

**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
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For the year ended 31st December 2020

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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 Mark Gunner	(to August 2020) (from December 2020)
Treasurer	Chris Weir	
Secretary	The Revd Edward Lees-Millais Barbara Sherwood	(to December 2020) (from December 2020)
Elected Members	Nick Addyman Ta Cooper Philip Prideaux Barbara Sherwood Victoria Day Rhoda Hunter The Revd Edward Lees-Millais Barbara Ofori-Boateng	(to October 2020) (to October 2020) (to December 2020) (from October 2020) (from December 2020) (from December 2020) (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 Briqhouse 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.

The Parochial Church Council of St John with St Andrew, Chelsea
Report of the Church Council
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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
Incumbent

A handwritten signature in black ink, appearing to read 'PRD' followed by a long horizontal stroke.

12 April 2021

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
		<u>176,784</u>	<u>148,458</u>
Liabilities			
Creditors: amounts falling due within one year	7	<u>13,380</u>	<u>9,558</u>
Net current assets		163,404	138,900
Total net assets		<u><u>173,502</u></u>	<u><u>148,458</u></u>
The funds of the Parish			
Unrestricted		170,302	148,458
Restricted	9	3,200	-
		<u><u>173,502</u></u>	<u><u>148,458</u></u>

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
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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.

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

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 activities				
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

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

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

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

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
	<u>145,637</u>	<u>149,396</u>

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 accommodation 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	<u>10,098</u>

Holdings at 31 December 2020:

1892 Charibond shares

377 CBF Church of England Investment Fund income units

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

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 £
<i>Restricted funds:</i>					
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

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

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