

# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF HOLY TRINITY, WEALDSTONE

England & Wales - Charity number 1132680

## Details

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**Other names** HOLY TRINITY PCC, WEALDSTONE, HARROW

**Status** Registered

**Legal form** Previously excepted

**Registered** 2009-11-12

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Holy Trinity Church  
1a Headstone Drive  
Harrow  
HA3 5QX

**Phone** 02088636131

**Email** [office@htw.org.uk](mailto:office@htw.org.uk)

**Website** [www.htw.org.uk](http://www.htw.org.uk)

## Activities

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

**Activities:** Regular public worship open to all; pastoral work; teaching of Christianity through sermons, courses and small groups; the provision of a youth club with a Christian ethos; promoting the whole mission of the Church through provision of activities for parents and toddlers; supporting other charities in the UK and overseas.

## Classification

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- **How:** Other Charitable Activities
- **What:** Religious Activities
- **Who:** The General Public/mankind

## Geography

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

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£183,389	£166,224	-	-
2023-12-31	£157,746	£215,363	-	-
2022-12-31	£167,185	£145,844	-	-
2021-12-31	£146,322	£181,612	-	-
2020-12-31	£209,845	£340,559	-	-

## Trustees

Name	Role	Appointed
<b>Simon Benjamin Johnson</b>	Chair	2022-06-22
Alison Louise Stowe		2020-10-18
Anne Vivian Joy Russell		2022-03-24
Beverley Sterling		2018-04-29
Deborah Mary Lynne Jones		2020-10-18
JOHN FREDERICK HIGHCOCK		2018-04-29
Maurice Edward Woodbridge		2016-04-24
Shyami Rosanne Ransley		2023-04-23
Yvonne Patricia Chisholm		2018-04-29

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# Accounts

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# Holy Trinity Wealdstone Annual Report and Financial Statements of the Parochial Church Council for the year ended 31 December 2024

## Administrative Information

Holy Trinity Wealdstone is situated in the middle of Wealdstone Town Centre. The parish is part of the Deanery of Harrow, the Archdeaconry of Willesden, and the Diocese of London.

The correspondence address is: Holy Trinity Church, The Parish Office, 1A Headstone Drive, Wealdstone, Harrow, Middlesex, HA3 5QX.

The following served as members of the PCC of Holy Trinity Wealdstone from 01 January 2024 to 31 December 2024.

*(# indicates members of Standing Committee)*

Incumbent: # Reverend Simon Johnson (from 22 Jun 2022)

Churchwardens: # John Highcock (from APCM 12 May 2024)

# Shyami Ransley (from APCM 12 May 2024)

Representatives on the Deanery Synod:

Alison Stowe (from APCM 23 Apr 2023)

Elected Members: # Anne Russell (Secretary) (from APCM 24 April 2022)

# Yvonne Chisholm (until APCM 23 April 2023) 3 years

Beverley Sterling (from APCM 23 April 2023) 3 years

Lynne Jones (from APCM 12 May 2024) 3 years

# Maurice Woodbridge (from APCM 12 May 2024) 3 years

Bankers: Co-operative Bank, PO Box 600, Delf House,  
Skelmersdale, WN8 6GF

Architect: Clive England of Thomas Ford & Partners (until 5 April 2024)  
177 Kirkdale, Sydenham, London SE26 4QH

Independent Examiner: Derek Taylor-Mew FMAAT, 123 Park Lane, South Harrow, HA2 8NN.

## **Structure, governance, and management**

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC is registered as Charity No 1132680 with the Charity Commission.

The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

At the beginning of each new PCC an introduction to the workings of the PCC is given to each member. Following the APCM in 2008 members are given annually an electronic or paper copy of the 'Health and Safety' and 'Child Protection' procedures. Members are encouraged to go on training courses, such as those arranged by the Diocese and Deanery, and report back to the PCC.

