts, who occupy a hut on church grounds. The PCC also owns a property, 1 Farthings Close. The PCC owns more than an acre of land on which the Church Hall, St Lawrence Centre and Scout hut are situated and is also responsible for its maintenance.

Objectives and activities

Parish activity in 2023 focussed on:

- Restoring worship in the renovated church building, promoting the parish by advertising the improved facilities to the local community, and seeing through completion of unfinished elements of the renovation works.
- Mitigating the impact of a lack of leadership and management capacity corresponding to the small number of trustees and of deputy church wardens.
- Establishing the conditions required for the leadership and management capacity to be developed and for the congregation to grow.

A chronology gives a sense of the related processes:

- In February 2023, in response to congregational survey work and progress made to date, Bishop Lusa approved extension of the parish's interim ministry period by another three years. Key outstanding tasks are to achieve a wide stakeholder consensus on the immediate and medium-term ambitions for the parish and acknowledgement of the current lack of capacity, and so a plan to put in place sufficient leadership and management capacity with an appropriate skills mix and commitment to meet the parish's needs. In particular, sufficient lay leadership needs to be established to allow an incumbent to function effectively in their role as parish priest and so congregational commitment is needed to a future plan. Whilst there is some aspiration to support a new incumbent, the lay leadership capacity and commitment to support a substantive appointment is currently absent.
- Practical completion of the church renovation works was certified on 22 April 2023, allowing worship to return to the church building. On 13 May 2023, the Area Bishop led a service of blessing for the church works attended by representatives of the local community.

- The parish's APCM took place on 14 May 2023. Eight people stood down from the PCC in 2023 without replacements being found for them. Two deputy church wardens stood down from the team of four; one person was added to the team. These changes resulted in leadership and management capacity being critically low to support the core functions of the parish.
- Volunteer posts were advertised with a view to addressing key capacity and sustainability concerns: a community stakeholder engagement lead, a grant fundraising lead and an office and finance systems lead. Caroline Thuo was appointed to the office systems lead role and made some progress on establishing systems for generating invoice and a booking system workflow. A paper-based booking system was migrated to being online. Proposals for a new finance system were also formulated. It was not possible to implement these before Caroline withdrew from the post for paid employment elsewhere.
- A Flower Festival was held from 22 – 25 June which saw wide participation and many visitors to the church, culminating in a service of Choral Evensong themed, 'Renewal, transition and hope'. The Summer Fair took place on 1 July.
- The parish priest worked remotely from 3 June to 7 July 2023 because it became apparent that his licence to minister in the parish had been invalid since February 2023, compounding safety fears arising from harassment from a parishioner. The absence of the parish priest from the Summer Fair and Flower Festival is likely to have had an impact on the networking that might otherwise have been possible.
- Fr Dioynisius Anthony was licensed as a self-supporting minister in the parish on 3 December 2023 at the popular Christingle service which saw many members of the local community present. An experienced priest who led a parish in the Roman Catholic Church in India, Fr Dioynisius' focus in the parish is on establishing home groups in the church to support spiritual and numerical growth in the congregation and their participation in leading the parish's mission.
- In light of volunteers not being found for the development posts outlined above, the PCC approved in principle appointment of an Operations Manager alongside allocating funds to pay for regular occasional works from a self-employed builder to address some of the outstanding site needs.
- Catechesis was on-going through the year, as a result three people were prepared for baptism and a total of seven (including those three) for confirmations which took place early in 2024.

Objectives

Objectives follow from the parish's mission statement:

Mission statement: St Lawrence, Eastcote 2022 – 2027

Strapline: 'The people of Eastcote are the treasure of God's Church'

Purpose statement

We are a Church of England parish in the borough of Hillingdon which originated as a mission plant in the hamlet of Eastcote. The founding of St Lawrence's anticipated development of Eastcote to form part of suburban London.
We continue to provide a Christian witness in this community, offering resource for stability and integration for lives shaped through encounter with difference, adaptation to change, and evolutionary growth.
Inspired by the example of St Lawrence as a disciple of Jesus Christ, our vision is to see God's grace and generosity shared as the gospel demonstrates its power at the interface of the church life and local lives.
To affect this vision we:

- worship God and offer spiritual nurture
- resource activities and events with a community focus
- build relationships which enable transforming encounter
- develop and share our resources and facilities

Values

As disciples of Jesus Christ, we work to cultivate the fruit of the Spirit as individuals and in our church community and expect these to be its hallmark:
The fruit of the Spirit is love, joy, peace, forbearance, kindness, goodness, faithfulness, gentleness and self-control.
Galatians 5.22-23

Key objectives (2022-2027)

The PCC 's targets are summarised into five key objectives for the next five years:

- Achieve a sustainable mission (or business model) for local Christian discipleship
- Most parishioners (85% of congregation) identify with core purpose of parish and become partners in mission (i.e. delivery)
- Core functions established (discipleship, hospitality, administration, governance, evangelisation)
- Failing plant and site due diligence issues addressed
- Congregation embraces a realistic development plan for next 5 years (years 6-10)

The parish remains in interim ministry, the principles and background of which are outlined in the 2020 Trustee's report.

Achievements and performance

The current lack of available trustee person-hours is a predictable outworking of the interim process in the parish. Younger families who joined the congregation over recent years left following the last incumbent's departure, feeling their place in the church community to be insecure, or the interim process to be at odds with the kind of added value they were looking for from being part of a church community. Older and more established members of the congregation have become limited in what they can do through the impact of aging. Younger members of the congregation who took on lay leadership roles during the last incumbency have been asked to take on significant responsibility over an extended period of time in the interim process and the church renovation work and seem to have tired of this. Equally, the amount of time the parish priest has to give to administration and site maintenance issues has limited his availability to socialise and relax with parishioners, limiting volunteers' sense of reward for motivating volunteering, which too often feels like work.

Worship and prayer

The numbers of people attending Sunday worship increased marginally through 2023. There was a visible increase in the ethnic diversity of the congregation with a sense of people from the range of ethnicities present in Sunday worship feeling relaxed and at home to a degree that had not been apparent before. The sense of intimacy in relationships and joy in worship has been maintained. New leaders have come forward and been developed within Young Church, which now has a more integrated and systematic approach to programming.

The main congregational pattern of worship continues with a regular pattern of Sunday services at 08:00 and 10:00 and monthly Wednesday evening and Thursday morning. A monthly Family Celebration remains popular and is an effective form of outreach for those new to or exploring the Christian faith.

Young Church and Youth Church have continued to make distinctive progress in becoming established and are proving attractive to new families who visit St Lawrence's.

Pastoral care

Ministry continues to give members of the congregation Communion at home. The Friendship Café is now well established and remains popular. The parent and baby group was discontinued through a lack of interest. Other groups exist locally to offer this support.

The parish priest's time for pastoral work is very limited because of the demands of leading site maintenance responses and supporting and organising PCC members and volunteers to complete tasks that in the past have been led by members of the PCC and congregation, such as the Summer and Winter Fairs.

Governance

The parish's Annual Parochial Church Meeting (APCM) took place on 14 May 2023. The congregation had not identified representatives to be Churchwardens, leaving these posts vacant. The Deanery Synod representatives stood down from their posts (Frances Soames, Mary Thomas and Christina Barham) with no one who could be found to take on these responsibilities.

Mike Whitton resigned from the PCC with a family relocation to another country. He completed a handover to Stuart Woods to lead the Health and Safety committee with support from the Premises committee with Stuart then being co-opted to the PCC in 2022. Stuart was subsequently elected to the PCC at the May 2024 APCM.

The following congregation representatives stood down at the May APCM: Richard Burdford, Philippa Cooper, Julie Siddle, Duncan Sykes.

Scott Boobier, Judith Howe and Mary Thomas were prepared to be re-elected to the PCC and were appointed without a vote, vacancies exceeding the number of nominations.

Having been co-opted to the PCC as Treasurer in October 2022, Ian was elected to the PCC at the May 2023 APCM to continue in the same role.

Premises continued to be chaired by Gerry Edwards. Mary Thomas joined the Finance committee in 2023, tasked to streamline finance administration and support the committee to work effectively. The Communications committee continued to be very active. The Children and Families group was re-established with Lindsay Baxter as chair. The Safeguarding committee met in 2023 under Christine Edwards' leadership. Fr John and Christine Edwards continued to meet regularly to monitor and implement safeguarding requirements. Elaine Wigington continued to chair the Fellowship committee. The Outreach committee remained without a chair and did not meet, Fr John instead consulting ad hoc with individual members of the group as required.

Risks

Business continuity and sustainability remain critical risks for the parish.

The primary issue the parish faces in the short to medium term is that the available management and leadership capacity is being consumed by administrative demands and the need to maintain ageing church plant, rather being available for building capacity towards a financially sustainable mission. Oversight of day-to-day care of the site, organising volunteers and scaffolding, supervising and monitoring progress with tasks for them, and addressing immediately pressing Health and Safety risks fall disproportionately to the parish priest, also taking time and energy from servicing and maintain the congregation as a Christian community. A programme to replace and renovate existing buildings will need to be resourced through a triad of effective stakeholder engagement, site development planning and grant fundraising. The PCC's decision to appoint an Operations Manager will be key to freeing capacity towards these tasks.

Energy costs rose considerably. The increase of combined gas and electricity costs from £7k in 2022 to £20k in 2023 must be seen in the context of the impact of lockdown recovery limiting hire use and the church building (and so heating) being out of use through the winter, the last normal year for comparison being 2019. Giving has remained stable at just under £75k between 2022 and 2023, despite the impact of the cost-of-living crisis on parishioners' finances. The parish will continue to pay off loans taken out to fund the church renovation works over the next four years along with interest.

The PCC's desire to continue to support the Scouts as part of the parish's mission requires that a new building is conceived and constructed for the Scouts' use which will also further the parish's mission by generating income and wider community outreach, ensuring that this is a financially viable development. The church hall shows evidence of subsidence which needs to be addressed, the roofing and toilets in the hall need to be replaced.

Accessibility remains a concern that needs to be addressed in relation to the church building. The St Lawrence Centre blocks access to and optimal use of the site. The site's extensive grounds and wooded areas need maintenance that is beyond the capacity of the volunteer team.

Congregational renewal requires pastoral engagement, building effective pastoral structures, Christian nurture and catechesis, and probably 'planting' an additional congregation to ensure that provision is made for the demographic spread of the parish. The likely longevity of the buildings on site makes these concerns ones that need to be addressed simultaneously, rather than consecutively. The licensing of Fr Dioynisius to the parish offers the opportunity to start to address this need.

Church Hall and St Lawrence Centre, Church building

2023 saw a fall in income from Church Hall lettings, despite increases in hire fees. Income in 2022 was £49,595 and in 2023 £47,139. Both figures are down from the pre COVID income of £59,221 in 2019. Enquiries about hall hire still outstrip availability; regular single slot hire results in office hours booking from a single agent being turned away, partly through commitment to community groups' use.

Other property: 1 Farthings Close, Scout hut, land maintenance

1 Farthings Close is a property owned by the parish to support the parish's mission, originally purchased to provide accommodation for a curate. This is currently let for commercial rent. The parish priest took over the portfolio for oversight of 1 Farthings Close when Scott stood down from being a deputy church warden when no other PCC member could be found to do this. The rent has now been increased year on year in relation to the retail price index and the maintenance needs of the property are being addressed.

The Scout hut is a prefabricated building originally constructed in 1947. Negotiations on a lease had made good progress, but time to take forward recommendations from a follow up surveyor visit has not been found. The current occupation is irregular, whilst this remains the case, presents a risk to the PCC.

In 2023 the vicarage kitchen was redecorated.

Mission and evangelism

People continue to be attracted to worship in the parish and are drawn into the congregation with catechesis often following requests for baptism and confirmation. The Lunch Club, Film Club, Friendship Café, Baby and parent group, Christmas and May/Summer fairs form the main outreach in the parish by way of mission and evangelism.

It was possible to undertake more missional engagement with local schools in 2023 with the church building available as a teaching aid. Cannon Lane and Coteford both came to St Lawrence's for visits to support their RE curriculum. Notably, Coteford and Newnham schools held Christmas celebrations in the church building, with this use of the space and clergy support commented upon as being highly valued. Newnham and Warrender Primaries both sang at the Christmas Fair and found this opportunity for performance rewarding. Fr John delivered assemblies at Coteford Infants and Bishop Ramsey schools.

Ecumenical relationships

The parish's primary means of building ecumenical relations is through its contribution and fellowship within 'churches together in Eastcote'. During 2023, activities included in person worship and a collaboratively produced Carol service. Clergy from the different denominations met for lunch, which provided for pastoral and personal engagement.

Interim ministry

Early in 2023, Bishop Lusa agreed to extend the interim ministry period for up to another three years. In addition to the outstanding tasks of formulating the parish's plans for the future and unconscious bias training, it became apparent that further attention to the parish's leadership was required, not least in light of the size of the PCC and lack of Churchwardens. Through a series of administrative irregularities, Fr John was not relicensed to the parish until 7 June 2023.

Formulation of the volunteer development lead roles in the spring of 2023 was to provide for increased leadership and management capacity in the parish. Only one of these roles was filled, and even this was on a short-term basis. As it became apparent that these roles were not going to be filled through volunteer time, the alternative seemed to be to appoint an Operations Manager. A decision to do this was approved by the PCC in the autumn of 2023, representing a significant commitment in relation to the parish's future.

Congregational survey work identified and celebrated the progress made with the interim process but advertised a sense that these changes remain fragile. The overall view of the congregation was that the interim process, which would usually last for a period of three years, should be extended for a further three.

Financial Review

Total receipts for 2023 were £243,267 (2022 £317,144) of which £42,764 (2022 £46,501) was unrestricted voluntary donations through the stewardship scheme standing orders and £25,739 (2022 £19,283) through the Parish Giving Scheme. A further £1,670 (2022 £6,159) was received through stewardship contributions and £16,317 (2022 £6,760) from other collections and donations.

