THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT JOHN WITH SAINT ANDREW, CHELSEA

England & Wales · Charity number 1132248

Details

Other names	ST JOHN WITH ST ANDREW'S PCC, CHELSEA
Status	Registered
Legal form	Previously excepted
Registered	2009-10-22
Register	View on the Charity Commission register

Contact

Address	St. Johns Church Centre 461-463 Kings Road London SW10 0LU
Phone	02073521675
Email	office@standrewschelsea.org
Website	http://www.standrewschelsea.org

Activities

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

Activities: Regular public worship open to all, with particular emphasis for area within the parish. Teaching and promotion of Christianity through sermons, courses and small groups, and the staging of events Pastoral work including visiting the sick and bereaved. The provision of sacred space for personal prayer and contemplation.

Classification

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

Downloaded from opencharities.uk/ew/1132248

Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL.
- Hammersmith And Fulham
- Kensington And Chelsea
- Wandsworth

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£430,897	£474,067	-	-
2023-12-31	£441,190	£410,509	-	-
2022-12-31	£445,922	£443,912	-	-
2021-12-31	£431,455	£468,825	-	-
2020-12-31	£382,123	£357,619	-	-

Trustees

Name	Role	Appointed
Rev PAUL DAWSON BSC	Chair	
ANDY MASON		
Andrew Cryer		2022-05-23
BARBARA SHERWOOD		2013-04-23
Barbara Ofori-Boateng		2020-10-12
Cindy Joyce Nardoni		2025-05-19
Nigel Charles Desmond Rendell		2025-01-06
Rhoda Hunter		2020-11-02
SAMUEL OFORI-BOATENG		2011-07-28
Samuel Robert Rogers		2024-04-22
Victoria Louise Dare		2020-10-12
Wietze Beukema		2026-01-12

Downloaded from opencharities.uk/ew/1132248

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT JOHN WITH SAINT

England & Wales - Charity number 1132248

Accounts

THE PAROCHIAL CHURCH COUNCIL OF SAINT JOHN WITH SAINT ANDREW, CHELSEA

UNAUDITED ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2024

REGISTERED CHARITY NO. 1132248

The Parochial Church Council of St John with St Andrew, Chelsea
Contents
For the year ended 31st December 2024

	Page
Church information	1
Report of the Church Council	2 - 4
Independent examiner's report	5
Statement of Parochial Church Council's responsibilties	6
Statement of financial activities	7
Balance sheet	8
Notes to the financial statements	9 - 14

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2024

Legal and Administrative Information:

Members of the PCC are either *ex-officio, co-opted* or elected at the APCM in accordance with the Church representation Rules. The last APCM was held on 22nd April 2024. During the year the following served as members of the PCC:

Registered Charity number	1132248
Principal address	St. Johns Church Centre 461-463 Kings Road London SW10 0LU
Incumbent	The Revd Paul Dawson
Incumbent (St John's)	The Revd Andy Mason
Churchwardens	Samuel Ofori-Boateng Marc Stacey (resigned 1 July 2024) Andrew Cryer (appointed 16 September 2024)
Deanery Synod Reps	Samuel Ofori-Boateng Asel Guillot (resigned 22 April 2024) Florian Guillot (appointed 22 April 2024)
Treasurer	Andrew Cryer (resigned 16 September 2024) David Do (appointed 16 September 2024)
Secretary	Barbara Sherwood
Elected Members	Victoria Dare Rhoda Hunter Barbara Ofori-Boateng Lilly Hastedt (resigned 4 March 2024) Sam Rogers (appointed 22 April 2024)
Bankers	National Westminster Bank Plc Chelsea Branch 244 Kings Road London CAF Bank Limited Kings Hill West Malling Kent Kingdom Bank Media House Padge Road Beeston Nottingham
Independent Examiner	Adam Brosnan FCA Brosnans Birkby House Birkby Lane Brighouse West Yorkshire HD6 4JJ

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2024

Principal activity

The PCC of St. John with St. Andrew's PCC has the responsibility of co-operating with the incumbent, the Rev'd Paul Dawson, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. It also has the maintenance responsibility for St. Andrew's Church building and St. John's Church Centre.

Governing document

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

Members

The appointment of PCC members is governed by and set out in the Church Representation Rules.

Committee

The PCC also operates through the standing committee. It has power to transact business of the PCC between its meetings, subject to any directions given by the Council.

Review of the year

Since our last APCM the full PCC has met six times and the Standing Committee has met four times.

Parish team

St Andrew's
The Rev'd Paul Dawson continued to serve as the incumbent, supported by two lay elders: James Sherwood and Jonathan Hannay, who stepped down in September 2024.He was succeeded by Florian Guillot, who joined the staff team full time as associate pastor. Abel Wang was appointed as International Outreach Worker in Dec 2024.

Andrew Cryer was appointed Churchwarden in September 2024, following the resignation of Marc Stacey in July 2024.

Sam Rogers was elected to the Parochial Church Council (PCC) in April 2024.

Rhoda Hunter continued to provide part-time support for the church's day-to-day operations.

St John's
The Rev'd Andrew Mason continued in his role as the incumbent, supported by lay elders Sam Ofori Boateng and Thomas Johnson. Darren Nardoni also provided additional support in his capacity as a trainee Pastor. Sam Ofori Boaten also continued to support as Churchwarden

Barbara Ofori Boateng and Rhoda Hunter continued in their part-time roles as Church and Community Workers, gradually increasing their hours over the course of the year.

Finances

Andrew Cryer stepped down from his role as Treasurer, and David Do was newly appointed in September 2024.

Church attendance and electoral roll (as at April, 2024)

There were 95 individuals on the Electoral Roll, 62 of whom were not resident within the parish.

Regular in-person attendance at the 10:30am service at St Andrew's is typically around 50 adults and 15 children under

St John with St Andrew's report:

At St John with St Andrew, we aim to give local people repeated opportunities to hear the gospel of Jesus Christ. We seek to deepen our own understanding of the gospel so that we are better equipped to share it with others and more motivated to give financially to support gospel work—here in London, across the UK, and overseas.

We are thankful that in 2024, through our services, midweek groups, youth and children's activities, social gatherings, events, weekends away and camps, local outreach, pastoral care, and support for our mission partners, we have been able to live out our vision of "Living for Christ, in London, for the world" and demonstrate both compassion and evangelism.

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2024

In addition to our employed staff and unpaid ministry trainees, both churches rely heavily on volunteers from within the congregations to support all aspects of church life. We are fortunate that a high proportion of our regular attendees are both able and willing to serve in whatever way they can.

At both St Andrew and St John, our two pastors are supported by volunteer lay elders who, under God and alongside the Incumbent, are responsible for the spiritual health of the church family. Each church has a Churchwarden, who provides additional support to the Incumbent in ensuring the smooth running of church life and the responsible stewardship of our assets.

We also have Ministry Teams made up of a large number of volunteers who serve in a wide range of ways, including: welcoming; providing refreshments; setting up and clearing up; preaching; reading; leading prayers; playing musical instruments and singing; supporting our Mission Partners; leading children's activities and Sunday Club; running youth groups; organising camps and weekends away; leading and hosting Bible study groups; one-to-one Bible reading sessions; finance; administration; safeguarding; cooking and delivering meals to those in need; hosting community events; and engaging in local outreach and evangelism.

The members of the PCC take their safeguarding responsibilities very seriously. Regular reports and updates are provided at each PCC meeting, with time set aside for questions and discussion. Once a year, a safeguarding audit and dashboard are presented to the PCC for review and reflection. Barbara Ofori Boateng is the PCC member with primary responsibility for overseeing the Parish's safeguarding activities concerning children, young people, and vulnerable adults. At the church level, Christy Rogers serves as the Safeguarding Officer for St Andrew's, while Barbara Ofori Boateng holds the same role for St John's. Each is supported by a volunteer responsible for managing new and updated DBS checks and vetting. All members of the safeguarding team work closely with the specialist team and resources at the Diocese.

The PCC has been deeply saddened and grieved by several recent developments, including the abuse allegations and the resignation of the Archbishop of Canterbury, who had supported directions that appear inconsistent with biblical teaching. We now await greater clarity on proposals for an alternative structure of spiritual oversight—particularly in light of the current leadership uncertainty within the Church of England.

At the beginning of the year, we agreed on total contributions of £91,300 to the London Diocesan Common Fund. However, we informed the Diocese that we would pay £68,475 to cover the services we receive, through the London Good Stewards Trust with the remaining £22,825 redirected to support other churches or ministries more closely aligned with our convictions.

Financial Review

In 2024, we recorded a net loss of £43,245. This compares to a small surplus of £30,885 in 2023

Total income in 2024 remained relatively flat at £430,897 compared to the previous year. However, the composition of that income shifted. Increased rates for all parties renting our buildings or spaces, along with a rise in the number of private hires, led to a more than 15% increase in fundraising income, reaching £275,674. The term-time weekday rental of St Andrew's by Chelsea Pre-Prep School continues to provide a significant and steady income stream.

Conversely, income from donations declined, as some of our larger donors paused their giving. In addition, a number of donors redirected their support to Chelsea Gospel Trust, in response to the current direction of the Church of England. As a result, total donations fell significantly by 26%, from £186,447 in 2023 to £137,710 in 2024.

In 2024, the addition of Abel Wang (International Outreach Worker) and Toby Fielding (Ministry Trainee) enabled us to expand our activities, particularly those focused on youth engagement and the international community. We also reapplied to the YMCA for financial support. A generous grant from the Sychar Trust provided a significant contribution toward the costs of our Church and Community Workers at St John's.

We received a greater rebate from the Listed Places of Worship VAT Reimbursement Scheme due to the timing of the claim

Expenditure in 2024 totalled £474,067, up from £410,509 in 2023—an increase of £63,558. The primary drivers of this increase were the hiring of additional ministry workers (staff cost) and significant repair works undertaken at both St Andrew's and St John's.

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2024

Missionary and charitable giving totalled £49,675, in line with our stated target of allocating 10% of total income to this area. These funds supported both our long-term Mission Partners and allowed us to respond to local needs within the parish. We were also able to extend meaningful support to several new charitable initiatives, alongside maintaining our long-standing relationships.

In particular, we are pleased to continue our close partnership with the Slavic Christian Fellowship, supporting their ministry among the Slavic community in West London. The Fellowship holds regular Sunday afternoon services at St John's Church Centre, and we provide them with both financial assistance and guidance in their work.

The economic downturn continued into 2024, marked by sharp increases in interest rates, further exacerbated by global political instability and ongoing conflicts. In response to concentrated expenditure on building repairs and staffing to support ministry growth, we liquidated our savings held in the Liquidity Manager 35 Days, Liquidity Manager 95 Days, and Kingdom Bank Savings accounts.

The composition and use of these accounts are closely monitored to ensure continued compliance with our Reserves Policy, which is regularly reported to the PCC as part of routine financial updates. We remained in full compliance with this Policy throughout 2024, including at year-end.
The outlook for 2025 remains uncertain and challenging, particularly for many in our congregation who continue to face cost-of-living pressures, alongside the significant building repairs needed across both parishes. Nevertheless, we are encouraged by the continued resilience of our income and are grateful that we have the resources to support those most in need.

We anticipate some staff changes in the coming year, including the departure of our Assistant Pastor, Florian Guillot. We will plan headcount changes thoughtfully to sustain momentum in biblical teaching and ministry, while also bringing in the skills needed to strengthen our work.

Looking ahead, we will adopt a more cautious approach to expenditure in 2025, with a clear focus on progressing essential building works to ensure the safety of our nursery tenants and church congregations alike.

We are thankful to God for His continued provision and faithfulness. Once again, He has given us all that we have needed, and by His grace, we have been able to contribute to the spread of the good news of Jesus in Chelsea and beyond. We trust that God will continue to go before us, paving the way for the year ahead.

Reserves Policy

The trustees of the PCC of St John with St Andrew, Chelsea have noted the Charity Commission's guidance document entitled "Charity reserves: building resilience" (updated 14 June 2023 – with no subsequent changes). In determining the need for reserves, the trustees have carefully considered the following factors:

Sources of Income are concentrated:

1. A significant proportion of income comes from a relatively small number of supporters. Should any of these donors be significantly impacted by any serious economic downturn or suffer other financial harm, reserves may be needed to cover any resulting loss of donation income.
2. An even more significant proportion of income (55%) comes from rental of our church buildings. Should the buildings become unusable due to unforeseen events reserves may be needed to cover any resulting loss of income.

Large amounts of Expenditure are contractual, or recipients rely heavily on our support:

1 The PCC wants to be able to fulfil its obligations to its employees and Mission Partners, even if its income is insufficient to cover those obligations on a temporary basis.
2. The PCC want to be able to respond appropriately to any international, national or local parish events where it can offer practical, pastoral or spiritual help.

Furthermore, the PCC want to build in resilience and flexibility to cover the risk of unforeseen emergency or other unexpected need for funds. In this context, the PCC members are aware of their obligations as trustees and stewards of the buildings and assets in their care and want the financial flexibility to be able to address any unscheduled expenditure or emergency repairs necessary to fulfil their obligations.

In setting this reserves policy, the trustees have expressly considered the impact of the PCC's spending commitments,

Monitoring
The trustees consider this to be a comfortable level of reserves, and allows the financial flexibility necessary for the PCC to continue considering new projects, new hires and new investment as opportunities arise. Reserves will be reviewed regularly as part of each Financial Update at PCC meetings.

Approved on behalf of the Parochial Church Council on 19 May 2025 and signed on its behalf by:

The Revd Paul Dawson
Incumbent

The Parochial Church Council of St John with St Andrew, Chelsea
Independent examiner's report
For the year ended 31 December 2024

I report to the trustees on my examination of the accounts of the The Parochial Church Council of Saint John with Saint Andrew, Chelsea (the Church) for the year ended 31 December 2024.

Responsibilities and basis of report

As the charity trustees of the Church you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Church's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

The Church's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with those records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



28-May-25

Adam Brosnan FCA
Brosnans, Chartered Accountants
Birkby House
Birkby Lane
Brighouse
West Yorkshire
HD6 4JJ

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Parochial Church Council's responsibilities
For the year ended 31 December 2024

The council members are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Law applicable to charities in England and Wales require the council members to prepare accounts for each financial year which give a true and fair view of the financial activities during the year and of its financial position at the end of the year.