The PCC has a Standing Committee (SC) made up of Clergy, Bishops' Officers, Secretary, Treasurer and 2 other PCC members. Membership is indicated at # above. The Standing Committee has the power to transact the business of the PCC between its meetings, subject to any directions given by the PCC.

The major risks to which the PCC is exposed, as identified by PCC members, have been reviewed and systems or procedures where appropriate have been established to manage those risks.

### **Holy Trinity Wealdstone Reserves Policy**

Our current reserves policy as it stands is to continue to hold £2,000 in our deposit account which was the total remaining capital repayment on our stonework loans as of 31 December 2024.

The significant reduction from previous years is entirely due to buildings related expenditure during 2023. The total in the deposit account at the end of 2024 was £30,630.

### **Objectives and Activities**

The primary object of the PCC is the promotion of the Gospel of our Lord Jesus Christ according to the doctrine and practices of the Church of England. Furthermore, the PCC has the responsibility of co-operating with the Incumbent, in promoting in the ecclesiastical parish the whole mission of the church - pastoral, evangelistic, social, and ecumenical.

Across 2024 we have continued to seek to embody our Mission Action Plan, which can be summarised as: "Holy Trinity Wealdstone: Meet with God; Make Friends; Follow Jesus" in our common life.

### **Achievements and performance**

The PCC met 10 times during 2024 to oversee the life and ministry of Holy Trinity Church within the parish of Wealdstone.

New PCC members were appointed in the APCM meeting on 12th May 2024: DM Lynne Jones & Maurice Woodbridge stood and were duly elected to the PCC.

Each meeting opened and closed with prayer.

The regular items on the agenda were Finance, Health and Safety, Safeguarding, Building maintenance, CCTV, Church Car Park Management, Outreach and 2 Earls Crescent.

Challenges regarding the behaviour of the shops have been brought to the attention of the PCC at different stages throughout 2024 with some resolved and some ongoing.

*Anne Russell, PCC Secretary*

## Financial Review

### 31 December 2024

The Church ended the year with a surplus of £17,165.

#### Income

The membership of Holy Trinity and its friends have again been faithful in their giving both in regular gifts through the bank or in the collection and through not charging expenses, particularly with hospitality. There was a one-off donation of £2,500 which helped the total exceed the budget for the year.

- Archdeacon Catherine gave us a grant of £1,500 towards legal fees regarding shop #11, which situation has now been resolved, and the shop paid all the fees due. We therefore may need to repay this amount in 2025.
- London Borough of Harrow gave us £15,000 towards the work done to bring the church house at 2 Earls Crescent up to current letting standards. We received the first rent on 20 September 2024.
- Church hall lettings are down on the previous year largely because the use by Bentley House was less, as expected.

New Life Bible Church	14,314
NLBC room 2	1,670
Bentley House	5,115
Ignite	3,656
Toddlers	450
Ad hoc	1,245
- Other income shows the closing balance in the Holy Trinity English Class (HoTEC) bank account of £1,537. HoTEC have granted £300 of that to go to support the work of the English conversation class at St Michael's (paid in 2025) with the balance to remain in general church funds.

#### Expenditure

- Common fund (Parish share) increased to £70,000, which is less than requested by the Diocese.
- The missionary giving amount is £3,476, the split of which to be agreed.
- The new photocopier cost £3,587 but the ongoing costs are significantly less.
- Ministry – evangelism. Going into 2025 there is £880 left from the grant and legacy.
- Utilities are down on 2023. Costs thankfully not as much as budgeted.
- Repayment of loans – there is £2,000 left to pay in 2025.
- Maintenance includes the cost of heaters in the Church and Church Centre, repair to window in room 2 and the stage toilet. £4,500 is attributable to normal servicing contracts.
- 2EC costs include insurance, council tax, gas and electricity for nine months and on-going cost of the boiler call-out contract.
- Church flat maintenance cost was for new kitchen taps.

## BUDGET 2025

The PCC has set a budget for 2025 with a deficit of £4,697. This is largely due to the cost of maintenance items. The PCC will review cash flow throughout the year and take appropriate action.