Total voluntary unrestricted income including tax reclaimed was £114,397 (2022 £118,021) and donations and legacies applied to the church heat and light project were £48,578 (2022 £107,842).

Hall lettings income was £47,139 (2022 £49,595) and the freehold house at 1 Farthings Close continued to be let on a temporary basis providing income of £18,855 (2022 £18,155).

A total of £403,980 (2022 £364,699) was spent on Christian ministry from St Lawrence, including a contribution of £87,775 (2022 £85.200) towards the Common Fund which goes towards providing stipends, training and housing for clergy within the Diocese. This represents 100% of the figure that the Diocese invites parishes to contribute.

Expenditure was incurred on the heat and light project in the church of £220,239 (2022 £211,465). The total expenditure over 2022 and 2023 was £431,704. We have taken out loans with the Diocese which total £119,262 (2022 £130,000). These are being repaid at a rate of £6,833 per quarter.

A deficit of expenditure over income was recorded in the year which reflects the major repairs incurred on the church. We therefore require additional income to provide for ongoing general costs and to repay the loans.

Reserves Policy

PCC policy is to aspire to maintain cash reserves in non-restricted funds equating to 3 months of Common Fund liability plus 6 months general running and maintenance expenses based on historic expenditure. For 2023 this comprises:

Common Fund provision - £22,825

General Running expenses - £37,955

It is our policy to invest our fund balances surplus to general running expenses in the CCLA Church of England deposit fund.

Approved by order of the board of trustees on 29 April 2024 and signed on its behalf by:

J. Sym.

Rev'd Dr John Seymour – Chair and Trustee

THE PARISH CHURCH OF ST LAWRENCE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
FOR THE YEAR ENDED 31 DECEMBER 2023

I report on the accounts for the year ended 31 December 2023 set out on pages 10 to 17.

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

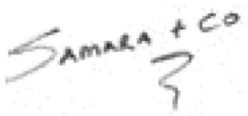
Basis of the independent examiner's report
My examination was carried out in accordance with the General Directions given by the charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

Independent examiner's statement
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements
   - to keep accounting records in accordance with Section 130 of the 2011 Act; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

Date:.....

THE PARISH CHURCH OF ST LAWRENCE

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 December 2023

Statement of Financial Activities

	Unrestricted funds	Restricted funds	Designated funds	Total funds	Prior year total funds
Incoming resources					
Incoming resources from generated funds					
Voluntary income	114,397	—	48,578	162,975	225,863
Activities for generating funds	53,174	—	—	53,174	64,397
Investment income	22,003	—	—	22,003	22,353
Incoming resources from charitable activities	4,606	—	—	4,606	3,980
Other incoming resources	509	—	—	509	521
Total income	**194,689**	—	**48,578**	**243,267**	**317,114**
Resources used					
Cost of generating funds	7,642	—	—	7,642	3,548
Cost of generating voluntary income	1,211	—	—	1,211	1,291
Investment management costs	239	—	—	239	364
Charitable activities	75,909	—	220,239	296,148	272,201
Governance costs	98,739	—	—	98,739	87,295
Total expenditure	**183,741**	—	**220,239**	**403,979**	**364,699**
Net income / (expenditure) resources before transfer	**10,948**	—	**(171,661)**	**(160,713)**	**(47,585)**
Other recognised gains / losses					
Net movement in funds	**10,948**	—	**(171,661)**	**(160,713)**	**(47,585)**
Total funds brought forward	**1,121,300**	**143,184**	**127,769**	**1,392,253**	**1,439,839**
Total funds carried forward	**1,132,248**	**143,184**	**(43,892)**	**1,231,540**	**1,392,254**
Transfer between funds	—	(62,964)	62,964		
Total funds carried forward after transfer	**1,132,248**	**80,220**	**19,072**	**1,231,540**	**1,392,254**
Represented by					
Unrestricted					
General fund	1,132,248	—	—	1,132,248	1,121,300
Designated					
Music Fund	—	—	17,717	17,717	17,717
Property Improvements	—	—	—	—	108,696
Woodland Quiet Area	—	—	1,356	1,356	1,356
Restricted					
Agency collection	—	38	—	38	38
Church Fabric Fund	—	69,808	—	69,808	127,440
Fr W Hitchinson	—	—	—	—	115
Gospel Book Cover	—	373	—	373	373
Sanctuary Fund	—	—	—	—	5,218
Sunday School Fund	—	10,000	—	10,000	10,000
Total Funds Carried Forward	**1,132,248**	**80,220**	**19,073**	**1,231,540**	**1,392,254**

The notes form part of these financial statements

Balance sheet

	Total funds	Prior year funds
Fixed assets		
Tangible assets	1,178,316	1,178,816
	1,178,316	**1,178,816**
Current assets		
Debtors	24,360	1,060
Cash at bank and in hand	154,905	344,927
	179,265	**345,987**
Liabilities		
Creditors: Amounts falling due in one year	5,898	1,668
Creditors < Amounts falling due in more than one year	120,143	130,882
	126,041	**132,550**
Net current assets less current liabilities	**53,224**	**213,437**
Total assets less current liabilities	**1,231,540**	**1,392,253**
Total net assets less liabilities	**1,231,540**	**1,392,253**
Represented by		
Unrestricted		
General fund	1,132,248	1,121,300
Designated		
Woodland Quiet Area	1,356	1,356
Music Fund	17,717	17,717
Property Improvements	—	108,696
Restricted		
Woodland Quiet Area	—	—
Gospel Book Cover	373	373
Church Fabric Fund	69,808	127,440
Fr W Hitchinson	—	115
Sanctuary Fund	—	5,218
Sunday School Fund	10,000	10,000
Agency collection	38	38
Funds of the church	**1,231,540**	**1,392,253**

The financial statements were approved by the Board of Trustees on 29 April 2024 and were signed on its behalf by:

J. Sym.
.....
Rev'd Dr John Seymour - Trustee

.....
Gerry Edwards - Trustee

.....
Judith Howe - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities. The charity is taking advantage of Smaller Entities and being exempt in not producing Cash Flow Statement.

Incoming resources
All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended
Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided in order to write off each asset over its estimated useful life at 25% straight line method.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. FUND RAISING EVENTS

	Income	Expenditure	Profit 2023	Profit 2022
	£	£	£	£
Supper Quiz[a]	1,053	650	403	581
May Fair	-	-	-	6,163
Harvest Lunch	366	197	169	114
Flower Festival[a]	2,225	569	1,656	-
Christmas Bazaar	3,142	559	2,583	1662
Summer fair	2,527	455	2,072	
Total	9,313	2,430	6,883	8,520

Note: [a] – under INCOME, allocated to 'Fundraising Activities Heat and Light'

3.
INVESTMENT INCOME

	2023	2022
	£	£
Farthings Close Lettings	18,855	18,155
Interest on bank deposits	3,148	4,199
	22,003	22,354

4. INVESTMENT MANAGEMENT COSTS

	2023 £	2022 £
Property repairs	-	-

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year-ended 31 December 2022.

Trustees' expenses
There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year-ended 31 December 2022.

6. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Totals £
COST			
At 1 January 2023 and 31 December 2023	1,175,754	9,061	1,184,815
DEPRECIATION			
At 1 January 2023	-	5,999	5,999
Charge for year	-	500	500
At 31 December 2023	-	6,499	6,499
NET BOOK VALUE			
At 31 December 2023	1,175,754	2,562	1,178,316
At 31 December 2022	1,175,754	3,562	1,179,316

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other debtors	24,360 [b]	1,060

Note[b] – Debtors include: Outstanding Gift Aid £18,091, Prepayment of insurance £5,487

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other creditors	5,898	1,668
	5,898	1,668

9. Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Closing
Woodland Quiet Area						
Designated	1,356	—	—	—	—	1,356
Sub-total for Woodland	**1,356**	**—**	**—**	**—**	**—**	**1,356**
Book - Gospel Book Cover						
Restricted	373	—	—	—	—	373
Sub-total for Book	**373**	**—**	**—**	**—**	**—**	**373**
Fabric - Church Fabric Fund						
Restricted	127,440	—	—	(57,632)	—	69,808
Sub-total for Fabric	**127,440**	**—**	**—**	**(57,632)**	**—**	**69,808**
Hitch - Fr W Hitchinson						
Restricted	115	—	—	(115)	—	—
Sub-total for Hitch	**115**	**—**	**—**	**(115)**	**—**	**—**
Music - Music Fund						
Designated	17,717	—	—	—	—	17,717
Sub-total for Music	**17,717**	**—**	**—**	**—**	**—**	**17,717**
Property - Property Improvement						
Designated	108,696	48,578	(157,274)	—	—	—
Sub-total for Property	**108,696**	**48,578**	**(157,274)**	**—**	**—**	**—**
Sanctuary - Sanctuary Fund						
Restricted	5,218	—	—	(5,218)	—	—
Sub-total for Sanctuary	**5,218**	**—**	**—**	**(5,218)**	**—**	**—**
Youth - Sunday School Fund						
Restricted	10,000	—	—	—	—	10,000
Sub-total for Youth	**10,000**	**—**	**—**	**—**	**—**	**10,000**
Agency Collection *						
Restricted	38	—	—	—	—	38
Sub-total for Agency Collection	**38**	**—**	**—**	**—**	**—**	**38**
General - General fund						
Unrestricted	1,121,300	**10,948**	**—**	**—**	**—**	1,132,248
Sub-total for General	**1,121,300**	**10,948**	**—**	**—**	**—**	**1,132,248**
Grand total	**1,392,253**	**59,526**	**(157,274)**	**(62,965)**	**—**	**1,231,540**

* - **Agency Collection** of £38.00 are the fees payable to Diocese for weddings/funerals

Analysis of income and expenditure

	Unrestricted	Designated	Restricted	Endowment	Total This year	Total Last year
INCOME						
Incoming resources from generated funds - Voluntary income						
Stewardship - Bank	42,764	—	—	—	42,764	46,501
Parish Giving Scheme	25,739	—	—	—	25,739	19,283
Envelopes C/S	1,670	—	—	—	1,670	6,159
Loose plate collections	2,893	—	—	—	2,893	2,194
I Zettle Donations	—	—	—	—	—	—
Giving through church boxes	68	—	—	—	68	34
Appeals	894	—	—	—	894	463
Donations	2,479	—	—	—	2,479	4,394
Donations Light & Heat Project	—	48,578	—	—	48,578	63,178
Tax recoverable on Gift Aid	25,211	—	—	—	25,211	18,899
Tax recovered Parish Giving Scheme	2,696	—	—	—	2,696	4,778
Legacies	2,856	—	—	—	2,856	42,664
Covid-19 Income	—	—	—	—	—	43
Scouts	48	—	—	—	48	—
Flower Festival	2,225	—	—	—	2,225	—
Sum Up Receipts	699	—	—	—	699	—
Other Income	4,155	—	—	—	4,155	17,273
Total	114,397	48,578	—	—	162,975	225,863
Incoming resources from generated funds - Activities for generating funds						
Fund Raising Events	—	—	—	—	—	9,810
Fundraising Activities Light & Heat Fund	6,035	—	—	—	6,035	4,992
Bookstall sales	—	—	—	—	—	—
Church Outings	—	—	—	—	—	—
Church hall lettings	47,139	—	—	—	47,139	49,595
Total	53,174	—	—	—	53,174	64,397
Incoming resources from generated funds - Investment income						
Bank and building society interest	3,148	—	—	—	3,148	4,198
Rent from investment property	18,855	—	—	—	18,855	18,155
Total	22,003	—	—	—	22,003	22,353
Incoming resources from charitable activities						
Fees for weddings and funerals	4,556	—	—	—	4,556	3,980
Memorial book	50	—	—	—	50	—
Bookstall sales	—	—	—	—	—	—
Total	4,606	—	—	—	4,606	3,980
Other incoming resources						
Insurance claims	250	—	—	—	250	—
4th Age	259	—	—	—	259	521
Sequestration	—	—	—	—	—	—
Total	509	—	—	—	509	521
INCOME TOTAL	194,689	48,578	—	—	243,267	317,114

THE PARISH CHURCH OF ST LAWRENCE

ANALYSIS OF INCOME AND EXPENDITURE
FOR THE YEAR ENDED 31 December 2023

EXPENDITURE

Cost of generating funds

Wedding/Funeral Expenses	—	—	—	—	—	(28)
Hall refund Deposit	—	—	—	—	—	—
Rental Property Costs	6,423	—	—	—	6,423	3,236
4th Age	650	—	—	—	650	340
Flower Festival	569	—	—	—	569	
Total	7,642	—	—	—	7,642	3,548

Cost of generating funds - Cost of generating voluntary income

Costs of fetes & other events	1,211	—	—	—	1,211	1,291
Total	1,211	—	—	—	1,211	1,291

Cost of generating funds - Investment management costs

Bank Charges	239	—	—	—	239	364
Total	239	—	—	—	239	364

Charitable activities

Relief and development agencies	18	—	—	—	18	216
Appeals	963	—	—	—	963	463
Secular charities	—	—	—	—	—	—
Parish Administrator Salary	—	—	—	—	—	—
Vicar expenses	—	—	—	—	—	—
Assistant Vicar expenses	—	—	—	—	—	—
Vicarage expenses – interregnum	—	—	—	—	—	—
Vicar's telephone	1,160	—	—	—	1,160	1,196
Junior Church	—	—	—	—	—	—
Parish training and mission	—	—	—	—	—	125
Hospitality	659	—	—	—	659	429
Church office - telephone	—	—	—	—	—	105
Organ / piano tuning	1,200	—	—	—	1,200	415
Church maintenance	41	—	—	—	41	43
Organist	1,985	—	—	—	1,985	—
Church Cleaning	—	—	—	—	—	(1,146)
Upkeep of services	545	—	—	—	545	1,103
Upkeep of churchyard	15	—	—	—	15	94
Administration	3,038	—	—	—	3,038	2,940
Administrators Salary	16,214	—	—	—	16,214	11,360
Other Expenses	3,191	—	—	—	3,191	6,566
Depreciation	500	—	—	—	500	500
Magazine expenses	—	—	—	—	—	—
Bookstall costs	—	—	—	—	—	119
Free for All	—	—	—	—	—	—
Parish Outings	—	—	—	—	—	—
Bookstall costs	—	—	—	—	—	—
Hall Refuse	121	—	—	—	121	131
Cleaning	9,489	—	—	—	9,489	8,499
Consumables	847	—	—	—	847	356
Electricity	6,244	—	—	—	6,244	3,206
Gas	14,044	—	—	—	14,044	4,157
Insurance	4,369	—	—	—	4,369	5,408
Repairs and maintenance	8,025	—	—	—	8,025	9,480