In preparing accounts giving a true and fair view, the council members should follow best practice and:

- select suitable accounting policies and then apply them consistently;

- make judgments and estimates that are reasonable and prudent;

- state whether applicable accounting standards and statement of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and

- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The council members are responsible for keeping accounting records that disclose, with reasonable accuracy, the financial position of the charity, and which enable them to ascertain the financial position of the charity and which enable them to ensure that the accounts comply with the Church Accounting Regulations 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Financial Activities
For the year ended 31st December 2024

	Note	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Income and endowments from:					
Donations and legacies	2(a)	86,865	50,845	137,710	186,447
Fundraising activities	2(b)	275,674	-	275,674	238,801
Income from investments	2(c)	17,123	-	17,123	14,111
Parish activities	2(d)	390	-	390	1,831
Total income		**380,052**	**50,845**	**430,897**	**441,190**
Expenditure on:					
Raising funds					
Investment management costs	3(a)	3,714	-	3,714	3,215
Charitable activities					
Parish activities and support	3(b)	409,630	50,845	460,475	405,684
Other					
Church management and administration	3(c)	9,878	-	9,878	1,610
Total expenditure		**423,222**	**50,845**	**474,067**	**410,509**
Net income		**(43,170)**	**-**	**(43,170)**	**30,681**
Net expenditure after transfers		(43,170)	-	(43,170)	30,681
Other recognised (losses)/gains					
Gains/(losses) on investment assets	5	(75)	-	(75)	204
Net movement in funds		**(43,245)**	**-**	**(43,245)**	**30,885**
Reconciliation of funds:					
Total funds brought forward		168,768	-	168,768	137,883
Total funds carried forward		**125,523**	**-**	**125,523**	**168,768**

The comparative fund analysis for the year ended 31 December 2023 is detailed in note 12.

The Parochial Church Council of St John with St Andrew, Chelsea
Balance Sheet
For the year ended 31st December 2024

			2024		2023
		£	£	£	£
Fixed assets					
Investments	**5**		2,041		2,116
Current assets					
Debtors	**6**	6,221		1,776	
Cash at bank					
Cash in hand		42		42	
Current account		39,779		31,564	
Savings accounts		111,294		242,465	
		157,336		275,847	
Liabilities					
Creditors: amounts falling due within one year	**7**	33,854		109,195	
Net current assets			123,482		166,652
Total net assets			**125,523**		**168,768**
The funds of the Parish					
Unrestricted:-					
General funds			117,597		160,842
Designated fund - roof repairs			7,926		7,926
Restricted	**9**		-		-
			125,523		**168,768**

Approved on behalf of the Parochial Church Council on 19 May 2025 and signed on its behalf by

The Revd Paul Dawson
Incumbent

David Do
Treasurer

The Parochial Church Council of St John with St Andrew, Chelsea
Notes to the Financial Statements
For the year ended 31st December 2024

1. Accounting policies

Basis of accounts preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with applicable accounting standards and the Statement of Recommended Practice "Accounting and Reporting by Charities" FRS102 version effective 2019.

The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members. The current and comparative periods each cover 12 months. The accounts are prepared in £ Sterling.

Fund accounting

Restricted funds represent;

(a) income from trusts or endowments which may be expended on those restricted objects provided in the terms of the trust or bequest, and

(b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given.

Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund.

Unrestricted funds are general funds which can be used for PCC ordinary purposes.

Income

Planned giving, collections and donations are recognised when received.

Tax refunds are recognised when the incoming resource to which they relate is received.

Grants and legacies are accounted for when the PCC is legally entitled to the amounts due, the income is probable and can be measured reliably.

Dividends are accounted for when receivable, interest is accrued.

Rental income from the letting of Church premises is recognised when it is receivable.

Expenditure

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC. The Diocesan Share is accounted for when due. Other expenses are recognised on an accruals basis as a liability is incurred. Expenditure includes VAT and is reported as part of the expenditure to which it relates:

Charitable expenditure comprises those costs incurred by the Church in the delivery of its activities and services for its beneficiaries.

Church management costs include these costs associated with meeting the constitutional and statutory requirements of the Church.

Tangible fixed assets

Consecrated and beneficed property is not included in the accounts in accordance with section 10(2)(a) of the Charities Act 2011. Movable church furnishings held by the vicar and churchwardens on special trust for the PCC and which may require a faculty for disposal are inalienable property, listed in the church's inventory which can be inspected (at any reasonable time). For anything acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Tangible fixed assets are valued at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Church equipment	25% straight line

Individual items of equipment with a purchase price of £1,500 or less are written off when the asset is acquired.

Investments

Investments are valued at the mid-market value at the balance sheet date and the gain/loss taken to the Statement of Financial Activities.

2. Income

	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
(a) Donations and legacies				
Planned giving:				
Gift aid donations	51,996	-	51,996	87,324
Non gift aid donations	17,404	-	17,404	18,785
Tax recoverable	13,411	-	13,411	22,165
Collections:				
Cash collections	1,715	-	1,715	2,538
Donations, appeals etc.:				
Sundry donations	25	16,965	16,990	19,427
LPOW scheme income	2,314	-	2,314	1,045
YMCA funding	-	3,336	3,336	6,668
AM time reimbursement	-	30,544	30,544	28,495
	86,865	**50,845**	**137,710**	**186,447**
(b) Fundraising activites				
Rental income	207,404	-	207,404	186,845
Income from tenants for utilities	24,606	-	24,606	17,640
Miscellaneous income and events income	6,784	-	6,784	5,021
Church hall lettings for non church purposes	36,880	-	36,880	29,295
	275,674	**-**	**275,674**	**238,801**
(c) Investments				
Flat rentals	12,000	-	12,000	12,000
Dividends	93	-	93	309
Bank and building society interest	5,030	-	5,030	1,802
	17,123	**-**	**17,123**	**14,111**
(d) Parish activities				
Fees - funerals, marriages, banns, etc.	390	-	390	1,831
	390	**-**	**390**	**1,831**

3. Expenditure

	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
(a) Raising funds				
Flats:				
Repairs and maintenance	3,714	-	3,714	3,215
	3,714	**-**	**3,714**	**3,215**
(b) Parish activities				
Missionary and charitable giving	49,675	-	49,675	44,351
Ministry	-			
Diocesan common fund	81,300	-	81,300	90,000
Clergy expenses and travelling expenses	343	-	343	509
General expenses	8,253	-	8,253	1,817
Minister and assistant ministers and accommodation	52,941	30,544	83,485	39,976
Vicarage - Maintenance and water	3,521	-	3,521	644
Church workers	23,794	18,336	42,130	63,493
Resources for Church including catering	2,467	-	2,467	2,330
Ministry trainee support	30,962	-	30,962	22,600
Training and conferences	2,209	-	2,209	2,779
Church and services				
St Andrew's:				
Utilities (Gas, electricity, water rates)	34,932	-	34,932	37,238
Insurance	6,244	-	6,244	6,479
Repairs and maintenance	18,009	-	18,009	24,086
St John's:				
Utilities (Gas, electricity, water rates)	9,288	-	9,288	14,849
Insurance	3,244	-	3,244	2,642
Repairs and maintenance	20,091	-	20,091	16,620
Literature	373	-	373	438
Church weekends and Revive	6,958	1,748	8,706	6,518
Events and trips	15,655	217	15,872	8,158
Education				
Sunday school	4,127	-	4,127	4,007
Youth & student work	2,364	-	2,364	1,982
Church management and administration:				
Church administrator	23,317	-	23,317	4,516
Parochial fees	978	-	978	1,040
Bank charges	814	-	814	329
Office equipment repairs and renewals	2,112	-	2,112	168
Printing, postage, stationary and adverts etc.	690	-	690	4,673
Software	1,322	-	1,322	359
Payroll fees	761	-	761	757
Telephone and internet	846	-	846	949
Licences	1,673	-	1,673	414
Sundry expenses	367	-	367	964
	409,630	**50,845**	**460,475**	**405,685**
(c) Other costs				
Legal and professional fees	8,228	-	8,228	35
Independent examiner's report and accountancy	1,650	-	1,650	1,575
	9,878	**-**	**9,878**	**1,610**

4. Staff costs

	2024	2023
	£	£
Wages and salaries	122,317	85,512
Social security costs	5,642	1,962
Pension costs	20,974	15,673
	148,933	**103,147**

During the year the PCC employed 7 members of staff (2023: 5).

Barbara Sherwood, who is a member of the PCC, received a donation from the Church of £2,400 (2023: £2,400) for her and her husband's work supporting pastors throughout Africa.

As Curate, Revd Andy Mason, PCC member, received a salary of £32,027 (2023: £30,067) plus pension contributions of £8,007 (2023: £7,517), accommodation costs of £1,340 (2023: £1,603) and expense reimbursements of £550 for travel and resources.

As Church Administrator and Worker, Rhoda Hunter, who is a member of the PCC, was paid a salary of £31,507 (2023: £17,533) during the year, with an additional £4,483 (2023: £3,032) being paid into her pension. She also received expense reimbursements of £1400 for resources.

As Church Worker, Barbara Ofori-Boateng, who is a member of the PCC, was paid a salary of £11,140 (2023: £9,100) during the year, with an additional £1671 (2023 :£Nil) being paid into her pension. She also received expense reimbursements of £262 for resources.

As Assistant Minister, Florian Guillot, who is a member of the PCC was paid a salary of £15,366 (2023: £Nil) during the year, with an additional costs of £2,299 (2023: £Nil) being paid into his pension. He also received expense reimbursements of of £61 for resources..

As Incumbent, Revd Paul Dawson, PCC member, received expense reimbursements of £1,356 (2023: £2,540) for travel and resources.

Andrew Cryer, who is a member of the PCC, received expense reimbursements of £Nil (2023: £608) for resources.

No employees received remuneration of more than £60,000.

5. Investments

Market value	£
At 1 January 2024	2,116
Disposal	-
Revaluation loss	(75)
At 31 December 2024	**2,041**

Holdings at 31 December 2024:
1892 Charibond shares

6. Debtors

	2024	2023
	£	£
Trade debtors	150	485
Other debtors	6,071	1,291
	6,221	**1,776**

7. Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	-	6,566
Other creditors	20,975	83,400
Accruals	12,879	19,229
	33,854	**109,195**

8. Funds

The Restricted Funds comprise the following:-

The AM time reimbursement fund consists of a contribution from the Co-Mission church planting network for his time as Co-Mission's Director of Training, and a contribution from Crosslands for tutoring and training.

The YMCA funding is to support youth work in the Parish

The Sychar funding is a grant to support the salaries of the church workers

The other restricted funds were all donations for a particular cause or event, and were spent in full in the year.

The Designated Funds comprise the following:-

The receipts from the sale of the 377 C of E shares in 2023 which are to be used to fund the church roof repairs.

9. Fund Movements

	At 1 January 2024 £	Income £	Expenditure £	Transfers £	At 31 December 2024 £
Restricted funds:					
YMCA funding	-	3,336	(3,336)	-	-
Sychar Fund	-	15,000	(15,000)	-	-
AM time reimbursement	-	30,544	(30,544)	-	-
Collections	-	-	-	-	-
Donations for Weekends Away/Events	-	1,965	(1,965)	-	-
Designated funds:	-				
Roof repair fund	7,926	-	-	-	7,926
	7,926	**50,845**	**(50,845)**	**-**	**7,926**

10. Analysis of net assets by fund

	Investments £	Current assets £	Current liabilities £	Fund balances £
Unrestricted fund	2,041	149,411	(33,854)	117,598
Restricted funds	-	-	-	-
Designated funds	-	7,926	-	7,926
	2,041	157,337	(33,854)	125,524

11. Related Party Transactions

The PCC received donations of £18,620 (2023: £37,610) from members of the PCC.

During the year £68,475 of the Common Fund contribution was paid through the London Good Stewards Trust Diocesan Fund. Victoria Dare, who is a Trustee, is also a Trustee of London Good Stewards Trust.

12. Comparative statement of financial activities for year ended 31 December 2023

	Note	Unrestricted Funds £	Restricted Funds £	Total 2023 £
Income and endowments from:				
Donations and legacies	2(a)	133,189	53,258	186,447
Fundraising activities	2(b)	238,801	-	238,801
Investments	2(c)	14,111	-	14,111
Parish activities	2(d)	1,831	-	1,831
Total income		**387,932**	**53,258**	**441,190**
Expenditure on:				
Raising funds				
Investment management costs	3(a)	3,215	-	3,215
Charitable activities				
Parish activities	3(b)	352,426	53,258	405,684
Other				
Church management and administration	3(c)	1,610	-	1,610
Total expenditure		**357,251**	**53,258**	**410,509**
Net income/(expenditure)		**30,681**	**-**	**30,681**
Transfers between funds		-	-	-
Net expenditure after transfers		30,681	-	30,681
Other recognised gains:				
Gains on investment assets		204	-	204
Net movement in funds		**30,885**	**-**	**30,885**
Reconciliation of funds:				
Total funds brought forward		137,883	-	137,883
Total funds carried forward		**168,768**	**-**	**168,768**

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT JOHN WITH SAINT

England & Wales - Charity number 1132248

Accounts

THE PAROCHIAL CHURCH COUNCIL OF SAINT JOHN WITH SAINT ANDREW, CHELSEA

UNAUDITED ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2023

REGISTERED CHARITY NO. 1132248

The Parochial Church Council of St John with St Andrew, Chelsea
Contents
For the year ended 31st December 2023

	Page
Church information	1
Report of the Church Council	2 - 4
Independent examiner's report	5
Statement of Parochial Church Council's responsibilties	6
Statement of financial activities	7
Balance sheet	8
Notes to the financial statements	9 - 14

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2023

Legal and Administrative Information:

Members of the PCC are either *ex-officio, co-opted* or elected at the APCM in accordance with the Church representation Rules. The last APCM was held on 24th April 2023. During the year the following served as members of the PCC:

Registered Charity number	1132248
Principal address	St. Johns Church Centre 461-463 Kings Road London SW10 0LU
Incumbent	The Revd Paul Dawson
Curate (St John's)	The Revd Andy Mason
Churchwardens	Samuel Ofori-Boateng Marc Stacey
Deanery Synod Reps	Samuel Ofori-Boateng Mark Gunner (resigned 6 March 2023) Asel Guillot (appointed 24 April 2023)
Treasurer	Andrew Cryer
Secretary	Barbara Sherwood
Elected Members	Nick Addyman (resigned 6 March 2023) Victoria Dare Rhoda Hunter Barbara Ofori-Boateng Chris Weir (resigned 6 March 2023) Lilly Hastedt (appointed 24 April 2023)
Bankers	National Westminster Bank Plc Chelsea Branch 244 Kings Road London CAF Bank Limited Kings Hill West Malling Kent Kingdom Bank Media House Padge Road Beeston Nottingham
Independent Examiner	Laura Brain FCA Brosnans Birkby House Birkby Lane Brighouse West Yorkshire HD6 4JJ

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2023

Principal activity

The PCC of St. John with St. Andrew's PCC has the responsibility of co-operating with the incumbent, the Rev'd Paul Dawson, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. It also has the maintenance responsibility for St. Andrew's Church building and St. John's Church Centre.