### Income

Income is much as expected, based on known or anticipated amounts. There is much scope for encouraging more giving, especially encouraging new members of the congregation to commit to regular giving, preferably gift-aided, direct into the church's bank account. Our Administrator is working hard to get new rentals for our halls.

### Expenditure

- Common fund (Parish share), agreed by the PCC in the summer of 2024, has increased by 10% to £77,000.  
(The Parish Standard Cost advised by the Diocese for 2025 of just under £100,000 is offered as an indicative figure showing the average cost of clergy and housing provision, parish support teams, and the training of future priests, alongside substantial funding from London Diocesan Fund.)
- Administrator salaries include the average UK expected increase from 1 April 2025.
- Clergy expenses include days on retreat.
- The phone and network contract is being re-negotiated to reduce cost.
- The new photocopier charges are much less than previously.
- Software licenses include cost reduction for Zoom. 2024 included fees for two licences on 2-year contracts.
- Evangelism budget includes £1,000 to cover the cost of Bibles distributed by Johnny.
- The Cleaner's salary reflects the increase in the Real Living Wage from 1 April 2025.
- Maintenance - £13,950:
  - £4,550 normal servicing of equipment – fire extinguishers, fire alarm, lightning rod, lift, heater servicing, gutter cleaning, entry system.
  - £4,080 rewiring of very old cabling in halls
  - £2,500 APNR system in car park
  - £1,200 repair of guttering over hall landing
  - £580 slate roof tiles over the east end of the church
  - £500 louvre door near bell-cote
  - £540 to re-route power supply to the camera used for streaming services.
- 2EC includes some cost for insurance and £225 for boiler call-out contract.
- Church flat maintenance £600 for new security door as recommended by Met Police
- Children and family worker salary based on 8 months as per discussion with Re:gen.

### REPAYMENT OF LOANS

The Area loan will be repaid in full in June 2025.

## RESERVES

The balance in the deposit fund (CCLA) with the Church of England Board of Finance at 31 December 2024 was £30,630 of which

- £10,000 belongs to the Children and Family Worker account
- £1,800 belongs to Toddlers
- £30 represents car park permit deposits
- £18,800 for general use.

At 31 December 2024 actual cash in accounts totalled £73,679, represented by:

- £29,695 General account
- £13,354 Children and Family Worker account
- £30,630 CCLA deposit account

3 months' worth of general expenditure amounts to circa £35,000.

*Pat Horn* 20/6/25

*Pat Horn, Acting PCC Treasurer*

The following accounts were approved by the Parochial Church Council on 11 February 2025 and signed on its behalf by:

*A Russell* 22/6/25

*Anne Russell, PCC Secretary*

**Holy Trinity Church Wealdstone**  
**Income and Expenditure account**  
**31 December 2024**

	Budget 2025	Actual 2024	Actual 2023
	£	£	£
<b>INCOME</b>			
Planned Giving	31,245.00	35,661.21	31,794.50
Loose plate collections	4,000.00	3,876.28	4,434.78
Special collections		256.34	255.00
Legacies not restricted		-	500.00
Stonework gifts to repay loan		-	15,000.00
Specific gifts - tree pollarding		-	540.00
Sales of produce		323.21	699.61
Deanery Mission Grant for evangelism 2023		-	1,000.00
Archdeacon's grant shop #11 legal fees		1,500.00	
LBH grant towards refurb 2EC		15,000.00	-
Car park permit deposit		10.00	10.00
Gift Aid recovered	6,990.00	7,379.12	10,516.81
Service Fees	474.00	843.00	438.00
<b>TOTAL MINISTRY INCOME</b>	<b>42,709.00</b>	<b>64,849.16</b>	<b>65,188.70</b>
Church Hall lettings	33,300.00	26,449.75	27,734.00
2EC	21,000.00	5,997.94	-
Church Flat	15,000.00	15,000.00	15,000.00
Shops	42,820.00	44,535.06	41,473.84
<b>TOTAL RENTAL INCOME</b>	<b>112,120.00</b>	<b>91,982.75</b>	<b>84,207.84</b>
Other income (HoTEC)		1,537.17	-
Children and Family Worker income		-	-
Children and Family Worker Gift Aid	4,182.00	4,462.00	5,346.00
CCLA income - interest and transfers	1,045.50	1,116.00	1,336.50
HoTEC income	520.00	18,893.04	1,084.24
Toddlers income		-	-
Together on Wednesdays		548.50	575.77
<b>TOTAL OTHER INCOME</b>	<b>5,747.50</b>	<b>26,556.71</b>	<b>8,349.51</b>
<b>TOTAL INCOME</b>	<b>£160,576.50</b>	<b>£183,388.62</b>	<b>£157,746.05</b>