Office Telephone	923	—	—	—	923	879
Water	—	—	—	—	—	1,563
Hall running - heating and lighting	493	—	—	—	493	891
Accounts Independent Exam Fee	1,322	—	—	—	1,322	1,140
Car Park Resurfacing	—	—	—	—	—	—
Church major repairs - installation	—	220,239	—	—	220,239	211,465
Hall + interior and exterior decorating	—	—	—	—	—	9
Other PCC property upkeep	—	—	—	—	—	489
Hall + major repairs - installation	—	—	—	—	—	—
Legal expenses Scout hut	504	—	—	—	504	—
New building Church	—	—	—	—	—	—
Total	75,910	220,239	—	—	296,148	272,201
Governance costs						
Common Fund	87,775	—	—	—	87,775	85,200
School Mission Fund	—	—	—	—	—	—
PAYE and Pension	450	—	—	—	450	406
Quarterly Returns to Diocese	1,974	—	—	—	1,974	1,689
Loan Interest	8,540	—	—	—	8,540	—
Accounts Independent Examination Fee	—	—	—	—	—	—
Total	98,739	—	—	—	98,739	87,295
EXPENDITURE TOTAL	183,741	220,239	—	—	403,980	364,699
GRAND TOTAL	10,948	(171,661)	—	—	(160,713)	(47,585)

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST LAWRENCE EASTCOT

England & Wales - Charity number 1131068

Accounts

Registered Charity Number: 1131068

REPORT OF THE TRUSTEES AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED

31 DECEMBER 2022

FOR THE PARISH CHURCH OF ST LAWRENCE

THE PARISH CHURCH OF ST LAWRENCE

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

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Notes to the Financial Statements	12
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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number
1131068

Administrative information

St. Lawrence Church is a situated in Eastcote, Middlesex and is part of the Willesden Area in the Diocese of London within the Church of England.

Its principal address is:

St Lawrence Parish Office
2a Bridle Road
Eastcote
Middlesex
HA5 2SJ

The PCC is a body corporate which it means that it is legally a separate entity from its members.

The St Lawrence PCC is also a charity registered with the Charity Commission (No 1131068) which means that its member are also trustees of the church and have various responsibilities under charity law.

Trustees

The following served on the PCC in 2022:

Parish Priest	Rev'd Dr John Seymour, PCC chair (appointed 9.2.2020)
Churchwardens:	None appointed

Deputy Churchwardens (undertaking churchwarden functions on behalf of the PCC):

Scott Boobier	(appointed 18.10.2020 APCM)
Gerry Edwards	(appointed 22.05.2022 APCM)
Darren Fletcher	(appointed 18.10.2020 APCM)
Judith Howe	(appointed 18.10.2020 APCM)

Members

Elaine Wigington	(appointed 22.05.2022 APCM)
Lindsay Baxter	(appointed 22.05 2022 APCM)
Richard Bursford	(appointed 25.04.2021 APCM)
Robert Hinson	(appointed 25.04.2021 APCM)
Philippa Cooper	(appointed 25.04.2021 APCM)
Julie Siddle	(appointed 18.10.2020 APCM)
Duncan Sykes	(appointed 25.04.2021 APCM)
Michael Whitton	(appointed 22.05.2022 APCM, resigned 09.01.2023)
Ian Woodhouse	(co-opted 15.11.2022)
Christina Barham	(appointed 18.10.2020 APCM)
Mary Thomas	(appointed 18.10.2020 APCM)
Frances Soames	(co-opted 14.06.2022)

Independent Examiner

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

STRUCTURE, GOVERNANCE AND MANAGEMENT

Appointments to the PCC are made by nomination and election, in accordance with the Church Representation rules. At St Lawrence, the PCC currently includes 1 ex-officio member - the parish priest, 13 members elected by those members of the congregation who are also on the church's electoral roll; and 1 co-opted member.

Given the wide range of its responsibilities, the PCC has set up several committees to handle business relating to different aspects of parish life. The following committees met in 2022: the Standing Committee, Finance, Premises, Fellowship, Outreach, Safeguarding, Health and Safety, and Communications. Each is responsible to the PCC which receives regular reports on their activities and decisions.

Aims and Purposes

The functions of St Lawrence's Parochial Church Council (PCC) are defined by the Parochial Church Councils (Powers) Measure, 1956. Key amongst these is the duty for 'the minister and church council to consult together on matters of general concern and importance to the parish' and 'co-operation with the minister in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical'.
The PCC is responsible for the maintenance of the church hall and for the St Lawrence Centre both of which are found on site. PCC is landlord to the 4th Eastcote Scouts, who occupy a hut on church grounds. The PCC also owns a property, 1 Farthings Close. The PCC owns more than an acre of land on which the Church Hall, St Lawrence Centre and Scout hut are situated and is also responsible for its maintenance.

Objectives and activities

Parish activity in 2022 focussed on:

- Renovation of the church building to replace failed heating and failing electrics
- Re-establishing core functions
  (post-COVID but also within the envelope of interim ministry, as part of implementing the agreed parish mission action plan and as part of lay leadership changes)
- Mitigation of increased costs arising primarily from increased energy prices

A chronology gives a sense of how these issues were addressed:

- In January, a fundraising campaign was launched with two aims, i) to increase regular congregational giving and ii) to raise money towards the church renovation works.
- April saw the parish's APCM and long-serving members of the PCC stand down from their roles as churchwardens and in lay ministry; no replacements were elected, their functions have been replaced by existing and new PCC members.
- Through the spring, new outreach and pastoral activities were established: home communion visiting, a parish friendship café, a baby and parent drop-in;
- Church renovation works were approved by the Diocese in May 2022, allowing tendering for the works to proceed, albeit in uncertain market conditions. Contractors were eventually identified and then appointed, and started work in October 2022
- Hall hire charges were increased by 10% from 1st November 2022, seeking to mitigate an estimated increase in energy costs to the parish of 17%. NEST heating controls were then installed.
- Catechesis was on-going through the year, seeing seven people baptised, in September six candidates were admitted to first Communion and in December, thirteen confirmed.
- In December, survey work was carried out with the congregation, seeking appraisal of the impact of the interim ministry in the parish to date, with a view to renewal in February 2023.

Objectives follow from the parish's mission statement:

Mission statement: St Lawrence, Eastcote 2022 – 2027

Strapline: 'The people of Eastcote are the treasure of God's Church'

Purpose statement

We are a Church of England parish in the borough of Hillingdon which originated as a mission plant in the hamlet of Eastcote. The founding of St Lawrence's anticipated development of Eastcote to form part of suburban London.
We continue to provide a Christian witness in this community, offering resource for stability and integration for lives shaped through encounter with difference, adaptation to change, and evolutionary growth.
Inspired by the example of St Lawrence as a disciple of Jesus Christ, our vision is to see God's grace and generosity shared as the gospel demonstrates its power at the interface of the church life and local lives.
To affect this vision we:

- worship God and offer spiritual nurture
- resource activities and events with a community focus
- build relationships which enable transforming encounter
- develop and share our resources and facilities

Values

As disciples of Jesus Christ, we work to cultivate the fruit of the Spirit as individuals and in our church community and expect these to be its hallmark:
The fruit of the Spirit is love, joy, peace, forbearance, kindness, goodness, faithfulness, gentleness and self-control.
Galatians 5.22-23

Key objectives (2022-2027)

The PCC 's targets are summarised into five key objectives for the next five years:

- Achieve a sustainable mission (or business model) for local Christian discipleship
- Most parishioners (85% of congregation) identify with core purpose of parish and become partners in mission (i.e. delivery)
- Core functions established (discipleship, hospitality, administration, governance, evangelisation)
- Failing plant and site due diligence issues addressed
- Congregation embraces a realistic development plan for next 5 years (years 6-10)

The parish remains in interim ministry, the principles and background of which are outlined in the 2020 Trustee's report.

Achievements and performance

Through 2022 the parish had six coinciding challenges to mitigate:

1. The absence of heating in church which put the building out of use over two periods: from the start of the year until Easter (17 April); works on the church building started at the end of October, when all church-based activity was relocated to the hall.
2. Recovery of community life and re-establishing functions following the COVID-19 pandemic.
3. Recovery from the dysfunction in parish life and community fragmentation which led to interim ministry being implemented.
4. A change of lay leadership requiring training new personnel and new organisation and routines to be established.

Russia's aggression towards Ukraine led to war in Ukraine from 17 February. With the impact of this on global markets and the UK's dependence on imported fuel and grain, this led to the UK cost of living crisis.

5. A rise of inflation to above 10% largely reflected increased fuel costs. Costs for utilities and maintenance increased proportionately (5), requiring mitigation.
6. Labour and raw materials also jumped in price, affecting the costs for the renovation works on the church building.

Worship and prayer

The numbers of people attending Sunday worship has remained stable through 2022 at around 70, despite having to relocate worship twice through the year. There has been an increasing sense of intimacy in relationships and joy in worship. Young Church has matured and become well established.

Being able to go back into church for Easter Day was a welcome uplift for the parish community, as it was to see members of the congregation baptised, six children admitted to first Communion and ten children and three adults confirmed.

The main congregational pattern of worship continues with a regular pattern of Sunday services at 08:00 and 10:00 and monthly Wednesday evening and Thursday morning. A monthly Family Celebration remains popular and is an effective form of outreach for those new to or exploring the Christian faith.

Pastoral care

In spring 2022, a team was established and trained to give members of the congregation Communion at home, re-commencing this ministry which had lapsed through lockdown.

New informal support for members of the congregation and individuals in the parish was provided through establishing the 'Friendship Café' which meets once a month and is frequented by older members of the community and through the baby and parent group.

Governance

The parish's Annual Parochial Church Meeting (APCM) took place in May 2022. Sadie Wright and Elaine Wigington did not seek re-election as churchwardens. Alan Wright stood down from the PCC, following his retirement as an LLM and his and Sadie's plans to move out of the Eastcote.

At the APCM, Lindsay Baxter and Mike Whitton were elected as new members of the PCC and Gerry Edwards was re-elected to the PCC following a year being co-opted to the PCC in his capacity as chair of premises. Gerry was also re-elected to be vice-chair of trustees. Lindsay Baxter was appointed PCC Secretary in May 2022.

Duncan Sykes resigned as treasurer in October 2022. The PCC voted to have Ian Woodhouse replace him, who was co-opted to the PCC in this role in the same month. Frances Soames was elected by the PCC in June 2022 to be a Deanery Synod representative for the parish and so became an ex-officio member of the PCC.

Premises and Finance committees met regularly in 2022. Mike Whitton took on the chair of the Health and Safety Committee and reviewed Fire Safety for the site. The Communications committee continued to be very active, turning their attention to the parish's branding. The Children and Families group lapsed in 2022 through lack of an appropriate leader to chair. The Safeguarding committee did not meet in 2022 due to a lack of volunteers to be members; Fr John and Christine Edwards continued to meet regularly to monitor and implement safeguarding requirements. Having been elected to the PCC at the APCM, Elaine Wigington chaired the Fellowship committee, which met regularly to arrange support for church events with refreshments and food.

Risks

The major risk the parish continues to face relates to business continuity and sustainability. Final costs relating to restoring the church building to use are in the region of £500k. An increase of regular giving of approximately 25% month-on-month comparing 2021 and 2022 is impressive, particularly when seen in concert with more than £60k raised through one-off donations and various fundraising activities. However, the parish will accrue loans of £130k from the works to be paid back over 5 years. In addition to this financial burden, there are a range of concerns and related costs that need to be addressed in relation to the site plant: repairs now undertaken to the Scout hut will extend its life slightly, but the building's core structure remains at the end of its lifespan.

The PCC's desire to continue to support the Scouts as part of the parish's mission requires that a new building is conceived and constructed for the Scouts' use which will also further the parish's mission by generating income and wider community outreach, ensuring that this is a financially viable development. The church hall shows evidence of subsidence which needs to be addressed, the roofing and toilets in the hall need to be replaced.

Accessibility remains a concern that needs to be addressed in relation to the church building. The St Lawrence Centre blocks access to and optimal use of the site. The site's extensive grounds and wooded areas need maintenance that is beyond the capacity of the volunteer team.

The primary risk the parish faces in the short to medium term is that posed by competing management and leadership capacity demand between the need to maintain and replace ageing church plant, which disproportionately falls to the parish priest and that required to service and maintain the congregation as a Christian community. A programme to replace and renovate existing buildings will need to be resourced through a triad of effective stakeholder engagement, site development planning and grant fundraising.

Congregational renewal requires pastoral engagement, building effective pastoral structures, Christian nurture and catechesis, and probably 'planting' an additional congregation to ensure that provision is made for the demographic spread of the parish. The likely longevity of the buildings on site makes these concerns ones that need to be addressed simultaneously, rather than consecutively.

At the same time, there is risk posed in not having enough capacity to maintain the parish's day to day operations in administration, finance and site maintenance. There has been improvement in communications following appointment of an IT/Comms administrator and through the work of the communications group. The deputy church wardens are growing in their knowledge, experience and effectiveness in relation to the functions they carry out. Further congregational volunteer commitment remains a key area for development in 2023 to ensure sustainability in these areas and for the parish priest to be able to function to build the congregation in numbers and in the Christian faith, as well as to engage with the wider community. These are key to the growth of the parish's mission, in relation to the congregation's vitality and size and relationships with and outreach to the local community.