Governing document

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

Members

The appointment of PCC members is governed by and set out in the Church Representation Rules.

Committee

The PCC also operates through the standing committee. It has power to transact business of the PCC between its meetings, subject to any directions given by the Council.

Review of the year

Since our last APCM the full PCC has met six times and the Standing Committee has met four times.

Parish team

St Andrew's
The Rev'd Paul Dawson continued as the incumbent supported by two lay elders, Jonathan Hannay and James Sherwood, and Churchwarden Marc Stacey. Florian Guillot continued in his role as a part-time Ministry Trainee, and was joined in September 2023 by Abel Wang as a part-time Ministry Trainee. Ali Betts completed her role as a Ministry Trainee in August 2023, and then began work as a part-time Children's Worker with responsibility for Sunday Clubs and younger children. Chris Weir left his role as youth worker and Administrator for the parish at the end of January. Despite an extensive recruitment drive, it was not possible to hire a direct replacement for Chris, and from July 2023 Rhoda Hunter took over much of the role as Administrator on a part-time basis.

St John's
The Rev'd Andrew Mason continued in his role as the incumbent supported by lay elders, Mike Brooks and Sam Ofori Boateng who is also Churchwarden. Christian Badhan left his role as Church Worker/Youth Worker in August 2023. Barbara Ofori Boateng and Rhoda Hunter continued in their part-time roles as Church/Community Workers, increasing their hours during the course of the year. Hannah Breth served as a part-time Ministry Trainee from September to December 2023 on secondment from Dundonald Church.

Finances

Andrew Cryer continued in his role as Treasurer.

Church attendance and electoral roll (as at April 24, 2023)

There were 85 parishioners on the electoral roll, of whom 45 were not resident in the parish. In person attendance at the 10:30am service at St Andrew's is generally about 50 adults and 15 under 16s. Attendance at the 11:00am service at St John's is generally about 37 adults and 20 under 16s.

St John with St Andrew's report:

At St John with St Andrew, we want to give local people repeated opportunities to hear the gospel of Jesus Christ. We want to learn the gospel for ourselves, so we are better equipped to share the gospel and are motivated to give financially to others sharing the gospel here in London, the UK and overseas.

We are thankful that in 2023, through our services, mid-week groups, youth and children's activities, social gatherings, events, Week-ends Away and camps, local outreach, pastoral care and giving to our mission partners we have been able to deliver our vision statement of "God's Gospel in Chelsea for the World" and demonstrate our compassion and evangelism.

In addition to the employed personnel and unpaid ministry trainees, both Churches rely very heavily on volunteers from their congregations to contribute in all aspects of Church life. We are fortunate in a very high proportion of our regular attendees being able and willing to serve in whatever way they can.

At both St Andrew and St John our two pastors are supported by volunteer lay elders responsible under God with the Incumbent for the spiritual health of the church family. Each church also has a Churchwarden who provides additional support to the Incumbent in ensuring the smooth running of the church and good stewardship of our assets.

We also have Ministry Teams made up of a large number of volunteers to serve by: welcoming; providing refreshments; setting up and clearing up; preaching; reading; leading prayers; playing musical instruments; singing; identifying and working with our Mission Partners; leading Children's activities and Sunday Club; running the Youth Groups; organising camps and Week-ends Away; leading and hosting Bible Study groups; one-on-one Bible reading sessions; finance; administration; safeguarding; cooking and delivering home-prepared meals to those in need; hosting events for the local community; local outreach and evangelism.

The members of the PCC take their responsibilities with respect to Safeguarding very seriously, and receive regular reports and updates at each PCC meeting with an opportunity for all PCC members to raise questions. Once a year a Safeguarding audit and dashboard is presented to the PCC for discussion. Barbara Ofori Boateng is the PCC member with primary responsibility for overseeing the Parish's safeguarding activities regarding children, young people and vulnerable adults. At the Church level, Christy Rogers is the Safeguarding Officer for St Andrew's and Barbara Ofori Boateng is the Safeguarding Officer for St John's – where in turn each is supported by a volunteer responsible for new and updated DBS checks and vetting. All members of the Safeguarding Team work closely with the specialist team and resources at the Diocese.

The PCC has been deeply saddened and grieved by the recent actions of the House of Bishops and the direction in which the Church of England appears to be moving. We await to see the proposals to offer an alternative structure for spiritual oversight. In the meantime, the PCC unanimously voted to pause its contributions to the London Diocesan Common Fund. Having paid the first monthly instalment of £7,500 in January 2023, we paused subsequent payments and as a result we report an accrual of the balance owing of £82,500 on our balance sheet at year end 2023.

Financial Review

In 2023, we recorded a surplus of £30,885. This compares to a small surplus of £727 in 2022.

Total income was relatively flat at £441,190 compared to 2022, however, within this total the composition changed. An increase in rates charged to all parties renting any of our buildings or space, together with an increase in the number of private hires, resulted in our fundraising activities being up by more than 10% at £238,801. A full-year of the time re-imbursement agreements with Crosslands and Co-Mission provided an extra £15,382 in 2023. The term-time weekday rental of St Andrew's by Chelsea Pre-Prep school continues to be an important income stream. However, we saw lower income from donations as some of our larger donors paused their giving in order to assess the impact of the House of Bishops votes.

As a result of the departures of Chris Weir and Christian Badhan, and the temporary cessation of our youth activities in the local community and schools, we no longer qualified for financial support from the YMCA and lost their generous grant from September onwards. In 2024, with new hires, we expect to re-instate these youth activities and re-apply to the YMCA for financial support. A generous grant from the Sychar Trust was received in 2023 which provided a significant contribution towards the costs of our Church/Community Workers at St John's. We received a lower rebate from the Listed Places of Worship VAT reimbursement scheme in line with our reduced expenditure on maintenance and capital projects.

Expenditure in 2023 at £410,305 was down by £34,890 compared to 2022. The largest saving in 2023 was on the open headcount positions, where we saved £34,503 during the recruitment process. This was partly offset by the additional £13,410 spent on Ministry Trainees in 2023. We also saved approximately £6,000 on our Church Week-end Aways being restructured as single day events held in the Church.

Despite these savings in expenditure, we suffered from the higher charges for utilities (gas, electricity, water) throughout the year. Utilities in 2023 cost an extra £26,432 over the rates paid in 2022.

Missionary and Charitable Giving at £44,351 was in line with our stated target figure of 10% of total income. Our donations supported our long-term Mission Partners as well as responding to local needs in the parish, and enabled us to offer meaningful support to a number of new charities as well as our long-standing relationships.

The economic environment changed in 2023 with sharp increases in interest rates following a long period of low interest rates. In response to these changes, we decided to place some of our cash balances in interest-bearing accounts at National Westminster and Kingdom Bank, in a variety of accounts either with instant access or 35-days' notice or 95 days' notice. The composition of these accounts is monitored carefully to ensure we remain in compliance with our Reserves Policy which is reported to the PCC as part of the regular finance updates. We were in compliance with this Policy throughout 2023 including at year-end.

The outlook for 2024 remains uncertain and challenging for many of our congregation facing cost of living challenges. But we remain encouraged by the continued strength of our income and are thankful we have the resources to help those most in need. We intend to fill the open headcount positions, and bring in additional skills and resources to help us rebuild our youth activities and local outreach. We also recognise the lower levels of expenditure on repairs and maintenance of our buildings is not sustainable and we are planning a more appropriate level of expenditure in 2024.

We are thankful to God for keeping us and providing for us. Once again, He has given us all we have needed and by His grace has allowed us to contribute to the spread of the good news of Jesus in Chelsea and beyond.

Reserves Policy

The trustees of the PCC of St John with St Andrew, Chelsea have noted the Charity Commission's guidance document entitled "Charity reserves: building resilience" Updated 14 June 2023. In determining the need for reserves, the trustees have considered the following:

Sources of Income are concentrated:

1. A significant proportion of income comes from a relatively small number of supporters. Should any of these donors be significantly impacted by any serious economic downturn or suffer other financial harm, reserves may be needed to cover any resulting loss of donation income.
2. An even more significant proportion of income (55%) comes from rental of our church buildings. Should the buildings become unusable due to unforeseen events reserves may be needed to cover any resulting loss of income.

Large amounts of Expenditure are contractual, or recipients rely heavily on our support:

1 The PCC wants to be able to fulfil its obligations to its employees and Mission Partners, even if its income is insufficient to cover those obligations on a temporary basis.
2. The PCC want to be able to respond appropriately to any international, national or local parish events where it can offer practical, pastoral or spiritual help.

Furthermore, the PCC want to build in resilience and flexibility to cover the risk of unforeseen emergency or other unexpected need for funds. In this context, the PCC members are aware of their obligations as trustees and stewards of the buildings and assets in their care and want the financial flexibility to be able to address any unscheduled expenditure or emergency repairs necessary to fulfil their obligations.

In setting this reserves policy, the trustees have expressly considered the impact of the PCC's spending commitments,

Monitoring
The trustees consider this to be a comfortable level of reserves, and allows the financial flexibility necessary for the PCC to continue considering new projects, new hires and new investment as opportunities arise. Reserves will be reviewed regularly as part of each Financial Update at PCC meetings.

Approved on behalf of the Parochial Church Council on 14 April 2024 and signed on its behalf by:

P. R. D.

The Revd Paul Dawson
Incumbent

The Parochial Church Council of St John with St Andrew, Chelsea
Independent examiner's report
For the year ended 31 December 2023

I report to the trustees on my examination of the accounts of the The Parochial Church Council of Saint John with Saint Andrew, Chelsea (the Church) for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity trustees of the Church you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Church's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

The Church's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with those records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

LR Brain

23/5/24

L. R. Brain FCA
Brosnans, Chartered Accountants
Birkby House
Birkby Lane
Brighouse
West Yorkshire
HD6 4JJ

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Parochial Church Council's responsibilities
For the year ended 31 December 2023

The council members are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Law applicable to charities in England and Wales require the council members to prepare accounts for each financial year which give a true and fair view of the financial activities during the year and of its financial position at the end of the vear.

In preparing accounts giving a true and fair view, the council members should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statement of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The council members are responsible for keeping accounting records that disclose, with reasonable accuracy, the financial position of the charity, and which enable them to ascertain the financial position of the charity and which enable them to ensure that the accounts comply with the Church Accounting Regulations 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Financial Activities
For the year ended 31st December 2023

	Note	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
Income and endowments from:					
Donations and legacies	2(a)	133,189	53,258	186,447	217,579
Fundraising activities	2(b)	238,801	-	238,801	214,230
Income from investments	2(c)	14,111	-	14,111	12,273
Parish activities	2(d)	1,831	-	1,831	1,840
Total income		**387,932**	**53,258**	**441,190**	**445,922**
Expenditure on:					
Raising funds					
Investment management costs	3(a)	3,215	-	3,215	3,695
Charitable activities					
Parish activities and support	3(b)	352,426	53,258	405,684	438,622
Other					
Church management and administration	3(c)	1,610	-	1,610	1,595
Total expenditure		**357,251**	**53,258**	**410,509**	**443,912**
Net income		**30,681**	**-**	**30,681**	**2,010**
Other recognised (losses)/gains					
Gains/(losses) on investment assets	5	204	-	204	(1,283)
Net movement in funds		**30,885**	**-**	**30,885**	**727**
Reconciliation of funds:					
Total funds brought forward		137,882	-	137,882	137,155
Total funds carried forward		**168,768**	**-**	**168,768**	**137,882**

The comparative fund analysis for the year ended 31 December 2022 is detailed in note 12.

The Parochial Church Council of St John with St Andrew, Chelsea
Balance Sheet
For the year ended 31st December 2023

		2023		2022	
		£	£	£	£
Fixed assets					
Investments	5		2,116		9,838
Current assets					
Debtors	6	1,776		1,524	
Cash at bank					
Cash in hand		42		42	
Current account		31,564		145,005	
Savings accounts		242,464		-	
		275,846		146,571	
Liabilities					
Creditors: amounts falling due within one year	7	109,195		18,527	
Net current assets			166,651		128,044
Total net assets			**168,768**		**137,882**
The funds of the Parish					
Unrestricted:-					
General funds			160,842		137,882
Designated fund - roof repairs			7,926		-
Restricted	9		-		-
			168,768		**137,882**

Approved on behalf of the Parochial Church Council on 14 April 2024 and signed on its behalf by

P. R. D.

The Revd Paul Dawson
Incumbent

Andrew Cryer

Andrew Cryer
Treasurer

The Parochial Church Council of St John with St Andrew, Chelsea
Notes to the Financial Statements
For the year ended 31st December 2023

1. Accounting policies

Basis of accounts preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with applicable accounting standards and the Statement of Recommended Practice "Accounting and Reporting by Charities" FRS102 version effective 2019.

The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members. The current and comparative periods each cover 12 months. The accounts are prepared in £ Sterling.

Fund accounting

Restricted funds represent;

(a) income from trusts or endowments which may be expended on those restricted objects provided in the terms of the trust or bequest, and

(b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given.

Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund.

Unrestricted funds are general funds which can be used for PCC ordinary purposes.

Income

Planned giving, collections and donations are recognised when received.

Tax refunds are recognised when the incoming resource to which they relate is received.

Grants and legacies are accounted for when the PCC is legally entitled to the amounts due, the income is probable and can be measured reliably.