**Holy Trinity Church Wealdstone**  
**Income and Expenditure account**  
**31 December 2024**

	Budget 2025	Actual 2024	Actual 2023
	£	£	£
<b>EXPENDITURE</b>			
Common Fund			
Subs to Bereavement Care	77,000.00	70,000.00	67,000.00
PCG 10% to missionary societies	200.00	200.00	200.00
Special collections	3,000.00	3,476.00	3,088.00
Giving - other (Open Doors)		256.34	255.00
Transfer to CCLA account		200.00	-
<b>TOTAL GIVING TO OTHER BODIES</b>	<b>80,200.00</b>	<b>92,508.51</b>	<b>70,543.00</b>
Administrators' salary costs	19,500.00	18,854.04	17,726.37
Clergy expenses	1,800.00	-93.54	2,300.96
Visiting speakers/clergy	50.00	-	55.00
<b>TOTAL STAFF EXPENSES</b>	<b>21,350.00</b>	<b>18,760.50</b>	<b>20,082.33</b>
Equipment	200.00	-	370.37
Phone and network	834.00	998.69	997.40
Photocopier	200.00	3,638.93	539.39
Postage & stationery	50.00	43.83	108.41
Software licences	1,650.00	2,096.95	1,568.08
<b>TOTAL ADMIN COSTS</b>	<b>2,934.00</b>	<b>6,778.40</b>	<b>3,583.65</b>
Equipment and supplies	300.00	263.95	476.62
Evangelism	1,500.00	324.43	294.66
Training		-	250.00
Hospitality		63.35	-11.32
Children's activities	300.00	-	-
<b>TOTAL MINISTRY COSTS</b>	<b>2,100.00</b>	<b>651.73</b>	<b>1,009.96</b>
Heat and light	9,600.00	8,145.83	12,904.17
Insurance	5,665.00	3,917.96	6,948.36
Cleaning	12,050.00	11,478.57	11,000.93
Maintenance	13,950.00	8,441.65	11,682.76
Stonework repayment of loans	2,000.00	4,000.00	26,560.84
<b>TOTAL CHURCH PREMISES COSTS</b>	<b>43,265.00</b>	<b>35,984.01</b>	<b>69,097.06</b>

**Holy Trinity Church Wealdstone**  
**Income and Expenditure account**  
**31 December 2024**

	Budget 2025	Actual 2024	Actual 2023
2EC - insurance/maintenance	825.00	4,598.13	44,269.46
Vicarage - maintenance		-	180.00
Vicarage - water	650.00	502.18	431.03
Church Flat – utilities	2,625.00	2,411.05	3,433.71
Church Flat - council tax	1,850.00	1,744.28	1,760.49
Church Flat - maintenance	600.00	120.21	144.00
<b>TOTAL PROPERTY COSTS</b>	<b>6,550.00</b>	<b>9,375.85</b>	<b>50,218.69</b>
Children and Family worker salary	8,874.00	-	-
HoTEC expenditure		1,537.17	-
Toddlers expenditure		627.47	683.73
<b>TOTAL OTHER COSTS</b>	<b>8,874.00</b>	<b>2,164.64</b>	<b>828.20</b>
<b>TOTAL EXPENDITURE</b>	<b>£165,273.00</b>	<b>£166,223.64</b>	<b>£215,362.89</b>
<b>SURPLUS/(DEFICIT) FOR YEAR</b>	<b>(£4,696.50)</b>	<b>£17,164.98</b>	<b>(£57,616.84)</b>