A community audit undertaken in 2022 highlights a number of community stakeholders the parish could work with to see renewal of the buildings on the site and inward investment through grant fundraising. A four-phase plan has been devised to progressively increase community engagement, capacity and income. The PCC still needs to regularise its relationship with the 4th Eastcote Scouts. The Scouts have made progress in responding to the PCC's desire for a lease, which is promising for their organisational needs as well as the parish's.

Church Hall and St Lawrence Centre, Church building

In 2022 there was some recovery of income from hall and St Lawrence Centre rentals. 2019 was the last full year before lockdown, in which £59,221 was raised through hall rentals; the corresponding figure for 2022 was £49,595.

Other property: 1 Farthings Close, Scout hut, land maintenance

1 Farthings Close is a property owned by the parish to support the parish's mission, originally purchased to provide accommodation for a curate. This is currently let for commercial rent. Scott Boobier holds the portfolio for oversight of 1 Farthings Close. The PCC's expressed desire to increase rent in keeping with inflation which is provided for in the lease has not been translated into action by the estate agents contracted as property agents.

The Scout hut is a prefabricated building originally constructed in 1947. A lease is currently being negotiated to support the Scout's continuing use. The current occupation is irregular, as outlined above, and whilst this remains the case, presents a risk to the PCC.

Extensive works have been completed on the vicarage in 2022. Tree works have addressed tree overgrowth and lack of light in the garden. French drains have been installed to ameliorate lying surface water on the rear garden with boggy mud resulting. The garden has subsequently had topsoil applied to raise the surface height and has been re-grassed. The fence boundary between the vicarage garden and the garden to the rear of the St Lawrence Centre collapsed in 2022 and was replaced by the parish.

Mission and evangelism

People continue to be attracted to worship in the parish and are readily drawn into the congregation with catechesis often following. The Lunch Club, Film Club, Friendship Café, Baby and parent group, Christmas and May/Summer fairs form the main outreach in the parish by way of mission and evangelism.

Missional engagement with local schools, with the uniformed organisations has been limited because of the constraints on use of the church building. Some visits by local primaries were possible during the summer months of 2022.

There have been – and continue to be – a significant volume of tasks taken on by the parish priest relating to failed plant, oversight of building maintenance, grant fundraising, development planning, capacity building and restoring core functions within the parish. These continue to be the primary focus for his missional activity. With these, foundations are being built for more effective future evangelistic work.

Ecumenical relationships

The parish's primary means of building ecumenical relations is through its contribution and fellowship within 'churches together in Eastcote'. During 2022, activities included in person worship and a collaboratively produced Carol service. Clergy from the different denominations met for lunch, which provided for pastoral and personal engagement.

Interim ministry

With the close of 2022, the parish had completed four of the six tasks of the interim progress, leaving outstanding formulation of its plans for the future and unconscious bias training. Congregational survey work identified and celebrated the progress made with the interim process but advertised a sense that these changes remain fragile. The overall view of the congregation was that the interim process, which would usually last for a period of three years, should be extended for a further three.

Financial Review

Total receipts for 2022 were £317,144 of which £46,501 was unrestricted voluntary donations through the standing order stewardship scheme. A further £19,283 was raised via the Parish Giving Scheme which was launched in December 2021 offering increased accessibility and flexibility. Further giving income was achieved through direct stewardship contributions totalling £6,159 and other donations and collections totalling approximately £7,000.

Total voluntary unrestricted income including tax reclaimed was £118,021 and donations and legacies applied to the church heat and light project were £107,842.

Hall lettings income grew with the ending of covid restrictions but the total net figure of £49,595 was not up to the level of income achieved prior to covid.

The freehold house at 1 Farthings Close continued to be let on a temporary basis and provided and income of £18,155 with maintenance costs of £3,236.

A total of £364,699 was spent to provide Christian ministry from St Lawrence, including a contribution of £85,200 towards the Common Fund which goes towards providing stipends, training and housing for clergy within the Diocese. This represents 100% of the figure that the Diocese invites parishes to contribute compared with 75% paid in 2021.

Major expenditure was incurred on the heat and light project in the church and this totalled £211,465. There will be further expenditure in 2023 and the total will eventually exceed £400.000. We have taken out loans with the Diocese of £130,000 and repayment of these is due to commence in December 2023.

A deficit of expenditure over income was recorded in the year which reflects the major repairs incurred on the church. There is therefore a need to for additional income to repay the loans and provide for ongoing general costs.

Reserves Policy

PCC policy is to aspire to maintain cash reserves in non-restricted funds equating to 3 months of Common Fund liability plus 6 months general running and maintenance expenses based on historic expenditure. For 2023 this comprises:

Common Fund provision - £21,944

General Running expenses - £30,364

It is our policy to invest our fund balances surplus to general running expenses in the CCLA Church of England deposit fund.

Approved by order of the board of trustees on 28 April 2023 and signed on its behalf by:

J. Sym

.....

Rev'd Dr John Seymour – Chair and Trustee

THE PARISH CHURCH OF ST LAWRENCE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
FOR THE YEAR ENDED 31 DECEMBER 2022

I report on the accounts for the year ended 31 December 2022 set out on pages 10 to 17.

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report
My examination was carried out in accordance with the General Directions given by the charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

Independent examiner's statement
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements
  - to keep accounting records in accordance with Section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Samara & Co

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

Date: 04/05/2023

THE PARISH CHURCH OF ST LAWRENCE

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 December 2022

Statement of Financial Activities

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Incoming resources					
Incoming resources from generated funds					
Voluntary income	118,021	107,842	—	225,863	95,041
Activities for generating funds	59,915	4,482	—	64,397	29,768
Investment income	22,353	—	—	22,353	15,050
Incoming resources from charitable activities	3,980	—	—	3,980	5,057
Other incoming resources	521	—	—	521	195
Total income	**204,790**	**112,324**	**—**	**317,114**	**145,111**
Resources used					
Cost of generating funds	3,548	—	—	3,548	6,663
Cost of generating voluntary income	1,291	—	—	1,291	599
Investment management costs	364	—	—	364	—
Charitable activities	183,568	88,633	—	272,201	69,405
Governance costs	87,295	—	—	87,295	67,277
Total expenditure	**276,066**	**88,633**	**—**	**364,699**	**143,944**
Net income / (expenditure) resources before transfer	**(71,276)**	**23,691**	**—**	**(47,585)**	**1,167**
Other recognised gains / losses					
Net movement in funds	**(71,276)**	**23,691**	**—**	**(47,585)**	**1,167**
Total funds brought forward	**1,296,655**	**143,184**	**—**	**1,439,839**	**1,438,672**
Total funds carried forward	**1,225,379**	**166,875**	**—**	**1,392,254**	**1,439,839**
Represented by					
Unrestricted					
General fund	1,097,609	23,691	—	1,121,300	1,192,576
Designated					
Music Fund	17,717	—	—	17,717	17,717
Property Improvements	108,696	—	—	108,696	85,005
Woodland Quiet Area	1,356	—	—	1,356	1,356
Restricted					
Agency collection	—	38	—	38	38
Church Fabric Fund	—	127,440	—	127,440	127,440
Fr W Hitchinson	—	115	—	115	115
Gospel Book Cover	—	373	—	373	373
Sanctuary Fund	—	5,218	—	5,218	5,218
Sunday School Fund	—	10,000	—	10,000	10,000
Total Funds Carried Forward	**1,225,378**	**166,875**	**—**	**1,392,253**	**1,439,838**

The notes form part of these financial statements

THE PARISH CHURCH OF ST LAWRENCE

BALANCE SHEET
FOR THE YEAR ENDED 31 December 2022

Balance sheet

	Total funds	Prior year funds
Fixed assets		
Tangible assets	1,178,816	1,179,316
	1,178,816	**1,179,316**
Current assets		
Debtors	1,060	3,012
Cash at bank and in hand	344,927	265,451
	345,987	**268,463**
Liabilities		
Creditors: Amounts falling due in one year	1,668	7,941
Creditors < Amounts falling due in more than one year	130,882	-
	132,550	**7,941**
Net current assets less current liabilities	**213,437**	**260,522**
Total assets less current liabilities	**1,392,253**	**1,439,838**
Total net assets less liabilities	**1,392,253**	**1,439,838**
Represented by		
Unrestricted		
General fund	1,121,300	1,192,576
Designated		
Woodland Quiet Area	1,356	1,356
Music Fund	17,717	17,717
Property Improvements	108,696	85,005
Restricted		
Woodland Quiet Area	—	—
Gospel Book Cover	373	373
Church Fabric Fund	127,440	127,440
Fr W Hitchinson	115	115
Sanctuary Fund	5,218	5,218
Sunday School Fund	10,000	10,000
Agency collection	38	38
Funds of the church	**1,392,253**	**1,439,838**

The financial statements were approved by the Board of Trustees on 28 April 2023 and were signed on its behalf by:

J. Sym.
.....
Rev'd Dr John Seymour – Trustee

.....
Gerry Edwards - Trustee

Howe
.....
Judith Howe - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities. The charity is taking advantage of Smaller Entities and being exempt in not producing Cash Flow Statement.

Incoming resources
All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended
Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided in order to write off each asset over its estimated useful life at 25% straight line method.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. FUND RAISING EVENTS - Calculation pending

	Income	Expenditure	Profit 2022	Profit 2021
	£	£	£	£
Supper Quiz	1,282	701	581	142
Line Dancing	-	-	-	-
May Fair	6,499	336	6,163	4,121
Harvest Lunch	286	172	114	112
Winter Wonderland	-	-	-	716
Christmas Bazaar	1,744	82	1662	-
Total	9,811	1,291	8,520	5,091

3.

INVESTMENT INCOME

	2022	2021
	£	£
Farthings Close Lettings	18,155	14,937
Interest	4,199	112
	22,354	15,049

4. INVESTMENT MANAGEMENT COSTS

	2022 £	2021 £
Property repairs	-	-

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year-ended 31 December 2021.

Trustees' expenses
There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year-ended 31 December 2021.

6. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Totals £
COST			
At 1 January 2022 and 31 December 2022	1,175,754	9,061	1,184,815
DEPRECIATION			
At 1 January 2022	-	3,999	3,999
Charge for year	-	500	500
At 31 December 2022	-	4,499	4,499
NET BOOK VALUE			
At 31 December 2022	1,175,754	3,062	1,178,816
At 31 December 2021	1,175,754	3,562	1,179,316

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	1,060	3,012

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other creditors		
	1,668	7,941
	1,668	7,941

9. Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Closing
Woodland Quiet Area						
Designated	1,356	—	—	—	—	1,356
Sub-total for Woodland	**1,356**	—	—	—	—	**1,356**
Book - Gospel Book Cover						
Restricted	373	—	—	—	—	373
Sub-total for Book	**373**	—	—	—	—	**373**
Fabric - Church Fabric Fund						
Restricted	127,440	—	—	—	—	127,440
Sub-total for Fabric	**127,440**	—	—	—	—	**127,440**
Hitch - Fr W Hitchinson						
Restricted	115	—	—	—	—	115
Sub-total for Hitch	**115**	—	—	—	—	**115**
Music - Music Fund						
Designated	17,717	—	—	—	—	17,717
Sub-total for Music	**17,717**	—	—	—	—	**17,717**
Property - Property Improvement						
Designated	85,005	23,691	—	—	—	108,696
Sub-total for Property	**85,005**	**23,691**	—	—	—	**108,696**
Sanctuary - Sanctuary Fund						
Restricted	5,218	—	—	—	—	5,218
Sub-total for Sanctuary	**5,218**	—	—	—	—	**5,218**
Youth - Sunday School Fund						
Restricted	10,000	—	—	—	—	10,000
Sub-total for Youth	**10,000**	—	—	—	—	**10,000**
Agency Collection *						
Restricted	38	—	—	—	—	38
Sub-total for Agency Collection	**38**	—	—	—	—	**38**
General - General fund						
Unrestricted	1,192,576	204,790	276,066	—	—	1,121,300
Sub-total for General	**1,192,576**	**204,790**	**276,066**	—	—	**1,121,300**
Grand total	**1,439,838**	**228,481**	**276,066**	—	—	**1,392,253**

* - **Agency Collection** of £38.00 are the fees payable to Diocese for weddings/funerals

Analysis of income and expenditure

	Unrestricted	Designated	Restricted	Endowment	Total This year	Total Last year
INCOME						
Incoming resources from generated funds - Voluntary income						
Stewardship - Bank	46,501	—	—	—	46,501	51,569
Parish Giving Scheme	19,283	—	—	—	19,283	856
Envelopes C/S	6,159	—	—	—	6,159	6,778
Loose plate collections	2,194	—	—	—	2,194	432
I Zettle Donations	—	—	—	—	—	—
Giving through church boxes	34	—	—	—	34	36
Appeals	463	—	—	—	463	2,559
Donations	2,394	2,000	—	—	4,394	1,943
Donations Light & Heat Project	—	63,178	—	—	63,178	—
Tax recoverable on Gift Aid	18,899	—	—	—	18,899	22,006
Tax recovered Parish Giving Scheme	4,778	—	—	—	4,778	—
Legacies	—	42,664	—	—	42,664	200
Covid-19 Income	—	—	—	—	—	8,166
Scouts	43	—	—	—	43	408
Other Income	17,273	—	—	—	17,273	88
Total	118,021	107,842	—	—	225,863	95,041
Incoming resources from generated funds - Activities for generating funds						
Fund Raising Events	9,810	—	—	—	9,810	5,681
Fundraising Activities Light & Heat Fund	510	4,482	—	—	4,992	—
Bookstall sales	—	—	—	—	—	—
Church Outings	—	—	—	—	—	—
Church hall lettings	49,595	—	—	—	49,595	24,087
Total	59,915	4,482	—	—	64,397	29,768
Incoming resources from generated funds - Investment income						
Bank and building society interest	4,198	—	—	—	4,198	112
Rent from investment property	18,155	—	—	—	18,155	14,937
Total	22,353	—	—	—	22,353	15,049
Incoming resources from charitable activities						
Fees for weddings and funerals	3,980	—	—	—	3,980	5,000
Memorial book	—	—	—	—	—	25
Bookstall sales	—	—	—	—	—	32
Total	3,980	—	—	—	3,980	5057
Other incoming resources						
Insurance claims	—	—	—	—	—	—
4th Age	521	—	—	—	521	195
Sequestration	—	—	—	—	—	—
Total	521	—	—	—	521	195
INCOME TOTAL	204,790	112,324	—	—	317,114	145,111