Dividends are accounted for when receivable, interest is accrued.

Rental income from the letting of Church premises is recognised when it is receivable.

Expenditure

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC. The Diocesan Share is accounted for when due. Other expenses are recognised on an accruals basis as a liability is incurred. Expenditure includes VAT and is reported as part of the expenditure to which it relates:

Charitable expenditure comprises those costs incurred by the Church in the delivery of its activities and services for its beneficiaries.

Church management costs include these costs associated with meeting the constitutional and statutory requirements of the Church.

Tangible fixed assets

Consecrated and beneficed property is not included in the accounts in accordance with section 10(2)(a) of the Charities Act 2011. Movable church furnishings held by the vicar and churchwardens on special trust for the PCC and which may require a faculty for disposal are inalienable property, listed in the church's inventory which can be inspected (at any reasonable time). For anything acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the financial statements

Tangible fixed assets are valued at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Church equipment	25% straight line

Individual items of equipment with a purchase price of £1,500 or less are written off when the asset is acquired.

Investments

Investments are valued at the mid-market value at the balance sheet date and the gain/loss taken to the Statement of Financial Activities.

2. Income

	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
(a) Donations and legacies				
Planned giving:				
Gift aid donations	87,324	-	87,324	89,880
Non gift aid donations	18,785	-	18,785	10,492
Tax recoverable	22,165	-	22,165	27,602
Collections:				
Cash collections	2,538	-	2,538	2,435
Donations, appeals etc.:				
Sundry donations	1,332	18,095	19,427	50,175
LPOW scheme income	1,045	-	1,045	8,378
YMCA funding	-	6,668	6,668	15,504
AM time reimbursement	-	28,495	28,495	13,113
	133,189	**53,258**	**186,447**	**217,579**
(b) Fundraising activites				
Rental income	186,845	-	186,845	166,644
Income from tenants for utilities	17,640	-	17,640	11,318
Miscellaneous income and events income	5,021	-	5,021	10,561
Church hall lettings for non church purposes	29,295	-	29,295	25,707
	238,801	**-**	**238,801**	**214,230**
(c) Investments				
Flat rentals	12,000	-	12,000	12,000
Dividends	309	-	309	273
Bank and building society interest	1,802	-	1,802	-
	14,111	**-**	**14,111**	**12,273**
(d) Parish activities				
Fees - funerals, marriages, banns, etc.	1,831	-	1,831	1,840
	1,831	**-**	**1,831**	**1,840**

3. Expenditure

	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
(a) Raising funds				
Flats:				
Repairs and maintenance	3,215	-	3,215	3,695
	3,215	**-**	**3,215**	**3,695**
(b) Parish activities				
Missionary and charitable giving	44,151	200	44,351	48,211
Ministry				
Diocesan common fund	90,000	-	90,000	90,000
Clergy expenses and travelling expenses	509	-	509	166
General expenses	1,817	-	1,817	3,798
Curate stipend and accomodation	11,481	28,495	39,976	55,758
Vicarage - Maintenance and water	644	-	644	1,035
Youth worker	-	-	-	-
Church workers	41,825	21,668	63,493	67,469
Resources for Church including catering	2,330	-	2,330	813
Ministry trainee support	22,600	-	22,600	9,190
Training and conferences	2,779	-	2,779	2,943
Church and services				
St Andrew's:				
Utilities (Gas, electricity, water rates)	37,238	-	37,238	16,707
Insurance	6,479	-	6,479	5,890
Repairs and maintenance	24,086	-	24,086	42,000
St John's:				
Utilities (Gas, electricity, water rates)	14,849	-	14,849	8,948
Insurance	2,642	-	2,642	2,402
Repairs and maintenance	16,620	-	16,620	21,837
Literature	438	-	438	642
Church weekends and Revive	4,623	1,895	6,518	12,752
Events and trips	7,158	1,000	8,158	10,962
Education				
Sunday school	4,007	-	4,007	3,154
Holiday & FAB clubs	-	-	-	-
Youth & student work	1,982	-	1,982	3,046
Church management and administration:				
Church administrator	4,516	-	4,516	23,237
Parochial fees	1,040	-	1,040	690
Bank charges	329	-	329	744
Office equipment repairs and renewals	168	-	168	520
Printing, postage, stationary and adverts etc.	4,673	-	4,673	2,006
Software	359	-	359	962
Payroll fees	757	-	757	692
Telephone and internet	949	-	949	675
Licences	414	-	414	318
Sundry expenses	964	-	964	1,055
	352,426	**53,258**	**405,684**	**438,622**
(c) Other costs				
Legal and professional fees	35	-	35	95
Independent examiner's report and accountancy	1,575	-	1,575	1,500
	1,610	**-**	**1,610**	**1,595**

4. Staff costs

	2023	2022
	£	£
Wages and salaries	85,512	116,022
Social security costs	1,962	6,486
Pension costs	15,673	21,986
	103,147	**144,494**

During the year the PCC employed 5 members of staff (2022: 6).

Until 31 January 2023, as Church Administrator and Youth Worker, Chris Weir, who was a member of the PCC, was paid a salary of £2,135 (2022: £37,796) during the year, with an additional £807 (2022: £5,669) being paid into his pension. He also received a leaving gift worth £500 and expense reimbursements of £160 for resources.

Barbara Sherwood, who is a member of the PCC, received a donation from the Church of £2,400 (2022: £2,400) for her and her husband's work supporting pastors throughout Africa, and had £31 reimbursed for relevant expenses.

As Curate, Revd Andy Mason, PCC member, received a salary of £30,067 (2022: £28,838) plus pension contributions of £7,517 (2022: £7,210), accomodation costs of £1,603 (2022: £1,188) and expense reimbursements of £590 for travel and resources.

As Church Worker, Rhoda Hunter, who is a member of the PCC, was paid a salary of £17,533 (2022: £2,680) during the year, with an additional £3,032 (2022: £NIL) being paid into her pension. She also received expense reimbursements of £475 for resources.

As Church Worker, Barbara Ofori-Boateng, who is a member of the PCC, was paid a salary of £9,100 (2022: £2,144) during the year.

As Incumbent, Revd Paul Dawson, PCC member, received expense reimbursements of £2,540 for travel and resources.

Andrew Cryer, who is a member of the PCC, received expense reimbursements of £608 for resources.

Excluding those disclosed above, other expense reimbursements of £12,311 were paid to related parties for travel, phone, resources and church supplies. No employees received remuneration of more than £60,000.

5. Investments

Market value	£
At 1 January 2023	9,838
Disposal	(7,926)
Revaluation gain	204
At 31 December 2023	**2,116**

Holdings at 31 December 2023:
1892 Charibond shares

6. Debtors

	2023	2022
	£	£
Trade debtors	485	-
Other debtors	1,291	1,524
	1,776	**1,524**

7. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	6,566	-
Other creditors	83,400	-
Accruals	19,229	18,527
	109,195	**18,527**

8. Funds

The Restricted Funds comprise the following:-

The AM time reimbursement fund consists of a contribution from the Co-Mission church planting network for his time as Co-Mission's Director of Training, and a contribution for Crosslands for tutoring and training.

The YMCA funding is a £35,000 grant over 2 years received from Fulham and South Kensington YMCA supporting youth work in the Parish. This was reduced on the resignation of C Weir and terminated on the resignation of C Badhan.

The Allchurches Trust donation is to be used for youth work.

The other restricted funds were all donations for a particular cause or event, and were spent in full in the year.

The Designated Funds comprise the following:-

The receipts from the sale of the 377 C of E shares are to be used to fund the church roof repairs.

9. Fund Movements

	At 1 January 2023	Income	Expenditure	Transfers	At 31 December 2023
	£	£	£	£	£
Restricted funds:					
YMCA funding	-	6,668	(6,668)	-	-
Sychar Fund	-	15,000	(15,000)	-	-
AM time reimbursement	-	28,495	(28,495)	-	-
Collections	-	200	(200)	-	-
Donations for Weekends Away/Events	-	2,895	(2,895)	-	-
Designated funds:	-				
Roof repair fund	-	-	-	7,926	7,926
	-	**53,258**	**(53,258)**	**7,926**	**7,926**

10. Analysis of net assets by fund

	Investments	Current assets	Current liabilities	Fund balances
	£	£	£	£
Unrestricted fund	2,116	267,920	(109,195)	160,842
Restricted funds	-	-	-	-
Designated funds	-	7,926	-	7,926
	2,116	275,846	(109,195)	168,768

11. Related Party Transactions

The PCC received donations of £37,610 (2022: £57,555) from members of the PCC.

12. Comparative statement of financial activities for year ended 31 December 2022

	Note	Unrestricted Funds £	Restricted Funds £	Total 2022 £
Income and endowments from:				
Donations and legacies	2(a)	162,655	54,924	217,579
Fundraising activities	2(b)	214,230	-	214,230
Investments	2(c)	12,273	-	12,273
Parish activities	2(d)	1,840	-	1,840
Total income		**390,998**	**54,924**	**445,922**
Expenditure on:				
Raising funds				
Investment management costs	3(a)	3,695	-	3,695
Charitable activities				
Parish activities	3(b)	380,107	58,515	438,622
Other				
Church management and administration	3(c)	1,595	-	1,595
Total expenditure		**385,397**	**58,515**	**443,912**
Net income/(expenditure)		**5,601**	**(3,591)**	**2,010**
Transfers between funds		-	-	-
Net expenditure after transfers		5,601	(3,591)	2,010
Other recognised gains:				
Gains on investment assets		(1,283)	-	(1,283)
Net movement in funds		**4,318**	**(3,591)**	**727**
Reconciliation of funds:				
Total funds brought forward		133,564	3,591	137,155
Total funds carried forward		**137,882**	**-**	**137,882**

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT JOHN WITH SAINT

England & Wales - Charity number 1132248

Accounts

THE PAROCHIAL CHURCH COUNCIL OF SAINT JOHN WITH SAINT ANDREW, CHELSEA

UNAUDITED ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2022

REGISTERED CHARITY NO. 1132248

The Parochial Church Council of St John with St Andrew, Chelsea
Contents
For the year ended 31st December 2022

	Page
Church information	1
Report of the Church Council	2 - 4
Independent examiner's report	5
Statement of Parochial Church Council's responsibilties	6
Statement of financial activities	7
Balance sheet	8
Notes to the financial statements	9 - 14

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2022

Legal and Administrative Information:

Members of the PCC are either *ex-officio, co-opted* or elected at the APCM in accordance with the Church representation Rules. The last APCM was held on 23 May 2022. During the year the following served as members of the PCC:

Registered Charity number	1132248
Principal address	St. Johns Church Centre 461-463 Kings Road London SW10 0LU
Incumbent	The Revd Paul Dawson
Curate (St John's)	The Revd Andy Mason
Curate (St Andrew's)	The Revd Edward Lees-Millais (resigned 31 May 2022)
Churchwardens	Samuel Ofori-Boateng Marc Stacey
Deanery Synod Reps	Samuel Ofori-Boateng Mark Gunner
Treasurer	Chris Weir (resigned 31 May 2022) Andrew Cryer (appointed 1 June 2022)
Secretary	Barbara Sherwood
Elected Members	Nick Addyman Victoria Dare Rhoda Hunter Barbara Ofori-Boateng Chris Weir (appointed 31 May 2022)
Bankers	National Westminster Bank Plc Chelsea Branch 244 Kings Road London CAF Bank Limited Kings Hill West Malling Kent
Independent Examiner	Laura Brain FCA Brosnans Birkby House Birkby Lane Brighouse West Yorkshire HD6 4JJ

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2022

Principal activity

The PCC of St. John with St. Andrew's PCC has the responsibility of co-operating with the incumbent, the Rev'd Paul Dawson, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. It also has the maintenance responsibility for St. Andrew's Church building and St. John's Church Centre.

Governing document

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

Members

The appointment of PCC members is governed by and set out in the Church Representation Rules.

Committee

The PCC also operates through the standing committee. It has power to transact business of the PCC between its meetings, subject to any directions given by the Council.

Review of the year

Since our last APCM the full PCC has met six times and there has been no need for the standing committee to meet.

Parish team

St Andrew's
Chris Weir continued in his role as youth worker and Administrator for the parish. He resigned in October 2022, and left his full-time employed role in January 2023, continuing as a member of the PCC. His role has been advertised and the PCC is looking for a suitable replacement. The Revd Edward Millais resigned as Assistant Curate effective 31 May 2022, and was not replaced. Ali Betts (nee McGhee) continued in her role as Ministry trainee. Florian Guillot joined in September 2022 as a part-time Ministry trainee.

St John's
Christian Badhan continued in his role as Church Worker. Barbara Ofori- Boateng and Rhoda Hunter began part-time roles as Church Worker and Children's Worker respectively.

Finances

Chris Weir resigned as Treasurer effective 31 May 2022. Andrew Cryer was appointed Treasurer effective 1 June 2022.

Church attendance and electoral roll (as at May 2022)

There were 87 parishioners on the electoral roll, of whom 49 are not resident in the parish. In-person attendance at the 10:30am service at St Andrew's is 45-60 adults and 10-20 under 16s. Attendance at the 11:00am St John's service is 30-40 adults and 15-25 under 16s.

St John with St Andrew's report:

At St John with St Andrew, we want to give local people repeated opportunities to hear the gospel of Jesus Christ. We want to learn the gospel for ourselves, so we are better equipped to share the gospel and are motivated to give financially to others sharing the gospel here in the UK and overseas.

We are thankful that in 2022 we were able to return to gathering in person, and our services, mid-week groups, youth work and children's activities were able to resume as normal. While we remain grateful for everything we learned about using technology and other substitutes during lockdown, it is through our direct personal interaction that we look to most effectively demonstrate our compassion and evangelism.

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2022

During 2022, both St Andrew and St John underwent personnel changes with significant impact on income and expenditure:

At St Andrew's, the decision was made not to replace the Revd Edward Lees-Millais when he resigned in May. Two volunteer Elders were appointed from the congregation responsible under God with the Incumbent for the spiritual health of the church, and supported by a series of ministry teams staffed by volunteers. Florian Guillot was taken on as an additional part-time Ministry Trainee, and paid part-time administrative workers were appointed in the office.