# Holy Trinity Church Wealdstone

## Statement of Financial Activities

31 December 2024

	General	Designated	Restricted	Endowment	2024	2023
<b>Income</b>						
Giving	£61,089.04				£61,089.04	£59,579.89
Gift Aid recovered	£8,495.12				£8,495.12	£11,853.31
Lettings	£30,105.75				£30,105.75	£31,338.00
Rental of property	£61,877.00				£61,877.00	£52,869.84
Service fees	£843.00				£843.00	£438.00
Bank interest	£18,893.04				£18,893.04	£1,084.24
HoTEC	£1,537.17				£1,537.17	£0.00
Toddlers	£548.50				£548.50	£575.77
TOW					£0.00	£7.00
<b>Total income</b>	<b>£183,388.62</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£183,388.62</b>	<b>£157,746.05</b>
<b>Expenditure</b>						
Running costs	£160,059.00				£160,059.00	£187,973.85
Repayment of loans	£4,000.00				£4,000.00	£26,560.84
HoTEC	£1,537.17				£1,537.17	£0.00
Toddlers	£627.47				£627.47	£683.73
Traidcraft	£0.00				£0.00	£144.47
<b>Total expenditure</b>	<b>£166,223.64</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£166,223.64</b>	<b>£215,362.89</b>
<b>Net movement in funds</b>					<b>£17,164.98</b>	<b>(£57,616.84)</b>

# Holy Trinity Church Wealdstone

## Statement of Assets & Liabilities and Balance Sheet

31 December 2024

	General	Designated	Restricted	Endow ment	2024	2023
<b>Assets</b>						
Fixed asset 2 EC	£13,637.00				£13,637.00	£13,637.00
General Fund	£28,943.77	£751.25			£29,695.02	£27,315.86
Children & FW account	£13,354.21				£13,354.21	£8,892.21
CCLA deposit fund	£17,253.73	£13,376.53			£30,630.26	£11,737.22
HoTEC	£0.00				£0.00	£1,537.17
Toddlers	£119.45				£119.45	£2,007.78
Traidcraft	£0.00				£0.00	£0.00
Property Deposits	£1,250.00				£1,250.00	£1,250.00
Debtors	£14,170.00				£14,170.00	£15,361.08
<b>Total current assets</b>	<b>£88,728.16</b>	<b>£14,127.78</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£102,855.94</b>	<b>£81,738.32</b>
<b>Liabilities</b>						
Property Deposits	£1,250.00				£1,250.00	£1,250.00
Creditors	£8,850.00				£8,850.00	£3,088.00
<b>Total current liabilities</b>	<b>£10,100.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£10,100.00</b>	<b>£4,338.00</b>
<b>NET ASSETS SURPLUS/(DEFICIT)</b>	<b>£78,628.16</b>	<b>£14,127.78</b>			<b>£92,755.94</b>	<b>£77,400.32</b>
<b>Represented by:</b>						
Fixed asset 2EC	£13,637.00				£13,637.00	£13,637.00
Cash at bank:						
General account	£28,943.77	£751.25			£29,695.02	£27,315.86
CFW account	£13,354.21				£13,354.21	£8,892.21
CCLA deposit account	£30,630.26				£30,630.26	£11,737.22
HoTEC	£0.00				£0.00	£1,537.17
Toddlers	£119.45				£119.45	£198.42
Plus debtors	£14,170.00				£14,170.00	£15,361.08
Less creditors	(£8,850.00)				(£8,850.00)	(£3,088.00)
<b>TOTALS</b>	<b>£92,004.69</b>	<b>£751.25</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£92,755.94</b>	<b>£75,590.96</b>
<b>Reserves</b>						
Opening balance	£75,590.96				£75,590.96	£133,207.80
HT sur/(def)	£18,781.12				£18,781.12	(£57,364.41)
HoTEC sur/(def)	(£1,537.17)				(£1,537.17)	£0.00
Toddlers sur/(def)	(£78.97)				(£78.97)	(£107.96)
Traidcraft sur/(def)	£0.00				£0.00	(£144.47)
<b>TOTALS</b>	<b>£92,755.94</b>				<b>£92,755.94</b>	<b>£75,590.96</b>