THE PARISH CHURCH OF ST LAWRENCE

ANALYSIS OF INCOME AND EXPENDITURE
FOR THE YEAR ENDED 31 December 2022

EXPENDITURE

Cost of generating funds

Wedding/Funeral Expenses	(28)	—	—	—	(28)	419
Hall refund Deposit	—	—	—	—	—	(630)
Rental Property Costs	3,236	—	—	—	3,236	6,874
4th Age	340	—	—	—	340	—
Total	3,548	—	—	—	3,548	6,663

Cost of generating funds - Cost of generating voluntary income

Costs of fetes & other events	1,291	—	—	—	1,291	599
Total	1,291	—	—	—	1,291	599

Cost of generating funds - Investment management costs

Bank Charges	364	—	—	—	364	—
Total	364	—	—	—	364	—

Charitable activities

Relief and development agencies	216	—	—	—	216	216
Appeals	463	—	—	—	463	(1,021)
Secular charities	—	—	—	—	—	—
Parish Administrator Salary	—	—	—	—	—	—
Vicar expenses	—	—	—	—	—	208
Assistant Vicar expenses	—	—	—	—	—	—
Vicarage expenses – interregnum	—	—	—	—	—	—
Vicar's telephone	1,196	—	—	—	1,196	850
Junior Church	—	—	—	—	—	59
Parish training and mission	125	—	—	—	125	—
Hospitality	429	—	—	—	429	184
Church office - telephone	105	—	—	—	105	301
Organ / piano tuning	415	—	—	—	415	761
Church maintenance	43	—	—	—	43	—
Organist	—	—	—	—	—	80
Church Cleaning	(1,146)	—	—	—	(1,146)	1,146
Upkeep of services	1,103	—	—	—	1,103	900
Upkeep of churchyard	94	—	—	—	94	10,384
Administration	2,940	—	—	—	2,940	659
Administrators Salary	11,360	—	—	—	11,360	10,033
Other Expenses	6,566	—	—	—	6,566	2,729
Depreciation	500	—	—	—	500	500
Magazine expenses	—	—	—	—	—	—
Bookstall costs	119	—	—	—	119	—
Free for All	—	—	—	—	—	—
Parish Outings	—	—	—	—	—	—
Bookstall costs	—	—	—	—	—	—
Hall Refuse	131	—	—	—	131	153
Cleaning	8,499	—	—	—	8,499	3,224
Consumables	356	—	—	—	356	382
Electricity	3,206	—	—	—	3,206	1,294
Gas	4,157	—	—	—	4,157	3,933
Insurance	5,408	—	—	—	5,408	64
Repairs and maintenance	9,480	—	—	—	9,480	5,533
Office Telephone	879	—	—	—	879	639
Water	1,563	—	—	—	1,563	—
Hall running - heating and lighting	891	—	—	—	891	—
Accounts Independent Exam Fee	1,140	—	—	—	1,140	2,280
Car Park Resurfacing	—	—	—	—	—	—

Church major repairs - installation	122,841	88,624	—	—	211,465	14,466
Hall + interior and exterior decorating	—	9	—	—	9	—
Other PCC property upkeep	489	—	—	—	489	—
Hall + major repairs - installation	—	—	—	—	—	6,600
Legal expenses Scout hut	—	—	—	—	—	2,848
New building Church	—	—	—	—	—	—
Total	183,568	88,633	—	—	272,201	69,405

Governance costs

Common Fund	85,200	—	—	—	85,200	63,900
School Mission Fund	—	—	—	—	—	—
PAYE and Pension	406	—	—	—	406	462
Quarterly Returns to Diocese	1,689	—	—	—	1,689	2,960
Sequestration	—	—	—	—	—	(45)
Accounts Independent Examination Fee	—	—	—	—	—	—
Total	87,295	—	—	—	87,295	67,277
EXPENDITURE TOTAL	276,066	88,633	—	—	364,699	143,944
GRAND TOTAL	(71,276)	23,691	—	—	(47,585)	1,167

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST LAWRENCE EASTCOT

England & Wales - Charity number 1131068

Accounts

Registered Charity Number: 1131068

REPORT OF THE TRUSTEES AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED

31 DECEMBER 2021

FOR THE PARISH CHURCH OF ST LAWRENCE

THE PARISH CHURCH OF ST LAWRENCE

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number
1131068

Administrative information

St. Lawrence Church is a situated in Eastcote, Middlesex and is part of the Willesden Area in the Diocese of London within the Church of England.

Its principal address is:
St Lawrence Parish Office
2a Bridle Road
Eastcote
Middlesex
HA5 2SJ

The PCC is a body corporate which it means that it is legally a separate entity from its members.
The St Lawrence PCC is also a charity registered with the Charity Commission (No 1131068) which means that its member are also trustees of the church and have various responsibilities under charity law.

Trustees
The following served on the PCC in 2021:

Parish Priest	Rev'd Dr John Seymour, PCC chair
Assistant Priest	Rev'd Julia Bevis-Knowles
Reader (LLM)	Alan Wright (retired)

Churchwardens: Elaine Wigington
Mrs Sadie Wright

Members:

Name	Election date (and body)
Christina BARHAM	Oct 2020 (APCM)
Dorothy BENTOTE	Apr 2021 (APCM)
Scott BOOBIER	Oct 2020 (APCM)
Richard BURSFORD	Oct 2020 (APCM)
Elizabeth CLUBB	Apr 2021 (APCM)
Darren FLETCHER	Oct 2020 (APCM)
Robert HINSON	Apr 2021 (APCM)
Judith HOWE	Oct 2020 (APCM)

Julie SIDDLE	Oct 2020 (APCM)
Gerry EDWARDS	Apr 2021 (APCM) (Co-opted)
Philippa COOPER	Apr 2021 (APCM)
Duncan SYKES	Apr 2021 (APCM)
Mary THOMAS	Jan 2021 (PCC)

Independent Examiner

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Appointments to the PCC are made by nomination and election, in accordance with the Church Representation rules. At St Lawrence, the PCC currently includes 4 ex-officio members - the parish priest, the assistant parish priest, and churchwardens, 11 members elected by those members of the congregation who are also on the church's electoral roll; and 1 co-opted member. One available place on the PCC is unfilled.

The PCC continued to meet online through 2021 and transacted its business effectively by doing so.

Given the wide range of its responsibilities, the PCC has set up several committees to handle business relating to different aspects of parish life. The following committees met in 2020: Finance, Premises, Fellowship, Outreach, Safeguarding, Health and Safety, Children and families and Communications. Each is responsible to the PCC which receives regular reports on their activities and decisions.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Aims and Purposes

The functions of St Lawrence's Parochial Church Council (PCC) are defined by the Parochial Church Councils (Powers) Measure, 1956. Key amongst these is the duty for 'the minister and church council to consult together on matters of general concern and importance to the parish' and 'co-operation with the minister in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical'.
The PCC is responsible for the maintenance of the church hall and for the St Lawrence Centre both of which are found on site. PCC is landlord to the 4th Eastcote Scouts, who occupy a hut on church grounds. The PCC also owns a property, 1 Farthings Close. The PCC owns more than an acre of land on which the Church Hall, St Lawrence Centre and Scout hut are situated and is also responsible for its maintenance.

Objectives and activities

During 2021 the parish revisited its mission. Congregational survey work was undertaken on communications, provision for children and families and values and outlook. A congregation census was taken in April to run in parallel with the national census. Response rates were high to the surveys, in the range of 80-85%. Community audit work was also undertaken.
The PCC worked using this data and a SWOT analysis to generate a 5-year development plan for the parish. The plan was then presented back to the congregation in December 2021 and was positively received.

Mission statement: St Lawrence, Eastcote 2022 – 2027

Strapline: 'The people of Eastcote are the treasure of God's Church'

Achievements and performance

The COVID19 pandemic continued to dominate the life of the parish in the first half of 2021 with parishioners not being able to worship in person. Time and resource were given to supporting livestreamed worship; lettings of parish facilities were also limited over this time.

With return to in-person worship from June 2021 and easing restrictions, the available capacity in the parish was re-directed to establishing the core functions which support parish life.

Failure of church plant had a major impact on available capacity and resource through the second half of 2021. The gas heaters in the church building were condemned in August 2021. Known safety impediments with the electrics require urgent attention. Worship was relocated to the church hall in October 2021. This has had a corresponding impact on hall hire and required volunteer and employee time to be directed to setting up and packing down worship space week by week. Despite this, new people have joined the worshipping community and taken on responsibilities within it.

Worship and prayer

COVID19 restrictions meant that in-person worship was not possible from January to May 2021. Limited acts of corporate worship were possible out of doors, so services took place online. It was possible to re-enter the church over this period to sing and to livestream worship from there.

With a return to the church space from May, social distancing meant that room was limited for a congregation; return was partial because of continuing concerns over public meetings. Worship was livestreamed with the help of children from the congregation. The ambitions outlined in last year's report were realised with broadband installed in the church, an AV desk, re-wiring removing existing trip hazards and placement of the temporary speaker that have been in long use for better effect.

Failure of the convector heaters in church required relocation of worship to the church hall from the end of October 2021. Sound equipment was relocated and adjustments made so that seating, an altar, facilities for sidespeople and welcome and music could be set up and packed down in the hall week by week for the Sunday Eucharist. The 08:00 Eucharist was set up to take place in the St Lawrence Centre, with equipment and books being carried backwards and forwards to the Sacristy in church. New rotas were established to support this and sidespeople and a support team trained for these new tasks.

Despite this being a significant undertaking and requiring time, energy and patience, many members of the congregation have come to value the greater intimacy of meeting in this space. Sadly livestreaming of worship had to stop with relocation to the hall as there is no internet access there; the AV facilities are also inadequate, making worship hard to access for some. Provision of a hearing aid loop is precluded in the space.

Pastoral care

The ministry continued to meet online through 2021 to share information about isolated and vulnerable parishioners and seek to offer support as appropriate. The PCC's SWOT analysis identified that structured pastoral care and provision for spiritual development and growth in the congregation is virtually non-existent aside from social provision and what the parish priest is able to offer. This will be an area of the parish's life that needs to be addressed in 2022.

Some of the groups which have offered low level pastoral support through social meeting were able to restart in 2021, namely the lunch club and the film club. Crafties has discontinued because of lack of volunteer support.

A parish safeguarding officer was recruited in 2021. Regular meetings with the parish priest has allowed safeguarding procedures to be re-established as parish groups are set up again.

Governance

The parish's Annual Parochial Council took place in April 2021. New members of the PCC were Duncan Sykes who agreed to be treasurer for a year, filling this vacancy. Phillipa Cooper joined the PCC as Children's Champion. Gerry Edwards was co-opted onto the PCC as PCC vice-chair and as head of premises, having completed two prior three year terms. Mary Thomas joined the PCC as a Deanery Synod representative.

The post of PCC Secretary remained unfilled through 2021. Judith Howe agreed to minute meetings in the absence of a PCC Secretary, taking over this role from the parish administrator.

Premises and Finance committees met regularly in 2021. The Communications committee was very active and generated a new communications strategy with costings and identified resource requirements. The Children and Families group approved a new form of worship for monthly meetings on Saturday evenings and oversaw its implementation. The safeguarding committee did not meet in 2021 due to a lack of volunteers to be members; Fr John and Christine Edwards met regularly to re-establish safeguarding procedures following lockdown. The Health and Safety group started to meet towards the end of the year and started to implement the policy generated in 2020.

The major risk the parish faces at present is business continuity and sustainability. Costs relating to restoring the church building to use are in the region of £300-400k. Raising this much money or repaying a loan could compromise the parish's mission and thus the sustainability of its business model. Continuing risks include having enough capacity to maintain the parish's operation, balancing income against maintenance costs, administration and communications. Congregational volunteer commitment and giving correspond as key areas for development in 2022 to ensure sustainability. The PCC still needs to regularise its relationship with the 4th Eastcote Scouts; a clear position is now being taken by the PCC, but the Scouts are not responding appropriately for their own organisational needs or the parish's. This remains reputational risk as well as sequestering a key PCC asset.

Church Hall and St Lawrence Centre, Church building

A strategic team has been working on replacement of the church heating system, of electrics and wiring and renewing the AV services. This work is expected to be complete by the end of November 2022.

The parish continued to feel the loss of regular use of the Church Hall and St Lawrence Centre from its wide range of normal due to lockdown regulations, but from the summer 2021 these have recovered. Significant works were required to Church Hall, as both boilers had to be replaced with works to the radiator system.

Other property: 1 Farthings Close, Scout hut, land maintenance

1 Farthings Close is a property owned by the parish to support the parish's mission, originally purchased to provide accommodation for a curate. This is currently let for commercial rent. The house has a boiler which failed in 2021 requiring replacement. Income should outweigh costs for the property in 2022.

The Scout hut is a prefabricated building originally constructed in 1947. A lease is currently being negotiated to support the Scout's continuing use. Their current occupation is irregular, as outlined above, and presents a risk to the PCC.

Tree works identified in the 2020 Trustees report were completed in 2021.

Mission and evangelism

Despite the impact of lockdown on church attendance, worshippers have returned to church as in-person worship has been restored. Indeed, some of the new online presence has translated into in-person attendance. New people have joined the congregation, some with no prior history of church attendance or faith commitment.

Missional engagement with local schools, with the uniformed organisations has been limited because of the constraints on use of the church building and the volume of tasks faced by the parish priest relating to failed plant, building maintenance, fundraising, development planning, capacity building and restoring core functions within the parish following lockdown.