At St John's, Andy Mason reduced his time spent as the pastor to 50% taking on additional responsibilities for strengthening churches for Co-Mission and some tutoring for Crosslands. Co-Mission and Crosslands reimburse us for Andy Mason's time. As a result, Christian Badhan has taken on additional responsibilities and two new part-time employees have been recruited: Barbara Ofori-Boateng as a Church Worker and Rhoda Hunter as a Children's Worker.

In 2022, we recorded a small surplus of £727. This compares to an actual loss of £36,347 in 2021 and a forecast loss of £48,000 budgeted for 2022.

Income improved by £14,467 over 2021 largely because of an increase in giving by the congregation and an increase in amounts received under Andy Mason's time share agreements. Meeting in person again meant collections were reinstated but regular planned giving also improved with an increase in both the number of donors and amounts donated.

The YMCA also generously increased its grant to help fund our youth ministry for which we are very grateful. Other forms of income remained flat and in line with forecasts. The term-time weekday rental of St Andrew's by Chelsea Pre-Prep continues to be an important income stream.

Expenditure was down by £24,913 in 2022 compared to the previous year. Utilities (gas, electricity and water) more than doubled in 2022 to £25,655 in line with the general increase in energy costs. Missionary and charitable giving increased by £6,952 to £48,211 exceeding our target of donating 10% of our total income. Our donations supported our long-term Mission Partners as well as responding to local needs in the parish and enabled us to offer meaningful support to local Afghan refugees and respond to the Ukraine crisis. Expenditure on Church Workers was up by £7,097 at £67,469 reflecting the increase in part-time arrangements and salary increases awarded to full-time staff.

With the lifting of lockdown restrictions, there were more opportunities for evangelistic events in 2022. Expenditure on Church weekends away, Revive, Camps and trips increased by £9,862 to £26,760.

However, our expenditure on buildings in the form of new projects and basic maintenance is one of our largest costs and can determine our overall financial situation. In 2022, large expenditure at St Andrew's included completing the enclosure of the Lady Chapel, restoring the stonework, sanding the floors and the first instalment of work on the new electric gate. Nevertheless, expenditure was still less than half of that in 2021. Further savings were made on repairs and maintenance of the Church Flats and the Vicarage. Expenditure at St John's was significantly greater than last year and forecast due to the costs of roof repairs (more than £6,000) and repairs to the toilets (approximately £4,000). Overall, expenditure on buildings was down from £120,740 in 2021 to £68,567 in 2022 and explains the small surplus for the year.

The outlook for 2023 remains very uncertain for many of our congregation facing cost of living challenges. But we remain encouraged by the continued strength of our income and are thankful we have the resources to help those most in need. We are thankful to God for keeping us and providing for us. Once again, He has given us all we have needed and by His grace has allowed us to contribute to the spread of the good news of Jesus in the local area and further afield.

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2022

Financial Review

Total voluntary income, including tax recovered, was £217,579 (2021: £203,235), an increase on last year. Investment income was similar at £12,273 (2021: £12,271). Income from property lettings was similar at £214,230 compared to £214,745 in the prior year.

Total expenditure decreased 5% in the year from £468,825 to £443,912.

The net result for the year was a surplus of £727 (2021: deficit of £36,347). The balances carried forward at 31st December 2022 on unrestricted funds totalled £137,882 (2021: £133,564).

Reserves Policy

The PCC policy is to maintain sufficient reserves as deemed necessary to mitigate against key financial risks.

Approved on behalf of the Parochial Church Council on 6 March 2023 and signed on its behalf by:



The Revd Paul Dawson
Incumbent

The Parochial Church Council of St John with St Andrew, Chelsea
Independent examiner's report
For the year ended 31 December 2022

I report to the trustees on my examination of the accounts of the The Parochial Church Council of Saint John with Saint Andrew, Chelsea (the Church) for the year ended 31 December 2022.

Responsibilities and basis of report

As the charity trustees of the Church you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Church's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

The Church's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with those records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

L. R. Brain FCA
Brosnans, Chartered Accountants
Birkby House
Birkby Lane
Brighouse
West Yorkshire
HD6 4JJ

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Parochial Church Council's responsibilities
For the year ended 31 December 2022

The council members are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Law applicable to charities in England and Wales require the council members to prepare accounts for each financial year which give a true and fair view of the financial activities during the year and of its financial position at the end of the vear.

In preparing accounts giving a true and fair view, the council members should follow best practice and:

- select suitable accounting policies and then apply them consistently;

- make judgments and estimates that are reasonable and prudent;

- state whether applicable accounting standards and statement of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and

- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The council members are responsible for keeping accounting records that disclose, with reasonable accuracy, the financial position of the charity, and which enable them to ascertain the financial position of the charity and which enable them to ensure that the accounts comply with the Church Accounting Regulations 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Financial Activities
For the year ended 31st December 2022

	Note	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
Income and endowments from:					
Donations and legacies	2(a)	162,655	54,924	217,579	203,235
Fundraising activities	2(b)	214,230	-	214,230	214,745
Income from investments	2(c)	12,273	-	12,273	12,271
Parish activities	2(d)	1,840	-	1,840	1,204
Total income		**390,998**	**54,924**	**445,922**	**431,455**
Expenditure on:					
Raising funds					
Investment management costs	3(a)	3,695	-	3,695	10,168
Charitable activities					
Parish activities and support	3(b)	380,107	58,515	438,622	456,822
Other					
Church management and administration	3(c)	1,595	-	1,595	1,835
Total expenditure		**385,397**	**58,515**	**443,912**	**468,825**
Net expenditure		**5,601**	**(3,591)**	**2,010**	**(37,370)**
Other recognised (losses)/gains					
Gains/(losses) on investment assets	5	(1,283)	-	(1,283)	1,023
Net movement in funds		**4,318**	**(3,591)**	**727**	**(36,347)**
Reconciliation of funds:					
Total funds brought forward		133,564	3,591	137,155	173,502
Total funds carried forward		**137,882**	**-**	**137,882**	**137,155**

The comparative fund analysis for the year ended 31 December 2021 is detailed in note 12.

The Parochial Church Council of St John with St Andrew, Chelsea
Balance Sheet
For the year ended 31st December 2022

			2022		2021
		£	£	£	£
Fixed assets					
Investments	**5**		9,838		11,121
Current assets					
Debtors	**6**	1,524		35,624	
Cash at bank					
Cash in hand		42		42	
Current account		145,005		130,042	
		146,571		165,708	
Liabilities					
Creditors: amounts falling due within one year	**7**	18,527		39,674	
Net current assets			128,044		126,034
Total net assets			**137,882**		**137,155**
The funds of the Parish					
Unrestricted			137,882		133,564
Restricted	**9**		-		3,591
			137,882		**137,155**

Approved on behalf of the Parochial Church Council on 6 March 2023 and signed on its behalf by

P. R. D.

Andrew Cryer.

The Revd Paul Dawson
Incumbent

Andrew Cryer
Treasurer

The Parochial Church Council of St John with St Andrew, Chelsea
Notes to the Financial Statements
For the year ended 31st December 2022

1. Accounting policies

Basis of accounts preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with applicable accounting standards and the Statement of Recommended Practice "Accounting and Reporting by Charities" FRS102 version effective 2019.

The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members. The current and comparative periods each cover 12 months. The accounts are prepared in £ Sterling.

Fund accounting

Restricted funds represent;

(a) income from trusts or endowments which may be expended on those restricted objects provided in the terms of the trust or bequest, and

(b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given.

Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund.

Unrestricted funds are general funds which can be used for PCC ordinary purposes.

Income

Planned giving, collections and donations are recognised when received.

Tax refunds are recognised when the incoming resource to which they relate is received.

Grants and legacies are accounted for when the PCC is legally entitled to the amounts due, the income is probable and can be measured reliably.

Dividends are accounted for when receivable, interest is accrued.

Rental income from the letting of Church premises is recognised when it is receivable.

Expenditure

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC. The Diocesan Share is accounted for when due. Other expenses are recognised on an accruals basis as a liability is incurred. Expenditure includes VAT and is reported as part of the expenditure to which it relates:

Charitable expenditure comprises those costs incurred by the Church in the delivery of its activities and services for its beneficiaries.

Church management costs include these costs associated with meeting the constitutional and statutory requirements of the Church.

Tangible fixed assets

Consecrated and beneficed property is not included in the accounts in accordance with section 10(2)(a) of the Charities Act 2011. Movable church furnishings held by the vicar and churchwardens on special trust for the PCC and which may require a faculty for disposal are inalienable property, listed in the church's inventory which can be inspected (at any reasonable time). For anything acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Tangible fixed assets are valued at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Church equipment	25% straight line

Individual items of equipment with a purchase price of £1,500 or less are written off when the asset is acquired.

Investments

Investments are valued at the mid-market value at the balance sheet date and the gain/loss taken to the Statement of Financial Activities.

2. Income

	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
(a) Donations and legacies				
Planned giving:				
Gift aid donations	89,880	-	89,880	83,106
Non gift aid donations	10,492	-	10,492	11,199
Tax recoverable	27,602	-	27,602	25,466
Collections:				
Cash collections	2,435	-	2,435	145
Donations, appeals etc.:				
Sundry donations	23,868	26,307	50,175	52,072
LPOW scheme income	8,378	-	8,378	11,243
YMCA funding	-	15,504	15,504	14,004
AM time reimbursement	-	13,113	13,113	6,000
	162,655	**54,924**	**217,579**	**203,235**
(b) Fundraising activites				
Rental income	166,644	-	166,644	185,799
Income from tenants for utilities	11,318	-	11,318	9,000
Miscellaneous income and events income	10,561	-	10,561	7,046
Church hall lettings for non church purposes	25,707	-	25,707	12,900
	214,230	**-**	**214,230**	**214,745**
(c) Investments				
Flat rentals	12,000	-	12,000	12,000
Dividends	273	-	273	271
Bank and building society interest	-	-	-	-
	12,273	**-**	**12,273**	**12,271**
(d) Parish activities				
Fees - funerals, marriages, banns, etc.	1,840	-	1,840	1,204
	1,840	**-**	**1,840**	**1,204**

3. Expenditure

	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
(a) Raising funds				
Flats:				
Repairs and maintenance	3,695	-	3,695	10,168
	3,695	**-**	**3,695**	**10,168**
(b) Parish activities				
Missionary and charitable giving	47,060	1,151	48,211	41,259
Ministry				
Diocesan common fund	90,000	-	90,000	90,000
Clergy expenses and travelling expenses	166	-	166	326
General expenses	3,798	-	3,798	702
Curate stipend and accomodation	42,645	13,113	55,758	78,634
Vicarage - Maintenance and water	1,035	-	1,035	5,468
Youth worker	-	-	-	4
Church workers	51,965	15,504	67,469	60,372
Resources for Church including catering	813	-	813	404
Ministry trainee support	8,190	1,000	9,190	11,571
Training and conferences	2,943	-	2,943	2,606
Church and services				
St Andrew's:				
Utilities (Gas, electricity, water rates)	16,707	-	16,707	9,580
Insurance	5,890	-	5,890	5,848
Repairs and maintenance	17,878	24,122	42,000	92,688
St John's:				
Utilities (Gas, electricity, water rates)	8,948	-	8,948	2,099
Insurance	2,402	-	2,402	2,528
Repairs and maintenance	21,837	-	21,837	12,416
Literature	642	-	642	82
Church weekends and Revive	9,127	3,625	12,752	5,460
Events and trips	10,962	-	10,962	3,394
Education				
Sunday school	3,154	-	3,154	2,117
Holiday & FAB clubs	-	-	-	-
Youth & student work	3,046	-	3,046	1,008
Church management and administration:				
Church administrator	23,237	-	23,237	21,933
Parochial fees	690	-	690	336
Bank charges	744	-	744	638
Office equipment repairs and renewals	520	-	520	158
Printing, postage, stationary and adverts etc.	2,006	-	2,006	1,144
Software	962	-	962	1,149
Payroll fees	692	-	692	633
Telephone and internet	675	-	675	523
Licences	318	-	318	320
Sundry expenses	1,055	-	1,055	1,422
	380,107	**58,515**	**438,622**	**456,822**
(c) Other costs				
Legal and professional fees	95	-	95	395
Independent examiner's report and accountancy	1,500	-	1,500	1,440
	1,595	**-**	**1,595**	**1,835**

4. Staff costs

	2022	2021
	£	£
Wages and salaries	116,022	122,140
Social security costs	6,486	7,691
Pension costs	21,986	29,430
	144,494	**159,261**

During the year the PCC employed 6 members of staff (2021: 4).

As Church Administrator and Youth Worker, Chris Weir, who is a member of the PCC, was paid a salary of £37,796 (2021: £35,840) during the year, with an additional £5,669 (2021: £5,257) being paid into his pension and expense reimbursements of £2,471 for church supplies.

Barbara Sherwood, who is a member of the PCC, received a donation from the Church of £2,400 (2021: £2,400) for her and her husband's work supporting pastors throughout Africa.

As curate, Revd Andy Mason, PCC member, received a salary of £28,838 (2021: £28,412) plus pension contributions of £7,210 (2021: £7,103), accomodation costs of £1,188 (2021: £1,683) and expense reimbursements of £342 for travel and resources.

As Church Worker, Rhoda Hunter, who is a member of the PCC, was paid a salary of £2,680 (2021: £NIL) during the year.

As Church Worker, Barbara Ofori-Boateng, who is a member of the PCC, was paid a salary of £2,144 (2021: £NIL) during the year and expense reimbursements of £108 for church supplies.

For the ongoing training of assistant curate Revd Edward Millais to resignation on 31 May 2022, the PCC contributed £16,761 (2021: £39,900) to the Diocese of London as off Common Fund clergy costs.

Excluding those disclosed above, other expense reimbursements of £1,681 were paid to related parties for travel, phone, resources and church supplies. No employees received remuneration of more than £60,000.

5. Investments

Market value	£
At 1 January 2022	11,121
Revaluation loss	(1,283)
At 31 December 2022	**9,838**

Holdings at 31 December 2022:
1892 Charibond shares
377 CBF Church of England Investment Fund income units

6. Debtors

	2022	2021
	£	£
Other debtors	1,524	35,534
Pension debtor	-	90
	1,524	**35,624**

7. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	-	28,946
Accruals	18,527	10,728
	18,527	**39,674**

8. Funds

The Restricted Funds comprise the following:-

AM time reimbursement fund consists of a contribution from the Co-Mission church planting network for his time as Co-Mission's Director of Training.