### NOTES TO THE FINANCIAL STATEMENTS

## **Accounting Policies**

The PCC is a public benefit entity within the meaning of FRS 102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' 'true and fair view' provisions, together with FRS 102 (2016) as the applicable accounting standards and the 2016(?) version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP (FRS 102)).

## **Funds**

General Funds represent the funds of the PCC that are not subject to any restrictions regarding their use. Funds designated by the PCC are also unrestricted.

The accounts include all material 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.

**Income** — *Please refer to the income page of this report.*

Planned giving, collections and similar donations are recognised when received.

Income tax recoverable on Gift Aid donations is recognised in the year to which it relates.

Grants and legacies to the PCC are recognised as soon as the PCC is notified of its legal entitlement and of the amount due.

Rental income from the letting of church premises is recognised when the amount has been invoiced. Interest and other investment income is accounted for when received.

**Expenditure** — *Please refer to the expenditure pages of this report.*

The total amount in respect of grants and donations has already been designated by the PCC. The amount in respect of the year under review is therefore included in these accounts and expressed as a creditor at 31 December.

The Diocesan parish share is accounted for in the year to which it relates.

Consecrated land and beneficed property are excluded from the accounts by section 96(2) (a) of the Charities Act 1993.

No value is placed on movable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and movable church equipment or furnishings, whether maintenance or improvements, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

The PCC is managing Trustee for certain properties that are available to be used to house assistant clergy. These are stated at original cost together with the cost of any subsequent major improvements.

Other fixtures, fittings and office equipment – In view of the nature of this equipment and the fact that original cost did not exceed £3,000, all expenditure is written off as incurred.

## **Assets**

Amounts owing to the PCC at 31 December in respect of fees, rents or other income invoiced, are shown as debtors.

Cash is held on deposit with the Central Board of Finance Church of England Funds (CCLA).

Fixed assets comprise the house at 2 Earls Crescent, Wealdstone, Harrow, HA1 1XN. This is stated at cost together with the expenditure incurred in construction of the extension.

## Debtors and Creditors

### DEBTORS

Shop # 03 (banked 10 January 2025)	1,500.00
Shop # 05 (banked 6 January 2025)	1,625.00
Shop # 07 (banked 6 January 2025)	1,500.00
Shop # 11 (banked 10 January 2024)	1,500.00

**Rental income** **6,125.00**

### Gift Aid tax reclaim from HMRC

General Fund 2024	6,929.00
Children & Family Worker Fund 2024	1,116.00

**Gift Aid** **8,045.00**

**TOTAL DEBTORS** **£14,170.00**

### CREDITORS

Missionary Donations	3,476.00
Q1 rent 2 Earls Crescent	5,250.00
Q4 service fees	124.00

**TOTAL CREDITORS** **£8,850.00**

## Connected persons

The PCC has been advised of no relationships which require to be disclosed under the provisions of the Charities Act.

## Statement of the responsibility of the Parochial Church Council in respect of the accounts

The Charity Commission require the Trustees to obtain accounts each year which give a true and fair view of the financial transactions of the PCC and of the disposition at the end of the year of the assets and liabilities and contain the information specified in relevant regulations. The Trustees are required to select suitable accounting policies and apply them consistently and make judgements and estimates that are reasonable and prudent.