Confirmation classes took place in autumn with three confirmations, one baptism and confirmation and one baptism taking place.

Ecumenical relationships

The parish's primary means of building ecumenical relations is through its contribution and fellowship within 'churches together in Eastcote'. During 2021, activities included shared in person worship and a collaboratively produced Carol service.

Financial Review

Total receipts for 2021 were £145,110 of which £51,568.57 was unrestricted voluntary donations through the standing order stewardship scheme. A further £856.25 9 was raised via the Parish Giving Scheme (PGS), into which we enrolled during 2021, and which was launched to the congregation in December. Further giving income was achieved through direct stewardship contributions, totalling £6,778, a second Covid appeal (£8,165), and other donations and collections totalling a further sum just in excess of £2600. It is hoped that the PGS will form a significant part of the giving profile, with increased accessibility and flexibility that it offers.

Gift Aid income was significantly higher than 2020; this was due to the work done by Phil Howe, our Stewardship Recorder, to clear a backlog of claims outstanding from 2020 as well as for all monies due from 2021. A figure of £22.007 claimed back therefore represents a sum significantly in excess of that receivable from the level of giving for the year, and therefore not indicative proportionately of future levels of Gift Aid income.

Total voluntary income including tax reclaimed was £95,041

Hall lettings income grew with the relaxation of covid guidelines, but the total net figure raised of £24,086 remains at less than half that achieved prior to the pandemic. Hopefully income from the hall will return to much higher levels in 2022.

The freehold house at 1 Farthings Close continued to be let on a temporary basis, and provided an income of £14,937. However, some major works were required to maintain the property over the course of the year, costing £6,874. The property continues to be an important source of income.

A total of £144.394 was spent to provide Christian ministry from St Lawrence, including a contribution of £63,900 towards the Common Fund which goes towards providing stipends, training and housing for clergy within the Diocese. This represents 75% of the figure that the Diocese invites parishes to contribute; for 2022 the PCC voted unanimously to offer 100% of the figure requested, totalling £85,200.

Major expenditure items included the management of trees on the church site (c£7,700) to ensure the safety of the site, and in consideration for residents adjoining the land. Initial costs relating to the planning and design of works for the heat and light project were incurred, and these are anticipated to total in the region of £400,000. New boilers were required for the church hall costing just under £6.000.

A surplus of income over expenditure of £1,166 was recorded for the year. 2022 is anticipated to be a year unlike any before, and with major works ahead of us, funds restricted and designated in reserve for this purpose, together with various specific potential income streams, will be identified to meet this challenge. However, the underlying need for regular income to meet all ongoing costs remains constant.

Reserves Policy

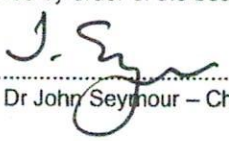
PCC policy is to aspire to maintain cash reserves in non-restricted funds equating to 3 months Common Fund liabilities, plus 6 months general running and maintenance expenses based on historic expenditure. For 2022 this comprises:

Common Fund provision – £21,300
General Running expenses (Governance) - £34,700

The continued loss of regular income, in particular hall rentals and plate giving, resulting from continued Covid-19 restrictions during 2021 has meant this can only be achieved by including part of the designated funds as a safeguard. Future income and expenditure flows will aim to achieve sufficient cash in unrestricted funds to satisfy the reserves policy.

It is our policy to invest our fund balances surplus to general running expenses in the CCLA Church of England deposit fund.

Approved by order of the board of trustees on 14 April 2022 and signed on its behalf by:



.....
Rev'd Dr John Seymour – Chair and Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE PARISH CHURCH OF ST LAWRENCE

I report on the accounts for the year ended 31 December 2020 set out on pages 9 to 16.

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report
My examination was carried out in accordance with the General Directions given by the charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

Independent examiner's statement
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements
   - to keep accounting records in accordance with Section 130 of the 2011 Act; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

Date: 14 April 2022

Statement of Financial Activities

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Incoming resources					
Incoming resources from generated funds					
Voluntary income	95,041	—	—	95,041	92,721
Activities for generating funds	29,768	—	—	29,768	20,365
Investment income	15,050	—	—	15,050	14,788
Incoming resources from charitable activities	5,056	—	—	5,056	1,105
Other incoming resources	195	—	—	195	2,445
Total income	**145,110**	—	—	**145,110**	**131,424**
Resources used					
Cost of generating funds	6,663	—	—	6,663	19,943
Cost of generating voluntary income	599	—	—	599	418
Investment management costs	—	—	—	—	4
Charitable activities	69,285	120	—	69,405	74,826
Governance costs	67,277	—	—	67,277	75,959
Total expenditure	**143,824**	**120**	—	**143,944**	**171,150**
Net income / (expenditure) resources before transfer	**1,286**	**(120)**	—	**1,166**	**(39,726)**
Other recognised gains / losses					
Net movement in funds	**1,286**	**(120)**	—	**1,166**	**(39,726)**
Total funds brought forward	**1,295,368**	**143,304**	—	**1,438,672**	**1,478,398**
Total funds carried forward	**1,296,654**	**143,184**	—	**1,439,838**	**1,438,672**
Represented by					
Unrestricted					
General fund	1,192,576	—	—	1,192,576	1,170,224
Designated					
Music Fund	17,717	—	—	17,717	17,717
Property Improvements	85,005	—	—	85,005	106,071
Woodland Quiet Area	1,356	—	—	1,356	1,356
Restricted					
Agency collection	—	38	—	38	38
Church Fabric Fund	—	127,440	—	127,440	127,440
Fr W Hitchinson	—	115	—	115	115
Gospel Book Cover	—	373	—	373	373
Sanctuary Fund	—	5,218	—	5,218	5,338
Sunday School Fund	—	10,000	—	10,000	10,000
Total Funds Carried Forward	**1,296,654**	**143,184**	—	**1,439,838**	**1,438,672**

The notes form part of these financial statements

Balance sheet

	Total funds	Prior year funds
Fixed assets		
Tangible assets	1,179,316	1,179,816
	1,179,316	**1,179,816**
Current assets		
Debtors	3,012	—
Cash at bank and in hand	265,451	261,369
	268,463	**261,369**
Liabilities		
Creditors: Amounts falling due in one year	7,941	2,513
	7,941	**2,513**
Net current assets less current liabilities	**260,522**	**258,856**
Total assets less current liabilities	**1,439,838**	**1,438,672**
Total net assets less liabilities	**1,439,838**	**1,438,672**
Represented by		
Unrestricted		
General fund	1,192,576	1,170,224
Designated		
Woodland Quiet Area	1,356	1,356
Music Fund	17,717	17,717
Property Improvements	85,005	106,071
Restricted		
Woodland Quiet Area	—	—
Gospel Book Cover	373	373
Church Fabric Fund	127,440	127,440
Fr W Hitchinson	115	115
Sanctuary Fund	5,218	5,338
Sunday School Fund	10,000	10,000
Agency collection	38	38
Funds of the church	**1,439,838**	**1,438,672**

The financial statements were approved by the Board of Trustees on 14 April 2022 and were signed on its behalf by:

J. Sym.
.....
Rev'd Dr John Seymour – Trustee

E.J. Wigington
.....
Elaine Wigington - Trustee

S. Wright.
.....
Sadie Wright - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities. The charity is taking advantage of Smaller Entities and being exempt in not producing Cash Flow Statement.

Incoming resources
All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended
Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided in order to write off each asset over its estimated useful life at 25% straight line method.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. FUND RAISING EVENTS

	Income	Expenditure	Profit 2021	Profit 2020
	£	£	£	£
Supper Quiz	142	-	142	321
Line Dancing	-	-	-	689
May Fair	4,452	330	4,122	-
Harvest Lunch	333	221	112	-
Winter Wonderland	754	38	716	-
Total	5,681	589	5,092	938

3. INVESTMENT INCOME

	2021	2020
	£	£
Farthings Close Lettings	14,937	13,679
Interest	112	1,109
	15,049	14,788

4. INVESTMENT MANAGEMENT COSTS

	2021	2020
	£	£
Property repairs	-	-

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year-ended 31 December 2020.

Trustees' expenses
There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year-ended 31 December 2020.

6. TANGIBLE FIXED ASSETS

	Freehold property	Plant and machinery	Totals
	£	£	£
COST			
At 1 January 2021 and 31 December 2021	1,175,754	9,061	1,184,815
DEPRECIATION			
At 1 January 2021	-	4,999	4,999
Charge for year	-	500	500
At 31 December 2021	-	5,499	5,499
NET BOOK VALUE			
At 31 December 2021	1,175,754	3,562	1,179,316
At 31 December 2020	1,175,754	4,062	1,179,816

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	3,012	-

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other creditors	7,941	2,513
	7,941	2,513

9. Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Closing
Woodland Quiet Area						
Designated	1,356	—	—	—	—	1,356
Sub-total for Woodland	**1,356**	—	—	—	—	**1,356**
Book - Gospel Book Cover						
Restricted	373	—	—	—	—	373
Sub-total for Book	**373**	—	—	—	—	**373**
Fabric - Church Fabric Fund						
Restricted	127,440	—	—	—	—	127,440
Sub-total for Fabric	**127,440**	—	—	—	—	**127,440**
Hitch - Fr W Hitchinson						
Restricted	115	—	—	—	—	115
Sub-total for Hitch	**115**	—	—	—	—	**115**
Music - Music Fund						
Designated	17,717	—	—	—	—	17,717
Sub-total for Music	**17,717**	—	—	—	—	**17,717**
Property - Property Improvement						
Designated	106,071	—	(21,066)	—	—	85,005
Sub-total for Property	**106,071**	—	**(21,066)**	—	—	**85,005**
Sanctuary - Sanctuary Fund						
Restricted	5,338	—	(120)	—	—	5,218
Sub-total for Sanctuary	**5,338**	—	**(120)**	—	—	**5,218**
Youth - Sunday School Fund						
Restricted	10,000	—	—	—	—	10,000
Sub-total for Youth	**10,000**	—	—	—	—	**10,000**
Agency Collection *						
Restricted	38	—	—	—	—	38
Sub-total for Agency Collection	**38**	—	—	—	—	**38**
General - General fund						
Unrestricted	1,170,224	145,110	(122,758)	—	—	1,192,576
Sub-total for General	1,170,224	**145,110**	**(122,758)**	—	—	**1,192,576**
Grand total	**1,438,672**	**145,110**	**143,944**	—	—	**1,439,838**

* - **Agency Collection** of £38.00 are the fees payable to Diocese for weddings/funerals

Analysis of income and expenditure

	Unrestricted	Designated	Restricted	Endowment	Total This year	Total Last year
INCOME						
Incoming resources from generated funds - Voluntary income						
Stewardship - Bank	51,569	—	—	—	51,569	54,236
Parish Giving Scheme	856	—	—	—	856	-
Envelopes C/S	6,778	—	—	—	6,778	2,242
Loose plate collections	432	—	—	—	432	1,510
I Zettle Donations	—	—	—	—	—	154
Giving through church boxes	36	—	—	—	36	138
Appeals	2,559	—	—	—	2,559	876
Donations	1,943	—	—	—	1,943	7,012
Tax recoverable on Gift Aid	22,006	—	—	—	22,006	9,903
Legacies	200	—	—	—	200	-
Covid-19 Income	8,166	—	—	—	8,166	14,044
Scouts	408	—	—	—	408	217
Other Income	88	—	—	—	88	2,389
Total	95,041	—	—	—	95,041	92,721
Incoming resources from generated funds - Activities for generating funds						
Fund Raising Events	5,681	—	—	—	5,681	1,352
Bookstall sales	—	—	—	—	—	—
Church Outings	—	—	—	—	—	—
Church hall lettings	24,087	—	—	—	24,087	18,818
Magazine income - advertising	—	—	—	—	—	(100)
Magazine income - sales	—	—	—	—	—	295
Total	29,768	—	—	—	29,768	20,365
Incoming resources from generated funds - Investment income						
Bank and building society interest	112	—	—	—	112	1,109
Rent from investment property	14,937	—	—	—	14,937	13,679
Total	15,049	—	—	—	15,049	14,788
Incoming resources from charitable activities						
Fees for weddings and funerals	5,000	—	—	—	5,000	1,065
Memorial book	25	—	—	—	25	40
Bookstall sales	32	—	—	—	32	—
Total	5,057	—	—	—	5,057	1,105
Other incoming resources						
Insurance claims	—	—	—	—	—	1,226
4th Age	195	—	—	—	195	329
Sequestration	—	—	—	—	—	890
Total	195	—	—	—	195	2,445
INCOME TOTAL	145,110	—	—	—	145,110	131,424

THE PARISH CHURCH OF ST LAWRENCE

ANALYSIS OF INCOME AND EXPENDITURE
FOR THE YEAR ENDED 31 December 2020

EXPENDITURE

Cost of generating funds

Youth Worker Salary		—	—	—	—	—	10,077
Wedding/Funeral Expenses		419	—	—	—	419	309
Hall refund Deposit		(630)	—	—	—	(630)	4,299
Rental Property Costs		6,874	—	—	—	6,874	5,258
	Total	6,663	—	—	—	6,663	19,943