The YMCA funding is a £35,000 grant over 2 years received from Fulham and South Kensington YMCA supporting youth work in the Parish.

The Allchurches Trust donation is to be used for youth work.

The other restricted funds were all donations for a particular cause or event, and were spent in full in the year.

9. Fund Movements

	At 1 January 2022	Income	Expenditure	Transfers	At 31 December 2022
	£	£	£	£	£
Restricted funds:					
YMCA funding	-	15,504	(15,504)	-	-
AM time reimbursement	-	13,113	(13,113)	-	-
Allchurches trust youth fund	3,200	-	(3,200)	-	-
Afghan Children's Appeal	391	20	(411)	-	-
Lady Chapel CPP contribution	-	24,122	(24,122)	-	-
Ministry Trainee support	-	1,000	(1,000)	-	-
Mercy ministry donations	-	505	(505)	-	-
Collections	-	85	(85)	-	-
Mercy ministry donations: Ukraine	-	150	(150)	-	-
Donations for Weekends Away/Camps	-	425	(425)	-	-
	3,591	**54,924**	**(58,515)**	**-**	**-**

10. Analysis of net assets by fund

	Investments	Current assets	Current liabilities	Fund balances
	£	£	£	£
Unrestricted fund	9,838	146,571	(18,527)	137,882
Restricted funds	-	-	-	-
	9,838	146,571	(18,527)	137,882

11. Related Party Transactions

The PCC received donations of £57,555 (2021: £58,850) from members of the PCC.

12. Comparative statement of financial activities for year ended 31 December 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total 2021 £
Income and endowments from:				
Donations and legacies	2(a)	148,899	54,336	203,235
Fundraising activities	2(b)	214,745	-	214,745
Investments	2(c)	12,271	-	12,271
Parish activities	2(d)	1,204	-	1,204
Total income		**377,119**	**54,336**	**431,455**
Expenditure on:				
Raising funds				
Investment management costs	3(a)	10,168	-	10,168
Charitable activities				
Parish activities	3(b)	402,877	53,945	456,822
Other				
Church management and administration	3(c)	1,835	-	1,835
Total expenditure		**414,880**	**53,945**	**468,825**
Net income/(expenditure)		**(37,761)**	**391**	**(37,370)**
Transfers between funds		-	-	-
Net expenditure after transfers		(37,761)	391	(37,370)
Other recognised gains:				
Gains on investment assets		1,023	-	1,023
Net movement in funds		**(36,738)**	**391**	**(36,347)**
Reconciliation of funds:				
Total funds brought forward		170,302	3,200	173,502
Total funds carried forward		**133,564**	**3,591**	**137,155**

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT JOHN WITH SAINT

England & Wales - Charity number 1132248

Accounts

THE PAROCHIAL CHURCH COUNCIL OF SAINT JOHN WITH SAINT ANDREW, CHELSEA

UNAUDITED ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2021

REGISTERED CHARITY NO. 1132248

The Parochial Church Council of St John with St Andrew, Chelsea
Contents
For the year ended 31st December 2021

	Page
Church information	1
Report of the Church Council	2 - 4
Independent examiner's report	5
Statement of Parochial Church Council's responsibilties	6
Statement of financial activities	7
Balance sheet	8
Notes to the financial statements	9 - 14

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2021

Legal and Administrative Information:

Members of the PCC are either *ex-officio, co-opted* or elected at the APCM in accordance with the Church representation Rules. The last APCM was held on 10 May 2021. During the year the following served as members of the PCC:

Incumbent	The Revd Paul Dawson
Curate (St John's)	The Revd Andy Mason
Churchwardens	Samuel Ofori-Boateng Marc Stacey
Deanery Synod Reps	Samuel Ofori-Boateng Mark Gunner
Treasurer	Chris Weir
Secretary	Barbara Sherwood
Elected Members	Nick Addyman Victoria Dare Rhoda Hunter The Revd Edward Lees-Millais Barbara Ofori-Boateng
Bankers	National Westminster Bank Plc Chelsea Branch 244 Kings Road London CAF Bank Limited Kings Hill West Malling Kent
Independent Examiner	Laura Brain FCA Brosnans Birkby House Birkby Lane Brighouse West Yorkshire HD6 4JJ

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2021

Principal activity

The PCC of St. John with St. Andrew's PCC has the responsibility of co-operating with the incumbent, the Rev'd Paul Dawson, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. It also has the maintenance responsibility for St. Andrew's Church building and St. John's Church Centre.

Members

The appointment of PCC members is governed by and set out in the Church Representation Rules.

Committee

The PCC also operates through the standing committee. This is the only committee required by law. It has power to transact business of the PCC between its meetings, subject to any directions given by the Council.

Review of the year

Since our last APCM the full PCC has met six times and the standing committee an additional five times.

Parish team

St Andrew's
Chris Weir continued in his role as youth worker and Administrator for the parish. The Revd Edward Millais continued as Assistant Curate. Harry Ovey finished as a Ministry trainee at St Andrew's in September 2020 whilst Ali McGhee joined to begin in this role.

St John's
Jeremy Day continued as Church Worker.

Finances

Chris Weir continued in the role of Parish Treasurer.

Church attendance and electoral roll (as at May 2022)

There were 87 parishioners on the electoral roll, of whom 49 are not resident in the parish. In-person attendance at the 10.30am service at St Andrew's is 45-60 adults and 10-20 under 16s. Attendance at the 11am St John's service is 30-40 adults and 15-25 under 16s.

St John with St Andrew's report:

At St John with St Andrew we want to give local people repeated opportunities to hear the gospel of Jesus Christ. We want to learn the gospel for ourselves, so we are better equipped to share the gospel and are motivated to give financially to others sharing the gospel here in the UK and overseas.

The Covid-19 pandemic and lockdown restrictions put an enormous strain on many in our church families and we are uncertain what the longer term affects will be for us as individuals and churches. The PCC budget for 2021 reflected this uncertainty, predicting a deficit of £82k. However, as we look back over 2021 we are very aware of our heavenly Father providing for the ministry here in Chelsea and continuing to equip us to serve him. In 2021 we eventually recorded a deficit of £36k, £46k better than anticipated. This was largely due to income being higher than budgeted.

The budget anticipated a drop in planned giving. However, the drop wasn't as large in 2021 as anticipated. Planned giving totaled £94k (£25k over budget – with associated tax recoverable a further £6k over budget). Collections at Sunday services remained unfeasible for much of the year (£2k budgeted) but we are thankful that most of our giving comes through regular standing orders. We are also thankful for the continued support of the YMCA for our youth ministries, from whom we received £14k in the year. Rental income, the major part of which is the term-time weekday rental of St Andrew's by Chelsea Prep-prep, continues to be a significant income stream.

We are thankful to God that we were able to maintain our normal giving outside of the Parish – donating £39k to various partners in the UK and overseas who are seeking to share the good news of Jesus where God has placed them. This amounted to just under 10% of the total income for the year. We were also able to give just over £2k to our local primary school Park Walk to assist in their care for Afghan refugee children. Ali Betts continued as a Ministry trainee at St Andrew's.

Our main expenditure for the year continued to be staff costs, including the portion of the Common Fund that pays the stipend and accommodation of Paul Dawson, our vicar. Alongside Paul our staff team in 2021 consisted of Andy Mason, vicar at St John's and Chris Weir, who is involved in bible teaching to teenagers and adults as well as running the parish office. Edward Millais continued as curate at St Andrew's and Christian Badhan continued at St John's.

Our main expenditure for the year continued to be staff costs, including the portion of the Common Fund that pays the stipend and accommodation of Paul Dawson, our vicar. Alongside Paul our staff team in 2020 consisted of Andy Mason, vicar at St John's and Chris Weir, who is involved in bible teaching to teenagers and adults as well as running the parish office. Edward Millais continued as curate at St Andrew's and Jez Day continued at St John's. Jez left for Bible college in September, when he was replaced in his role by Christian Badhan.

We were able to undertake some significant building work in the year. The lighting work at St Andrew's was completed earlier in the year (total cost £34k), radiant heaters were installed in various rooms (cost £13k) and at the end of the year the Lady Chapel was enclosed with glass screens (this was funded by Chelsea Pre Prep at a total cost of £36k). At St John's the leaking roof was treated at a cost of £3k.

Due to lockdown restrictions many of our regular meetings, such as Sunday services, Bible studies and work with children and teenagers, were limited at the start of the year. We are thankful that, though some are still unable to join us in person, applications such as Zoom and Youtube have allowed attendance virtually. We are thankful at the start of 2022 that more and more freedom is possible for our ministries. As always we are very thankful to God for keeping us and providing for us. Once again He has given us all we've needed and by his grace has allowed us to contribute to the spread of the good news of Jesus in the local area and further afield.

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2021

Financial Review

Total voluntary income, including tax recovered, was £203,225 (2020: £184,959), an increase on last year. Investment income was similar at £12,271 (2020: £12,273). In total, income from property lettings was higher at £210,699 compared to £193,915 in the prior year.

Total expenditure increased 28% in the year from £365,119 to £468,825, mainly because of the work to replace the lighting, new heaters and other repairs.

The net result for the year was a deficit of £36,347 (2020: surplus of £25,044). The balances carried forward at 31st December 2021 on unrestricted funds totalled £133,564 (2020: £170,302).

Reserves Policy

The PCC policy is to maintain sufficient reserves as deemed necessary to mitigate against key financial risks.

Approved on behalf of the Parochial Church Council and signed on its behalf by:

The Revd Paul Dawson — 23 May 2022
Incumbent

The Parochial Church Council of St John with St Andrew, Chelsea
Independent examiner's report
For the year ended 31 December 2021

I report to the trustees on my examination of the accounts of the The Parochial Church Council of Saint John with Saint Andrew, Chelsea (the Church) for the year ended 31 December 2021.

Responsibilities and basis of report

As the charity trustees of the Church you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Church's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

The Church's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with those records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

L. R. Brain FCA
Brosnans, Chartered Accountants
Birkby House
Birkby Lane
Brighouse
West Yorkshire
HD6 4JJ

24 May 2022

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Parochial Church Council's responsibilities
For the year ended 31 December 2021

The council members are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Law applicable to charities in England and Wales require the council members to prepare accounts for each financial year which give a true and fair view of the financial activities during the year and of its financial position at the end of the year.

In preparing accounts giving a true and fair view, the council members should follow best practice and:

- select suitable accounting policies and then apply them consistently;

- make judgments and estimates that are reasonable and prudent;

- state whether applicable accounting standards and statement of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and

- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The council members are responsible for keeping accounting records that disclose, with reasonable accuracy, the financial position of the charity, and which enable them to ascertain the financial position of the charity and which enable them to ensure that the accounts comply with the Church Accounting Regulations 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Financial Activities
For the year ended 31st December 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
Income and endowments from:					
Donations and legacies	2(a)	148,899	54,336	203,235	184,959
Fundraising activities	2(b)	214,745	-	214,745	191,858
Income from investments	2(c)	12,271	-	12,271	12,273
Parish activities	2(d)	1,204	-	1,204	533
Total income		**377,119**	**54,336**	**431,455**	**389,623**
Expenditure on:					
Raising funds					
Investment management costs	3(a)	10,168	-	10,168	2,670
Charitable activities					
Parish activities and support	3(b)	402,877	53,945	456,822	360,079
Other					
Church management and administration	3(c)	1,835	-	1,835	2,370
Total expenditure		**414,880**	**53,945**	**468,825**	**365,119**
Net expenditure		**(37,761)**	**391**	**(37,370)**	**24,504**
Other recognised (losses)/gains					
Gains/(losses) on investment assets	5	1,023	-	1,023	540
Net movement in funds		**(36,738)**	**391**	**(36,347)**	**25,044**
Reconciliation of funds:					
Total funds brought forward		170,302	3,200	173,502	148,458
Total funds carried forward		**133,564**	**3,591**	**137,155**	**173,502**

The comparative fund analysis for the year ended 31 December 2020 is detailed in note 11.

The Parochial Church Council of St John with St Andrew, Chelsea
Balance Sheet
For the year ended 31st December 2021

			2021		2020
		£	£	£	£
Fixed assets					
Investments	**5**		11,121		10,098
Current assets					
Debtors	**6**	35,624		20,236	
Cash at bank					
Cash in hand		42		42	
Current account		130,042		156,506	
		165,708		176,784	
Liabilities					
Creditors: amounts falling due within one year	**7**	39,674		13,380	
Net current assets			126,034		163,404
Total net assets			**137,155**		**173,502**
The funds of the Parish					
Unrestricted			133,564		170,302
Restricted	**9**		3,591		3,200
			137,155		**173,502**

Approved on behalf of the Parochial Church Council on 23 May 2022 and signed on its behalf by

The Revd Paul Dawson
Incumbent

Chris Weir
Treasurer

The Parochial Church Council of St John with St Andrew, Chelsea
Notes to the Financial Statements
For the year ended 31st December 2021

1. Accounting policies

Basis of accounts preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with applicable accounting standards and the Statement of Recommended Practice "Accounting and Reporting by Charities" FRS102 version effective 2019.

The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members. The current and comparative periods each cover 12 months. The accounts are prepared in £ Sterling.

Fund accounting

Restricted funds represent;

(a) income from trusts or endowments which may be expended on those restricted objects provided in the terms of the trust or bequest, and

(b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given.

Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund.

Unrestricted funds are general funds which can be used for PCC ordinary purposes.

Income

Planned giving, collections and donations are recognised when received.

Tax refunds are recognised when the incoming resource to which they relate is received.

Grants and legacies are accounted for when the PCC is legally entitled to the amounts due, the income is probable and can be measured reliably.

Dividends are accounted for when receivable, interest is accrued.

Rental income from the letting of Church premises is recognised when it is receivable.

Expenditure

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC. The Diocesan Share is accounted for when due. Other expenses are recognised on an accruals basis as a liability is incurred. Expenditure includes VAT and is reported as part of the expenditure to which it relates:

Charitable expenditure comprises those costs incurred by the Church in the delivery of its activities and services for its beneficiaries.

Church management costs include these costs associated with meeting the constitutional and statutory requirements of the Church.

Tangible fixed assets

Consecrated and beneficed property is not included in the accounts in accordance with section 10(2)(a) of the Charities Act 2011. Movable church furnishings held by the vicar and churchwardens on special trust for the PCC and which may require a faculty for disposal are inalienable property, listed in the church's inventory which can be inspected (at any reasonable time). For anything acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Tangible fixed assets are valued at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Church equipment	25% straight line

Individual items of equipment with a purchase price of £1,500 or less are written off when the asset is acquired.

Investments

Investments are valued at the mid-market value at the balance sheet date and the gain/loss taken to the Statement of Financial Activities.

2. Income

	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
(a) Donations and legacies				
Planned giving:				
Gift aid donations	83,106	-	83,106	96,881
Non gift aid donations	11,199	-	11,199	11,681
Tax recoverable	25,466	-	25,466	30,351
Collections:				
Cash collections	145	-	145	527
Donations, appeals etc.:				
Sundry donations	17,740	34,332	52,072	27,354
LPOW scheme income	11,243	-	11,243	-
YMCA funding	-	14,004	14,004	8,169
AM time reimbursement	-	6,000	6,000	9,996
	148,899	**54,336**	**203,235**	**184,959**
(b) Fundraising activites				
Rental income	185,799	-	185,799	169,179
Income from tenants for utilities	9,000	-	9,000	7,500
Miscellaneous income and events income	7,046	-	7,046	2,443
Church hall lettings for non church purposes	12,900	-	12,900	12,736
	214,745	**-**	**214,745**	**191,858**
(c) Investments				
Flat rentals	12,000	-	12,000	12,000
Dividends	271	-	271	273
Bank and building society interest	-	-	-	-
	12,271	**-**	**12,271**	**12,273**
(d) Parish activities				
Fees - funerals, marriages, banns, etc.	1,204	-	1,204	533
	1,204	**-**	**1,204**	**533**

3. Expenditure

	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
(a) Raising funds				
Flats:				
Repairs and maintenance	10,168	-	10,168	2,670
	10,168	**-**	**10,168**	**2,670**
(b) Parish activities				
Missionary and charitable giving	38,265	2,994	41,259	39,217
Ministry				
Diocesan common fund	90,000	-	90,000	90,000
Clergy expenses and travelling expenses	326	-	326	342
General expenses	702	-	702	1,032
Curate stipend and accomodation	72,634	6,000	78,634	77,662
Vicarage - Maintenance and water	5,468	-	5,468	-
Youth worker	4	-	4	12,175
Church workers	46,368	14,004	60,372	39,245
Resources for Church including catering	404	-	404	4,749
Ministry trainee support	10,571	1,000	11,571	4,730
Training and conferences	2,606	-	2,606	90
Church and services				
St Andrew's:				
Utilities (Gas, electricity, water rates)	9,580	-	9,580	10,887
Insurance	5,848	-	5,848	6,153
Repairs and maintenance	62,741	29,947	92,688	30,893
St John's:				
Utilities (Gas, electricity, water rates)	2,099	-	2,099	4,818
Insurance	2,528	-	2,528	2,522
Repairs and maintenance	12,416	-	12,416	9,112
Literature	82	-	82	-
Church weekends and Revive	5,460	-	5,460	2,482
Events and trips	3,394	-	3,394	1,551
Education				
Sunday school	2,117	-	2,117	274
Holiday & FAB clubs	-	-	-	104
Youth & student work	1,008	-	1,008	341
Church management and administration:				
Church administrator	21,933	-	21,933	16,555
Parochial fees	336	-	336	-
Bank charges	638	-	638	633
Office equipment repairs and renewals	158	-	158	311
Printing, postage, stationary and adverts etc.	1,144	-	1,144	1,488
Software	1,149	-	1,149	1,317
Payroll fees	633	-	633	623
Telephone and internet	523	-	523	410
Licences	320	-	320	350
Sundry expenses	1,422	-	1,422	13
	402,877	**53,945**	**456,822**	**360,079**
(c) Other costs				
Legal and professional fees	395	-	395	900
Independent examiner's report and accountancy	1,440	-	1,440	1,470
	1,835	**-**	**1,835**	**2,370**

4. Staff costs

	2021	2020
	£	£
Wages and salaries	122,140	126,721
Social security costs	7,691	4,471
Pension costs	29,430	14,445
	159,261	**145,637**

During the year the PCC employed 4 members of staff (2020: 4).

As Church Administrator and Youth Worker, Chris Weir, who is a member of the PCC, was paid a salary of £35,840 (2020: £28,734) during the year, with an additional £5,257 (2020: £5,182) being paid into his pension.

Jeremy Day, church worker and PCC member, received a salary of £nil (2020: £21,383) plus pension contributions of £nil (2020: £42,966).

Barbara Sherwood, who is a member of the PCC, received a donation from the Church of £2,400 (2020: £2,400) for her work supporting pastors throughout Africa.

As curate, Revd Andy Mason, PCC member, received a salary of £28,412 (2020: £29,672) plus pension contributions of £7,103 (2020: £7,103) and accomodation costs of £1,683 (2020: £987).

For the ongoing training of assistant curate Revd Edward Millais the PCC contributed £39,900 (2020: £39,900) to the Diocese of London as off Common Fund clergy costs.

No trustees were remunerated for their role as a trustee. No other council members, or any persons connected with them, received any remuneration or expenses during the year.

5. Investments

Market value	**£**
At 1 January 2021	10,098
Revaluation gain	1,023
At 31 December 2021	**11,121**

Holdings at 31 December 2021:
1892 Charibond shares
377 CBF Church of England Investment Fund income units

6. Debtors

	2021	2020
	£	£
Other debtors	35,534	19,430
Pension debtor	90	806
	35,624	**20,236**

7. Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	28,946	1,085
Accruals	10,728	12,295
	39,674	**13,380**

8. Funds

The Restricted Funds comprise the following:-

AM time reimbursement fund consists of a contribution from the Co-Mission church planting network for his time as Co-Mission's Director of Training.

The YMCA funding is a £35,000 grant over 2 years received from Fulham and South Kensington YMCA supporting youth work in the Parish.

The Allchurches Trust donation is to be used for youth work.

9. Fund Movements

	At 1 January 2021	Income	Expenditure	Transfers	At 31 December 2021
	£	£	£	£	£
Restricted funds:					
YMCA funding	-	14,004	(14,004)	-	-
AM time reimbursement	-	6,000	(6,000)	-	-
Allchurches trust youth fund	3,200	-	-	-	3,200
Afghan Children's Appeal	-	2,635	(2,244)	-	391
Lady Chapel CPP contribution	-	29,947	(29,947)	-	-
Ministry Trainee support	-	1,000	(1,000)	-	-
Mercy ministry donations	-	750	(750)	-	-
	3,200	**54,336**	**(53,945)**	**-**	**3,591**

10. Analysis of net assets by fund

	Investments	Current assets	Current liabilities	Fund balances
	£	£	£	£
Unrestricted fund	11,121	162,117	(39,674)	133,564
Restricted funds	-	3,591	-	3,591
	11,121	165,708	(39,674)	137,155

11. Comparative statement of financial activities for year ended 31 December 2020

	Note	Unrestricted Funds £	Restricted Funds £	Total 2020 £
Income and endowments from:				
Donations and legacies	2(a)	162,444	22,515	184,959
Fundraising activities	2(b)	184,358	-	184,358
Investments	2(c)	12,273	-	12,273
Parish activities	2(d)	533	-	533
Total income		**359,608**	**22,515**	**382,123**
Expenditure on:				
Raising funds				
Investment management costs	3(a)	2,670	-	2,670
Charitable activities				
Parish activities	3(b)	333,264	19,315	352,579
Other				
Church management and administration	3(c)	2,370	-	2,370
Total expenditure		**338,304**	**19,315**	**357,619**
Net income/(expenditure)		**21,304**	**3,200**	**24,504**
Transfers between funds		-	-	-
Net expenditure after transfers		21,304	3,200	24,504
Other recognised gains:				
Gains on investment assets	5	540	-	540
Net movement in funds		**21,844**	**3,200**	**25,044**
Reconciliation of funds:				
Total funds brought forward		148,458	-	148,458
Total funds carried forward		**170,302**	**3,200**	**173,502**

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT JOHN WITH SAINT

England & Wales - Charity number 1132248

Accounts

THE PAROCHIAL CHURCH COUNCIL OF SAINT JOHN WITH SAINT ANDREW, CHELSEA

UNAUDITED ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2020

REGISTERED CHARITY NO. 1132248

The Parochial Church Council of St John with St Andrew, Chelsea
Contents
For the year ended 31st December 2020

	Page
Church information	1
Report of the Church Council	2 - 4
Independent examiner's report	5
Statement of Parochial Church Council's responsibilties	6
Statement of financial activities	7
Balance sheet	8
Notes to the financial statements	9 - 14

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2020

Legal and Administrative Information:

Members of the PCC are either *ex-officio, co-opted* or elected at the APCM in accordance with the Church representation Rules. The last APCM was held on 10 May 2021. During the year the following served as members of the PCC:

Incumbent	The Revd Paul Dawson	
Curate (St John's)	The Revd Andy Mason	
Churchwardens	Samuel Ofori-Boateng	
	Marc Stacey	
Deanery Synod Reps	Samuel Ofori-Boateng	
	Jeremy Day	(to August 2020)
	Mark Gunner	(from December 2020)
Treasurer	Chris Weir	
Secretary	The Revd Edward Lees-Millais	(to December 2020)
	Barbara Sherwood	(from December 2020)
Elected Members	Nick Addyman	
	Ta Cooper	(to October 2020)
	Philip Prideaux	(to October 2020)
	Barbara Sherwood	(to December 2020)
	Victoria Day	(from October 2020)
	Rhoda Hunter	(from December 2020)
	The Revd Edward Lees-Millais	(from December 2020)
	Barbara Ofori-Boateng	(from October 2020)
Bankers	National Westminster Bank Plc Chelsea Branch 244 Kings Road London	
	CAF Bank Limited Kings Hill West Malling Kent	
Independent Examiner	Laura Brain FCA Brosnans Birkby House Birkby Lane Brighouse West Yorkshire HD6 4JJ	

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2020

Principal activity

The PCC of St. John with St. Andrew's PCC has the responsibility of co-operating with the incumbent, the Rev'd Paul Dawson, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. It also has the maintenance responsibility for St. Andrew's Church building and St. John's Church Centre.

Members

The appointment of PCC members is governed by and set out in the Church Representation Rules.

Committee

The PCC also operates through the standing committee. This is the only committee required by law. It has power to transact business of the PCC between its meetings, subject to any directions given by the Council.

Review of the year

Since our last APCM the full PCC has met six times and the standing committee an additional five times.

Parish team

St Andrew's
Chris Weir continued in his role as youth worker and Administrator for the parish. The Revd Edward Millais continued as Assistant Curate. Harry Ovey finished as a Ministry trainee at St Andrew's in September 2020 whilst Ali McGhee joined to begin in this role.

St John's
Jeremy Day continued as Church Worker.

Finances

Chris Weir continued in the role of Parish Treasurer.

Church attendance and electoral roll (as at May 2021)

There were 86 parishioners on the electoral roll, of whom 49 are not resident in the parish. In-person attendance at the 10.30am service at St Andrew's is 45-60 adults and 10-20 under 16s. Attendance at the 11am St John's service is 30-40 adults and 15-25 under 16s.

St John with St Andrew's report:

At St John with St Andrew we want to give local people repeated opportunities to hear the gospel of Jesus Christ. We want to learn the gospel for ourselves, so we are better equipped to share the gospel and are motivated to give financially to others sharing the gospel here in the UK and overseas. The PCC had aspirational hopes, under God, for 2020. Our budget presented to the church families in February predicted a small surplus of £2k for the year. However none of us could have predicted the demands the coming year was to make on all of us.

The Covid-19 pandemic and lockdown restrictions have put an enormous strain on many in our church families and we are aware that the affects will have significant implications for us as individuals and churches for a long time to come. As we look back over 2020 we are very thankful to our heavenly Father for sustaining us, providing for the ministry here in Chelsea and continuing to equip us to serve him.

Some important income streams were affected. Collections at Sunday services have been unfeasible (£4k budgeted), the YMCA were forced to stop support for our youth ministries for a time (£6k below budget), Church of England fees for performing weddings and reading banns were £2k below budget and hire fees of our buildings were £17k below budget. Again, we are very thankful to God that he has provided for the ministry here during 2020. Despite much financial uncertainty the result for the year was actually a surplus of £25k. Giving above anticipated, plus associated gift aid, totaling £27k, alongside £11k ministry savings and £14k support cost savings (including expenses on buildings, parish office and staff conferences) were major factors in this increase.

In response to lockdown restrictions we were able to offer support to individuals and families in the local community, especially with practical care such as delivering shopping and prescriptions for those unable to leave their homes. The financial cost for this was modest (just after £1k after accounting for those who were able to reimburse for shopping costs, etc) but we are very grateful for those who gave time and financially to enable this ministry to take place in our parish.

We are thankful to God that we were able to maintain our normal giving outside of the Parish – donating £38k to various partners in the UK and overseas who are seeking to share the good news of Jesus where God has placed them. This amounted to 10% of the total income for the year. Harry Ovey finished as a Ministry trainee at St Andrew's in September 2020 whilst Ali McGhee joined to begin in this role.

Our main expenditure for the year continued to be staff costs, including the portion of the Common Fund that pays the stipend and accommodation of Paul Dawson, our vicar. Alongside Paul our staff team in 2020 consisted of Andy Mason, vicar at St John's and Chris Weir, who is involved in bible teaching to teenagers and adults as well as running the parish office. Edward Millais continued as curate at St Andrew's and Jez Day continued at St John's. Jez left for Bible college in September, when he was replaced in his role by Christian Badhan.

We were able to undertake some significant building work in the year. In January the boiler at St John's was replaced (an expenditure of just over £6k) and at St Andrew's works on the lighting began (£9k spend in the year but total expenditure for this expected to be £35k).