Cost of generating funds - Cost of generating voluntary income

Costs of fetes & other events		599	—	—	—	599	418
	Total	599	—	—	—	599	418

Cost of generating funds - Investment management costs

Bank Charges		—	—	—	—	—	4
	Total	—	—	—	—	—	4

Charitable activities

Relief and development agencies		216	—	—	—	216	144
Appeals		(1,021)	—	—	—	(1,021)	7,288
Secular charities		—	—	—	—	—	247
Vicar expenses		208	—	—	—	208	1,034
Assistant Vicar expenses		—	—	—	—	—	307
Vicarage expenses – interregnum		—	—	—	—	—	424
Vicar's telephone		850	—	—	—	850	736
Junior Church		59	—	—	—	59	114
Parish training and mission		—	—	—	—	—	88
Hospitality		184	—	—	—	184	283
Church office - telephone		301	—	—	—	301	—
Organ / piano tuning		761	—	—	—	761	290
Organist		80	—	—	—	80	—
Church Cleaning		1,146	—	—	—	1,146	—
Upkeep of services		780	—	120	—	900	1,308
Upkeep of churchyard		10,384	—	—	—	10,384	—
Administration		659	—	—	—	659	1,373
Administrator Salary		10,033	—	—	—	10,033	9,732
Other Expenses		2,729	—	—	—	2,729	11,211
Depreciation		500	—	—	—	500	500
Magazine expenses		—	—	—	—	—	315
Free for All		—	—	—	—	—	—
Parish Outings		—	—	—	—	—	—
Bookstall costs		—	—	—	—	—	—
Hall Refuse		153	—	—	—	153	128
Cleaning		3,224	—	—	—	3,224	3,199
Consumables		382	—	—	—	382	399
Electricity		1,294	—	—	—	1,294	1,383
Gas		3,933	—	—	—	3,933	4,487
Insurance		64	—	—	—	64	7,163
Repairs and maintenance		5,533	—	—	—	5,533	15,219
Office Telephone		639	—	—	—	639	560
Water		—	—	—	—	—	650
Accounts Independent Exam Fee		2,280	—	—	—	2,280	—
Car Park Resurfacing		—	—	—	—	—	1,751
Church major repairs - installation		—	14,466	—	—	14,466	—
Hall + major repairs - installation		—	6,600	—	—	6,600	—
Legal expenses Scout hut		2,848	—	—	—	2,848	4,493
New building Church		—	—	—	—	—	—
	Total	48,219	21,066	120	—	69,405	74,826

Governance costs						
Common Fund	63,900	—	—	—	63,900	72,775
School Mission Fund	—	—	—	—	—	—
PAYE and Pension	462	—	—	—	462	2,264
Quarterly Returns to Diocese	2,960	—	—	—	2,960	506
Sequestration	(45)	—	—	—	(45)	414
Accounts Independent Examination Fee	—	—	—	—	—	—
Total	67,277	—	—	—	67,277	75,959
EXPENDITURE TOTAL	122,758	21,066	120	—	143,944	171,150
GRAND TOTAL	22,352	(21,066)	(120)	—	1,166	(39,726)

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST LAWRENCE EASTCOT

England & Wales - Charity number 1131068

Accounts

Registered Charity Number: 1131068

REPORT OF THE TRUSTEES AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED

31 DECEMBER 2020

FOR THE PARISH CHURCH OF ST LAWRENCE

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

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THE PARISH CHURCH OF ST LAWRENCE

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number
1131068

Administrative information

St. Lawrence Church is a situated in Eastcote, Middlesex and is part of the Willesden Area in the Diocese of London within the Church of England.

Its principal address is:
St Lawrence Parish Office
2a Bridle Road
Eastcote
Middlesex
HA5 2SJ

The PCC is a body corporate which it means that it is legally a separate entity from its members.
The St Lawrence PCC is also a charity registered with the Charity Commission (No 1131068) which means that its member are also trustees of the church and have various responsibilities under charity law.

Trustees
The following served on the PCC in 2020:

Parish Priest	Rev'd Dr John Seymour (appointed 9.2.2020) PCC chair
Assistant Priest	Rev'd Julia Bevis-Knowles
Reader (LLM)	Alan Wright
Churchwardens:	Elaine Wigington
	Mrs Sadie Wright

Members: Christina Barham (appointed 18.10.2020)

Dorothy Bentote

Malcolm Bentote (resigned 18.10.2020)

Claire Bishop (resigned 18.10.2020)

Scott Boobier (appointed 18.10.2020)

Elizabeth Clubb

Gerry Edwards (resigned 18.10.20, co-opted 1.11.20)

Darren Fletcher (appointed 18.10.20)

Robert Hinson

Judith Howe (appointed 18.10.20)

Mark Kimsey (resigned 18.10.20)

Gwenllian Leach

John Maxwell (resigned 1.8.20)

Christine Piper (resigned 18.10.20)

Didier Rouillon (appointed 1.11.20)

Julie Siddle (appointed 18.10.20)

Terence Smith (resigned 30.9.20)

Mr Mike Williamson

Independent Examiner

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Appointments to the PCC are made by nomination and election, in accordance with the Church Representation rules. At St Lawrence, the PCC currently includes 5 ex-officio members - the parish priest, the assistant parish priest, the lay reader, and churchwardens, 11 members elected by those members of the congregation who are also on the church's electoral roll; and 1 co-opted member.

The PCC was able to meet face to face twice, in January and March, before the first lockdown. In June, PCC business resumed remotely via Zoom with further, remote meetings of the full PCC taking place in September and November. The Standing Committee was convened on 4 occasions during 2020 to discuss urgent business relating to the impact of lockdown on church finances and to begin to think about the way forward for the interim ministry process. A number of matters requiring urgent decisions were agreed via correspondence in line with changes to the Church Representation rules for conducting PCC business during the pandemic.

Given the wide range of its responsibilities, the PCC has set up several committees to handle business relating to different aspects of parish life. The following committees met in 2020: Finance, Premises, Fellowship, Outreach, Safeguarding, Health and Safety, Children and families and Communications. Each is responsible to the PCC which receives regular reports on their activities and decisions.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Aims and Purposes

The functions of St Lawrence's Parochial Church Council (PCC) are defined by the Parochial Church Councils (Powers) Measure, 1956. Key amongst these is the duty for 'the minister and church council to consult together on matters of general concern and importance to the parish' and 'co-operation with the minister in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical'.

The PCC is responsible for the maintenance of the church hall and for the St Lawrence Centre both of which are found on site. PCC is landlord to the 4th Eastcote Scouts, who occupy a hut on church grounds. The PCC also owns a property, 1 Farthings Close. The PCC owns more than an acre of land on which the Church Hall, St Lawrence Centre and Scout hut are situated and is also responsible for its maintenance.

Objectives and activities

The parish's vision statement for 2020 is, "We see the Church of St Lawrence at the Heart of the Parish of Eastcote: Open – Praying – Nurturing – Lively – Outreaching."

The Mission Action Plan agreed by the PCC for 2016-2020 lays out the parish's purposes as follows:

- **To worship God**
  and enable all people to enter into that experience.
- **To show God's love in word and action.**
  Living God's love in generous action and care.
  Working for justice and peace and the integrity of creation.
- **To know God**
  Growing as disciples of Christ, seeking to follow him more closely.
  Enabling all people to discover God and follow Christ.
  Prayer is at the heart of our life; God is our source for word and action.
- **To build and live in loving community**
  Provide fellowship and pastoral care, where all are welcome.
  Living for the good of the whole community of Eastcote and the World.

Following the resignation of the parish's last incumbent, The Revd Chris Rankine, from September 2019, the Bishop and Area Dean met with the Parochial Church Council. Consulting with them, Bishop and Area Dean determined that the parish should enter a period of Interim Ministry.

The Rt Revd Pete Broadbent, Bishop of Willesden, set out the purpose of the Interim period with the following statement:

> S Lawrence will be in a period of transition over the coming months.
>
> From today, 9th February 2020, John Seymour will be appointed as Interim Minister.
>
> John will work with S Lawrence through addressing the past, giving stability in the present and planning for the future. He will be assisted in this by Andrew Corsie's interim team, who work with the PCC and the wider church community doing interim work.
>
> A document setting out the framework for Interim Ministry in the Willesden Area is also being made available to the PCC – and can be read by anyone in the congregation who is interested.
>
> I hope you will welcome John as your priest here in Eastcote. His licence allows him to be here for a fair length of time – but I would anticipate that when you've had a chance as a parish to work through some of the issues and questions – and have put in place a Mission Action Plan that will lead to a good parish profile, then we can move to making a permanent appointment of a new vicar here.

Achievements and performance

Much of the life of the parish in 2020 has been formed in response to the global pandemic relating to SARS-CoV-2 virus and the related public health measures. This has provided a spur to creativity and some timely development across aspects of the Parish's life.

In addition to work on the interim process, a number of risks needed to be managed in relation to policy and maintenance of the church building and PCC property.

Worship and prayer

The church building was closed for public worship from 20th March to 19th July 2020. Services moved to a livestream format accessible through Facebook and were also uploaded to the parish website for wider access. There is evidence that this has provided for more people to access worship, including some beyond our normal congregation. To enable this, AV facilities in the church were upgraded with a new laptop and video camera. Inadequate broadband bandwidth and problems with the physical set up of the equipment causing interference remain a problem are currently in progress.

Parishioners moved to being online, interacting with each other by 'chat' during worship and coffee and fellowship after the service via Zoom. The building was open again until Christmas 2020 for worship under COVID secure conditions supported by a team of stewards and an Eventbrite booking system. Livestreaming continued through this period.

A prayer booklet and resources were created to support the interim process and a house group has continued to meet by Zoom. For those not able to follow livestream broadcast services or catch up with them later, written copies of reflections were delivered to their homes by contacts.

Pastoral care

The ministry and pastoral teams reviewed their list of contacts at the start of the lockdown to ensure that members of the parish remained in touch and kept contact under regular review. A scheme titled, 'At such a time as this' was set up, pairing parishioners and others needing help with regular contact by phone and assistance with agreed practical tasks, such as shopping and dog walking. This provided a significant act of service within and beyond the church community and brought many closer together.

Many of the groups which have offered low level pastoral support through social meeting, such as the lunch club, film club and Crafties have not met since February 2020. In particular, the Social Club closed after 30 years' meeting.

A review of safeguarding procedures within the parish has revealed the need to restructure how pastoral support is offered following lockdown in order to provide for clear accountability structures.

Governance

The parish's Annual Parochial Council took place in October this year. There was some turnover of PCC membership leading to the inherited committee structure being refreshed with new leadership. Darren Fletcher took on the role of chair of the Outreach Committee; Judith Howe the Communications committee. The premises team was restructured to provide greater capacity, with Scott Boobier leading on maintenance and Gerry Edwards taking an overview of premises.

Fr John took on the chair of the Families, Children and Youth committee with a view to reviewing St Lawrence's provision for families and young people as appointment of a new youth worker or children's worker is considered.

In relation to risk management, the parish's Health and Safety policy was revised and agreed by the PCC; Safeguarding procedures are under review with the intention of producing a new policy in 2021. An employee handbook was produced alongside the contract of employment for the parish administrator being agreed.

Continuing risks include the differences in the congregation and its leadership. These pose a threat to Christian witness and effective governance. Repairs and maintenance of the church and PCC buildings and land are a concern which is being addressed. The PCC also needs to regularise its relationship with the 4th Eastcote Scouts as the lack of common understanding represents a reputational risk.

Church Hall and St Lawrence Centre, Church building

The parish has felt the loss of regular use of the Church Hall and St Lawrence Centre from its wide range of normal users with the sense that its hospitality to the local community has been limited through the lockdown regulations. It has been a priority to keep groups up to date with regulations and requirements and to provide user-friendly guidance.

Lack of rental income has presented a financial burden on the parish which it has been able to sustain through a combination of use of reserves and decreasing Common Fund contributions.

The 2018 quinquennial report indicated that there were significant and urgent repairs and maintenance work required within the church building. Gas heaters within the church building were condemned during inspections in 2020 and the PCC advised that the electrics in the church were starting to show evidence of aging which would soon present a safety risk. Re-structuring of the maintenance team has allowed a group to be set up to organise replacement of the church heating system, of electrics and wiring and to renew the AV services also. This work is expected to be complete by the end of September 2022.

Other property: 1 Farthings Close, Scout hut, land maintenance

1 Farthings Close is a property in PCC ownership to provide accommodation for a youth worker or curate. The property became vacant in August 2020. A range of works needed to be undertaken to make the property fit for commercial rent.

The Scout hut is a prefabricated building originally constructed in 1947. In view of the dilapidated state of the building, the PCC sought the opinion of a chartered surveyor to advise on the safety of the structure and its likely longevity. Repairs to the fabric have now been undertaken by the 4th Eastcote Scouts to extend the lifetime of the building.

The PCC enjoys extensive grounds that its buildings occupy; its responsibilities in maintenance extend to the trees on the site and particularly on the boundary of the site as they affect our neighbours. The owners of 17 and 19 The Chase have raised concerns relating to subsidence and the negative impact of what are now mature trees which over-reach their properties. The property team at Winslow Close have also raised specific concerns about trees on their boundary. The PCC has approved a tree survey to be undertaken of the boundary trees to advise on appropriate works and subsidence and heave risks. These works will be undertaken as soon as practicable in 2021.

Mission and evangelism

The most striking impact that the parish has had during lockdown has been the visibility of its online reach. The Remembrance Sunday service had a reach of over 4500 and 2900 views. Services at Christmas, including a Christingle service (681 views) and Christmas Carols (764 views). These numbers are well in excess of the parish's normal 'in person' attendance and represent new outreach.

Missional engagement with local schools, with the uniformed organisations has been possible through leading assemblies (live and online) and leading sessions (online only). The interim priest's adoption as chaplain to the Royal British Legion remains an important missional link as represented by the reach of the Remembrance service which was livestreamed only.

Nurture of children at St Lawrence has continued as an important element of mission and evangelism. In 2020, seven children were admitted to First Communion. Six children were confirmed and two adult confirmations took place. Two children were baptised at St Lawrence's: one from a family with long links with the parish who are now worshipping in a church of evangelical-charismatic tradition; another with parents with Orthodox and Catholic heritage who live in the parish.

Ecumenical relationships

The parish's primary means of building ecumenical relations is through its contribution and fellowship within 'churches together in Eastcote'. During 2020, activities included shared in person worship and a collaboratively produced Carol service.

Financial Review

Total receipts on unrestricted funds were £131,424 of which £92,721 was unrestricted voluntary donations and a further £9,903 was from Gift Aid. The freehold house at 1 Farthings Close is let temporarily, which provided a gross income of £13,679. The planned giving through bankers orders and envelopes fell by 12% and loose plate collections by 76%. A Covid-19 "Lost Income Appeal" resulted in the sum of £14,044 being donated. A further major loss of 82% income from fund raising events was experienced. There was a further loss of income of £40,403 from lettings of church premises to outside bodies. £171,150 was spent from unrestricted funds to provide Christian ministry from St Lawrence, including a contribution of £72,775 towards the Common Fund which goes towards providing stipends, training and housing for clergy within the Diocese. The net result for the year was an excess expenditure over income of £39,726 over the year on unrestricted funds. Adding bank and deposit balances brought forward at the beginning of the year, the balances carried forward at 31 December on unrestricted funds totalled £261,369.

Reserves Policy

It has been the PCC policy to try to maintain a cash balance of £30,000 in unrestricted funds to smooth out fluctuations in cash flow and meet emergencies. The loss of regular income resulting from the Covid-19 restrictions has meant this can only be achieved by including part of the designated funds of £125,144 as a safeguard. The main designated fund of £106,071 for property improvements, together with a restricted church fabric fund of £127,440 are earmarked towards the cost of replacing the failing church heating system, rewiring of the church including renewing the lighting and upgrading the church audio visual system planned for the summer of 2022. It is our policy to invest our fund balances in the CCLA Church of England deposit fund. Events of the past year have highlighted the need for a more considered reserves policy and this will be a task for the PCC to tackle in 2021.

Approved by order of the board of trustees on 12 April 2021 and signed on its behalf by:

J. Seymour

Rev'd Dr John Seymour – Chair and Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE PARISH CHURCH OF ST LAWRENCE

I report on the accounts for the year ended 31 December 2020 set out on pages 9 to 16.

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report
My examination was carried out in accordance with the General Directions given by the charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

Independent examiner's statement
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements
   - to keep accounting records in accordance with Section 130 of the 2011 Act; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

SAMARA & CO

Samara & Co
511 Kenton Lane
Harrow
HA3 7JW

Date: 13/04/2021

Statement of Financial Activities

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Incoming resources					
Incoming resources from generated funds					
Voluntary income	92,721	—	—	92,721	99,981
Activities for generating funds	20,365	—	—	20,365	68,976
Investment income	14,788	—	—	14,788	18,772
Incoming resources from charitable activities	1,105	—	—	1,105	6,533
Other incoming resources	2,445	—	—	2,445	573
Total income	**131,424**	**—**	**—**	**131,424**	**194,835**
Resources used					
Cost of generating funds	19,943	—	—	19,943	22,590
Cost of generating voluntary income	418	—	—	418	1,702
Investment management costs	4	—	—	4	34
Charitable activities	74,826	—	—	74,826	82,519
Governance costs	75,959	—	—	75,959	89,726
Total expenditure	**171,150**	**—**	**—**	**171,150**	**196,571**
Net income / (expenditure) resources before transfer	**(39,726)**	**—**	**—**	**(39,726)**	**(1,736)**
Other recognised gains / losses					
Net movement in funds	**(39,726)**	**—**	**—**	**(39,726)**	**(1,736)**
Total funds brought forward	**1,335,094**	**143,304**	**—**	**1,478,398**	**1,480,134**
Total funds carried forward	**1,295,368**	**143,304**	**—**	**1,438,672**	**1,478,398**
Represented by					
Unrestricted					
General fund	1,170,224	—	—	1,170,224	1,209,950
Designated					
Music Fund	17,717	—	—	17,717	17,717
Property Improvements	106,071	—	—	106,071	106,071
Woodland Quiet Area	1,356	—	—	1,356	1,356
Restricted					
Agency collection	—	38	—	38	38
Church Fabric Fund	—	127,440	—	127,440	127,440
Fr W Hitchinson	—	115	—	115	115
Gospel Book Cover	—	373	—	373	373
Sanctuary Fund	—	5,338	—	5,338	5,338
Sunday School Fund	—	10,000	—	10,000	10,000
Total Funds Carried Forward	**1,295,368**	**143,304**	**—**	**1,438,672**	**1,478,398**

The notes form part of these financial statements

Balance sheet

	Total funds	Prior year funds
Fixed assets		
Tangible assets	1,179,816	1,180,316
	1,179,816	**1,180,316**
Current assets		
Debtors	—	4,642
Cash at bank and in hand	261,369	296,674
	261,369	**301,315**
Liabilities		
Creditors: Amounts falling due in one year	2,513	3,233
	2,513	**3,233**
Net current assets less current liabilities	**258,856**	**298,082**
Total assets less current liabilities	**1,438,672**	**1,478,398**
Total net assets less liabilities	**1,438,672**	**1,478,398**
Represented by		
Unrestricted		
General fund	1,170,224	1,209,950
Designated		
Woodland Quiet Area	1,356	1,356
Music Fund	17,717	17,717
Property Improvements	106,071	106,071
Restricted		
Woodland Quiet Area	—	—
Gospel Book Cover	373	373
Church Fabric Fund	127,440	127,440
Fr W Hitchinson	115	115
Sanctuary Fund	5,338	5,338
Sunday School Fund	10,000	10,000
Agency collection	38	38
Funds of the church	**1,438,672**	**1,478,398**

The financial statements were approved by the Board of Trustees on 12 April 2021 and were signed on its behalf by:

J. Seymour.
.....
Rev'd Dr John Seymour – Trustee

E.J. Wigington
.....
Elaine Wigington - Trustee

S. Wright
.....
Sadie Wright - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities. The charity is taking advantage of Smaller Entities and being exempt in not producing Cash Flow Statement.

Incoming resources
All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended
Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided in order to write off each asset over its estimated useful life at 25% straight line method.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. FUND RAISING EVENTS

	Income	Expenditure	Profit 2020	Profit 2019
	£	£	£	£
Supper Quiz	664	343	321	554
Line Dancing	689	-	689	-
May Fair	-	-	-	3,330
Christmas Bazaar	-	72	(72)	2,079
Total	1,353	415	938	5,963

3. INVESTMENT INCOME

	2020	2019
	£	£
Farthings Close Lettings	13,679	16,800
Interest	1,109	1,972
	14,788	18,772

4. INVESTMENT MANAGEMENT COSTS

	2020	2019
	£	£
Property repairs	-	-

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year-ended 31 December 2019.

Trustees' expenses
There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year-ended 31 December 2019.

6. TANGIBLE FIXED ASSETS

	Freehold property	Plant and machinery	Totals
	£	£	£
COST			
At 1 January 2020 and 31 December 2020	1,175,754	9,061	1,184,815
DEPRECIATION			
At 1 January 2020	-	4,499	4,499
Charge for year	-	500	500
At 31 December 2020	-	4,999	4,999
NET BOOK VALUE			
At 31 December 2020	1,175,754	4,062	1,179,816
At 31 December 2019	1,175,754	4,562	1,180,316

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other debtors	-	4,642

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other creditors	2,513	3,233
	2,513	3,233

9. Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Closing
Woodland Quiet Area						
Designated	1,356	—	—	—	—	1,356
Sub-total for Woodland	**1,356**	—	—	—	—	**1,356**
Book - Gospel Book Cover						
Restricted	373	—	—	—	—	373
Sub-total for Book	**373**	—	—	—	—	**373**
Fabric - Church Fabric Fund						
Restricted	127,440	—	—	—	—	127,440
Sub-total for Fabric	**127,440**	—	—	—	—	**127,440**
Hitch - Fr W Hitchinson						
Restricted	115	—	—	—	—	115
Sub-total for Hitch	**115**	—	—	—	—	**115**
Music - Music Fund						
Designated	17,717	—	—	—	—	17,717
Sub-total for Music	**17,717**	—	—	—	—	**17,717**
Property - Property Improvement						
Designated	106,071	—	—	—	—	106,071
Sub-total for Property	**106,071**	—	—	—	—	**106,071**
Sanctuary - Sanctuary Fund						
Restricted	5,338	—	—	—	—	5,338
Sub-total for Sanctuary	**5,338**	—	—	—	—	**5,338**
Youth - Sunday School Fund						
Restricted	10,000	—	—	—	—	10,000
Sub-total for Youth	**10,000**	—	—	—	—	**10,000**
Agency Collection *						
Restricted	38	—	—	—	—	38
Sub-total for Agency Collection	**38**	—	—	—	—	**38**
General - General fund						
Unrestricted	1,209,950	131,424	171,150	—	—	1,170,224
Sub-total for General	**1,209,950**	**131,424**	**171,150**	—	—	**1,170,224**
Grand total	**1,478,398**	**131,424**	**171,150**	—	—	**1,438,672**

* - **Agency Collection** of £38.00 are the fees payable to Diocese for weddings/funerals

Analysis of income and expenditure

	Unrestricted	Designated	Restricted	Endowment	Total This year	Total Last year
INCOME						
Incoming resources from generated funds - Voluntary income						
Stewardship - Bank	54,236	—	—	—	54,236	58,377
Envelopes C/S	2,242	—	—	—	2,242	7,645
Loose plate collections	1,510	—	—	—	1,510	6,448
I Zettle Donations	154	—	—	—	154	290
Giving through church boxes	138	—	—	—	138	546
Appeals	876	—	—	—	876	5,212
Donations	7,012	—	—	—	7,012	2,440
Tax recoverable on Gift Aid	9,903	—	—	—	9,903	17,628
Covid-19 Income	14,044	—	—	—	14,044	
Scouts	217	—	—	—	217	
Other Income	2,389	—	—	—	2,389	1,395
Total	92,721	—	—	—	92,721	99,981
Incoming resources from generated funds - Activities for generating funds						
Fund Raising Events	1,352	—	—	—	1,352	7,665
Bookstall sales	—	—	—	—	—	—
Church Outings	—	—	—	—	—	748
Church hall lettings	18,818	—	—	—	18,818	59,221
Magazine income - advertising	(100)	—	—	—	(100)	800
Magazine income - sales	295	—	—	—	295	542
Total	20,365	—	—	—	20,365	68,976
Incoming resources from generated funds - Investment income						
Bank and building society interest	1,109	—	—	—	1,109	1,972
Rent from investment property	13,679	—	—	—	13,679	16,800
Total	14,788	—	—	—	14,788	18,772
Incoming resources from charitable activities						
Fees for weddings and funerals	1,065	—	—	—	1,065	6,533
Memorial book	40	—	—	—	40	—
Total	1,105	—	—	—	1,105	6,533
Other incoming resources						
Insurance claims	1,226	—	—	—	1,226	—
4th Age	329	—	—	—	329	—
Sequestration	890	—	—	—	890	573
Total	2,445	—	—	—	2,445	573
INCOME TOTAL	131,424	—	—	—	131,424	194,835

THE PARISH CHURCH OF ST LAWRENCE

ANALYSIS OF INCOME AND EXPENDITURE
FOR THE YEAR ENDED 31 December 2020

EXPENDITURE

Cost of generating funds

Youth Worker Salary		10,077	—	—	—	10,077	15,055
Wedding/Funeral Expenses		309	—	—	—	309	493
Hall refund Deposit		4,299	—	—	—	4,299	4,064
Rental Property Costs		5,258	—	—	—	5,258	2,978
	Total	19,943	—	—	—	19,943	22,590

Cost of generating funds - Cost of generating voluntary income

Costs of fetes & other events		418	—	—	—	418	1,702
	Total	418	—	—	—	418	1,702

Cost of generating funds - Investment management costs

Bank Charges		4	—	—	—	4	34
	Total	4	—	—	—	4	34

Charitable activities

Relief and development agencies		144	—	—	—	144	
Appeals		7,288	—	—	—	7,288	6,756
Secular charities		247	—	—	—	247	
Assistant staff costs		—	—	—	—	—	—
Vicar expenses		1,034	—	—	—	1,034	684
Assistant Vicar expenses		307	—	—	—	307	661
Vicarage expenses – interregnum		424	—	—	—	424	
Vicar's telephone		736	—	—	—	736	855
Junior Church		114	—	—	—	114	538
Parish training and mission		88	—	—	—	88	58
Hospitality		283	—	—	—	283	337
Organ / piano tuning		290	—	—	—	290	210
Organist		—	—	—	—	—	1,819
Upkeep of services		1,308	—	—	—	1,308	1,624
Upkeep of churchyard		—	—	—	—	—	—
Administration		1,373	—	—	—	1,373	1,369
Administrator Salary		9,732	—	—	—	9,732	10,416
Other Expenses		11,211	—	—	—	11,211	1,824
Depreciation		500	—	—	—	500	500
Visiting speakers / Clergy		—	—	—	—	—	75
Magazine expenses		315	—	—	—	315	1,084
Free for All		—	—	—	—	—	351
Parish Outings		—	—	—	—	—	640
Bookstall costs		—	—	—	—	—	—
Hall Refuse		128	—	—	—	128	128
Cleaning		3,199	—	—	—	3,199	11,001
Consumables		399	—	—	—	399	428
Electricity		1,383	—	—	—	1,383	1,747
Gas		4,487	—	—	—	4,487	3,839
Insurance		7,163	—	—	—	7,163	3,568
Repairs and maintenance		15,219	—	—	—	15,219	14,915
Office Telephone		560	—	—	—	560	508
Water		650	—	—	—	650	816
Car Park Resurfacing		1,751	—	—	—	1,751	15,768
Legal expenses Scout hut		4,493	—	—	—	4,493	
New building Church		—	—	—	—	—	—
	Total	74,826	—	—	—	74,826	82,519

Governance costs						
Common Fund	72,775	—	—	—	72,775	82,800
School Mission Fund	—	—	—	—	—	—
PAYE and Pension	2,264	—	—	—	2,264	3,102
Quarterly Returns to Diocese	506	—	—	—	506	2,531
Sequestration	414	—	—	—	414	573
Accounts Independent Examination Fee	—	—	—	—	—	720
Total	75,959	—	—	—	75,959	89,726
EXPENDITURE TOTAL	171,150	—	—	—	171,150	196,571
GRAND TOTAL	(39,726)	—	—	—	(39,726)	(1,736)