Due to lockdown restrictions many of our regular meetings, such as Sunday services, Bible studies and work with children and teenagers, moved on-line for significant portions of the year, using applications including Zoom and Youtube to enable us to continue gathering. We have been encouraged by the attendance at these gatherings, as well as at various evangelistic courses run on-line in the year. One positive aspect of lockdown has been deepened relationships with neighbours, seen in the invitations to these courses. It is encouraging to see local witness happening in individual's homes and neighbourhoods. Despite lockdown our relationship with Chelsea Academy has continued to offer opportunities, with Tuesday lunch-time meetings within the year 7 bubble and after-school online gatherings for all year groups taking place at different times in the year. We are thankful to the Fulham YMCA who continued to support the youth ministry in the parish with £8k in 2020.

We are very thankful to God for keeping us and providing for us. Once again He has given us all we've needed and by his grace has allowed us to contribute to the spread of the good news of Jesus in the local area and further afield.

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
For the year ended 31st December 2020

Financial Review

Total voluntary income, including tax recovered, was £184,959 (2019: £218,012), a decrease on last year. Investment income was similar at £12,273 (2019: £12,263). In total, income from property lettings was higher at £193,915 compared to £188,675 in the prior year.

Total expenditure decreased 4.5% in the year from £374,313 to £357,619.

The net result for the year was a surplus of £25,044 (2019: £36,621). The balances carried forward at 31st December 2020 on unrestricted funds totalled £170,302 (2019: £148,458).

Reserves Policy

The PCC policy is to maintain sufficient reserves as deemed necessary to mitigate against key financial risks.

Approved on behalf of the Parochial Church Council and signed on its behalf by:

The Revd Paul Dawson PRD 12 April 2021
Incumbent

The Parochial Church Council of St John with St Andrew, Chelsea
Independent examiner's report
For the year ended 31 December 2020

Independent examiner's report to the trustees of The Parochial Church Council of Saint John with Saint Andrew, Chelsea for the year ended 31st December 2020.

I report to the trustees on my examination of the accounts of the The Parochial Church Council of Saint John with Saint Andrew, Chelsea (the Church) for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity trustees of the Church you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Church's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

The Church's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts do not accord with those records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



L. R. Brain FCA
Brosnans, Chartered Accountants
Birkby House
Birkby Lane
Brighouse
West Yorkshire
HD6 4JJ

11 June 2021

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Parochial Church Council's responsibilities
For the year ended 31 December 2020

The council members are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Law applicable to charities in England and Wales require the council members to prepare accounts for each financial year which give a true and fair view of the financial activities during the year and of its financial position at the end of the year.

In preparing accounts giving a true and fair view, the council members should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statement of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The council members are responsible for keeping accounting records that disclose, with reasonable accuracy, the financial position of the charity, and which enable them to ascertain the financial position of the charity and which enable them to ensure that the accounts comply with the Church Accounting Regulations 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Parochial Church Council of St John with St Andrew, Chelsea
Statement of Financial Activities
For the year ended 31st December 2020

	Note	Unrestricted Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
Income and endowments from:					
Donations and legacies	2(a)	162,444	22,515	184,959	218,012
Fundraising activities	2(b)	184,358	-	184,358	176,675
Income from investments	2(c)	12,273	-	12,273	12,263
Parish activities	2(d)	533	-	533	2,810
Total income		**359,608**	**22,515**	**382,123**	**409,760**
Expenditure on:					
Raising funds					
Investment management costs	3(a)	2,670	-	2,670	4,751
Charitable activities					
Parish activities and support	3(b)	333,264	19,315	352,579	368,128
Other					
Church management and administration	3(c)	2,370	-	2,370	1,434
Total expenditure		**338,304**	**19,315**	**357,619**	**374,313**
Net expenditure		**21,304**	**3,200**	**24,504**	**35,447**
Other recognised (losses)/gains					
Gains/(losses) on investment assets	5	540	-	540	1,174
Net movement in funds		**21,844**	**3,200**	**25,044**	**36,621**
Reconciliation of funds:					
Total funds brought forward		148,458	-	148,458	111,837
Total funds carried forward		**170,302**	**3,200**	**173,502**	**148,458**

The comparative fund analysis for the year ended 31 December 2019 is detailed in note 11.

The Parochial Church Council of St John with St Andrew, Chelsea
Balance Sheet
For the year ended 31st December 2020

		2020		2019	
		£	£	£	£
Fixed assets					
Investments	5		10,098		9,558
Current assets					
Debtors	6	20,236		8,875	
Cash at bank					
Cash in hand		42		42	
Current account		156,506		139,541	
		176,784		148,458	
Liabilities					
Creditors: amounts falling due within one year	7	13,380		9,558	
Net current assets			163,404		138,900
Total net assets			**173,502**		**148,458**
The funds of the Parish					
Unrestricted			170,302		148,458
Restricted	9		3,200		-
			173,502		**148,458**

Approved on behalf of the Parochial Church Council on 12 April 2021 and signed on its behalf by

The Revd Paul Dawson
Incumbent

Chris Weir
Treasurer

The Parochial Church Council of St John with St Andrew, Chelsea
Notes to the Financial Statements
For the year ended 31st December 2020

1. Accounting policies

Basis of accounts preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with applicable accounting standards and the Statement of Recommended Practice "Accounting and Reporting by Charities" FRS102 version effective 2019.

The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members. The current and comparative periods each cover 12 months. The accounts are prepared in £ Sterling.

Fund accounting

Restricted funds represent;

(a) income from trusts or endowments which may be expended on those restricted objects provided in the terms of the trust or bequest, and

(b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given.

Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund.

Unrestricted funds are general funds which can be used for PCC ordinary purposes.

Income

Planned giving, collections and donations are recognised when received.

Tax refunds are recognised when the incoming resource to which they relate is received.

Grants and legacies are accounted for when the PCC is legally entitled to the amounts due, the income is probable and can be measured reliably.

Dividends are accounted for when receivable, interest is accrued.

Rental income from the letting of Church premises is recognised when it is receivable.

Expenditure

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC. The Diocesan Share is accounted for when due. Other expenses are recognised on an accruals basis as a liability is incurred. Expenditure includes VAT and is reported as part of the expenditure to which it relates:

Charitable expenditure comprises those costs incurred by the Church in the delivery of its activities and services for its beneficiaries.

Church management costs include these costs associated with meeting the constitutional and statutory requirements of the Church.

Tangible fixed assets

Consecrated and beneficed property is not included in the accounts in accordance with section 10(2)(a) of the Charities Act 2011. Movable church furnishings held by the vicar and churchwardens on special trust for the PCC and which may require a faculty for disposal are inalienable property, listed in the church's inventory which can be inspected (at any reasonable time). For anything acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Tangible fixed assets are valued at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Church equipment	25% straight line

Individual items of equipment with a purchase price of £1,500 or less are written off when the asset is acquired.

Investments

Investments are valued at the mid-market value at the balance sheet date and the gain/loss taken to the Statement of Financial Activities.

2. Income

	Unrestricted Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
(a) Donations and legacies				
Planned giving:				
Gift aid donations	96,881	-	96,881	112,737
Non gift aid donations	11,681	-	11,681	11,669
Tax recoverable	30,351	-	30,351	34,218
Collections:				
Cash collections	527	-	527	4,044
Donations, appeals etc.:				
Sundry donations	23,004	4,350	27,354	25,534
DCMS scheme income	-	-	-	2,306
YMCA funding	-	8,169	8,169	17,508
AM time reimbursement	-	9,996	9,996	9,996
	162,444	**22,515**	**184,959**	**218,012**
(b) Fundraising activites				
Rental income	169,179	-	169,179	140,164
Miscellaneous income and events income	2,443	-	2,443	-
Church hall lettings for non church purposes	12,736	-	12,736	36,511
	184,358	**-**	**184,358**	**176,675**
(c) Investments				
Flat rentals	12,000	-	12,000	12,000
Dividends	273	-	273	210
Bank and building society interest	-	-	-	53
	12,273	**-**	**12,273**	**12,263**
(d) Parish activities				
Fees - funerals, marriages, banns, etc.	533	-	533	2,810
	533	**-**	**533**	**2,810**

3. Expenditure

	Unrestricted Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
(a) Raising funds				
Flats:				
Repairs and maintenance	2,670	-	2,670	4,751
	2,670	**-**	**2,670**	**4,751**
(b) Parish activities				
Missionary and charitable giving	38,067	1,150	39,217	42,203
Ministry				
Diocesan common fund	90,000	-	90,000	87,000
Clergy expenses and travelling expenses	342	-	342	975
General expenses	1,032	-	1,032	3,219
Curate stipend and accomodation	67,666	9,996	77,662	76,382
Vicarage - Maintenance and water	-	-	-	305
Youth worker	12,175	-	12,175	16,460
Church workers	31,076	8,169	39,245	37,425
Resources for Church including catering	4,749	-	4,749	3,991
Ministry trainee support	4,730	-	4,730	9,660
Training and conferences	90	-	90	4,636
Church and services				
St Andrew's:				
Utilities (Gas, electricity, water rates)	10,887	-	10,887	9,089
Contribution from tenant	(7,500)	-	(7,500)	(7,500)
Insurance	6,153	-	6,153	5,985
Repairs and maintenance	30,893	-	30,893	10,419
St John's:				
Utilities (Gas, electricity, water rates)	4,818	-	4,818	4,514
Insurance	2,522	-	2,522	2,221
Repairs and maintenance	9,112	-	9,112	19,730
Literature	-	-	-	256
Church weekends and Revive	2,482	-	2,482	7,091
Events and trips	1,551	-	1,551	4,074
Education				
Sunday school	274	-	274	241
Holiday & FAB clubs	104	-	104	301
Youth & student work	341	-	341	1,147
Church management and administration:				
Church administrator	16,555	-	16,555	20,966
Parochial fees	-	-	-	956
Bank charges	633	-	633	714
Office equipment repairs and renewals	311	-	311	152
Printing, postage, stationary and adverts etc.	1,488	-	1,488	1,886
Software	1,317	-	1,317	1,144
Payroll fees	623	-	623	616
Telephone and internet	410	-	410	721
Licences	350	-	350	1,103
Sundry expenses	13	-	13	46
Gym expenses	-	-	-	-
	333,264	**19,315**	**352,579**	**368,128**
(c) Other costs				
Legal and professional fees	900	-	900	-
Independent examiner's report and accountancy	1,470	-	1,470	1,434
	2,370	**-**	**2,370**	**1,434**

4. Staff costs

	2020	2019
	£	£
Wages and salaries	126,721	127,613
Social security costs	4,471	5,155
Pension costs	14,445	16,628
	145,637	**149,396**

During the year the PCC employed 4 members of staff (2019: 4).

As Church Administrator and Youth Worker, Chris Weir, who is a member of the PCC, was paid a salary of £28,734 (2019: £34,548) during the year, with an additional £5,182 (2019: £5,354) being paid into his pension.

Jeremy Day, church worker and PCC member, received a salary of £21,383 (2019: £27,192) plus pension contributions of £2,966 (2019: £4,079).

Barbara Sherwood, who is a member of the PCC, received a donation from the Church of £2,400 (2019: £2,800) for her work supporting pastors throughout Africa.

As curate, Revd Andy Mason, PCC member, received a salary of £29,672 (2019: £26,773) plus pension contributions of £7,103 (2019: £7,195) and accomodation costs of £987 (2019: £1,836).

For the ongoing training of assistant curate Revd Edward Millais the PCC contributed £39,900 (2019: £39,100) to the Diocese of London as off Common Fund clergy costs.

No trustees were remunerated for their role as a trustee. No other council members, or any persons connected with them, received any remuneration or expenses during the year.

5. Investments

Market value	£
At 1 January 2020	9,558
Revaluation gain	540
At 31 December 2020	**10,098**

Holdings at 31 December 2020:
1892 Charibond shares
377 CBF Church of England Investment Fund income units

6. Debtors

	2020 £	2019 £
Other debtors	19,430	8,875
Pension debtor	806	-
	20,236	**8,875**

7. Creditors: amounts falling due within one year

	2020 £	2019 £
Trade creditors	1,085	2,361
Accruals	12,295	7,197
	13,380	**9,558**

8. Funds

The Restricted Funds comprise the following:-

AM time reimbursement fund consists of a contribution from the Co-Mission church planting network for his time as Co-Mission's Director of Training.

The YMCA funding is a £35,000 grant over 2 years received from Fulham and South Kensington YMCA supporting youth work in the Parish.

The Allchurches Trust donation is to be used for youth work. The other restricted donations were for covid support in the parish.

9. Fund Movements

	At 1 January 2020 £	Income £	Expenditure £	Transfers £	At 31 December 2020 £
Restricted funds:					
YMCA funding	-	8,169	(8,169)	-	-
AM time reimbursement	-	9,996	(9,996)	-	-
Allchurches trust youth fund		3,200	-	-	3,200
Restricted donations	-	1,150	(1,150)	-	-
	-	**22,515**	**(19,315)**	**-**	**3,200**

10. Analysis of net assets by fund

	Investments £	Current assets £	Current liabilities £	Fund balances £
Unrestricted fund	10,098	173,584	(13,380)	170,302
Restricted funds	-	3,200	-	3,200
	10,098	176,784	(13,380)	173,502

11. Comparative statement of financial activities for year ended 31 December 2019

	Note	Unrestricted Funds £	Restricted Funds £	Total 2019 £
Income and endowments from:				
Donations and legacies	2(a)	188,058	29,954	218,012
Fundraising activities	2(b)	176,675	-	176,675
Investments	2(c)	12,263	-	12,263
Parish activities	2(d)	2,810	-	2,810
Total income		**379,806**	**29,954**	**409,760**
Expenditure on:				
Raising funds				
Investment management costs	3(a)	4,751	-	4,751
Charitable activities				
Parish activities	3(b)	338,174	29,954	368,128
Other				
Church management and administration	3(c)	1,434	-	1,434
Total expenditure		**344,359**	**29,954**	**374,313**
Net income/(expenditure)		**35,447**	**-**	**35,447**
Transfers between funds		-	-	-
Net expenditure after transfers		35,447	-	35,447
Other recognised gains:				
Gains on investment assets	5	1,174	-	1,174
Net movement in funds		**36,621**	**-**	**36,621**
Reconciliation of funds:				
Total funds brought forward		111,837	-	111,837
Total funds carried forward		**148,458**	**-**	**148,458**