The Trustees are responsible for keeping proper accounting records, in accordance with Trust Law, which disclose the financial transactions and the assets and liabilities with reasonable accuracy. They are also responsible for safeguarding the assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **Independent Examiner's Report to the PCC of Holy Trinity Wealdstone**

I report on the accounts of the church for the year ended 31 December 2024 which are set out in the attached pages.

### **Respective responsibilities of the PCC and the examiner**

The PCC (the church trustees) are responsible for the preparation of the accounts. The PCC consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an Independent Examination is needed.

### **Basis of this report**

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

### **Independent Examiner's statement**

In connection with my examination, no matter has come to my attention;

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - ❑ to keep accounting records in accordance with section 130 of the 2011 Act; and
  - ❑ to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

(Signed)

*D Taylor-Mew* →

14 March 2025  
D Taylor-Mew FMAAT  
Hon. Examiner.  
123 Park Lane  
Harrow  
Middlesex HA2 8NN

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# Accounts

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# Holy Trinity Wealdstone

## Annual Report and Financial Statements

### of the Parochial Church Council

#### for the year ended 31 December 2023

### Administrative Information

Holy Trinity Wealdstone is situated in the middle of Wealdstone Town Centre. The parish is part of the Deanery of Harrow, the Archdeaconry of Willesden, and the Diocese of London.

The correspondence address is: Holy Trinity Church, The Parish Office, 1A Headstone Drive, Wealdstone, Harrow, Middlesex, HA3 5QX.

The following served as members of the PCC of Holy Trinity Wealdstone from 01 January 2023 to 31 December 2023.

*(# indicates members of Standing Committee)*

Incumbent: # Reverend Simon Johnson (from 22 Jun 2022)

Churchwardens: # Maurice Woodbridge (from APCM 24 Apr 2016)  
# John Highcock (from APCM 29 Apr 2018)

Representatives on the Deanery Synod:

# Alison Stowe (from APCM 23 Apr 2023)  
# Lynne Jones (from APCM 23 Apr 2023)

Elected Members: Anne Russell (Secretary) (from APCM 24 April 2022)  
Yvonne Chisholm (until APCM 28 Mar 2023) 3 years  
Beverley Sterling (from APCM 28 Mar 2023) 3 years  
# Lynne Jones (from APCM 18 Oct 2020)  
# Shyami Ransley (from APCM 23 April 2023) 3 years

Bankers: Co-operative Bank, PO Box 600, Delf House,  
Skelmersdale, WN8 6GF

Architect: Clive England of Thomas Ford & Partners  
177 Kirkdale, Sydenham, London SE26 4QH

Independent Examiner: Derek Taylor-Mew FMAAT, 123 Park Lane, South Harrow, HA2 8NN.

## Structure, governance, and management

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC is registered as Charity No 1132680 with the Charity Commission.

The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

At the beginning of each new PCC an introduction to the workings of the PCC is given to each member. Following the APCM in 2008 members are given annually an electronic or paper copy of the 'Health and Safety' and 'Child Protection' procedures. Members are encouraged to go on training courses, such as those arranged by the Diocese and Deanery, and report back to the PCC.

The PCC has a Standing Committee (SC) made up of Clergy, Bishops' Officers, Secretary, Treasurer and 2 other PCC members. Membership is indicated at # above. The Standing Committee has the power to transact the business of the PCC between its meetings, subject to any directions given by the PCC.

The major risks to which the PCC is exposed, as identified by PCC members, have been reviewed and systems or procedures where appropriate have been established to manage those risks.

## Holy Trinity Wealdstone Reserves Policy

Our current reserves policy as it stands is to continue to hold £6,000 in our (deposit account which was the total remaining capital repayment on our stonework loans as of 31 December 2023.

The significant reduction from previous years is entirely due to buildings related expenditure during 2023. The total in the deposit account at the end of 2023 was £11,737.

## Objectives and Activities

The primary object of the PCC is the promotion of the Gospel of our Lord Jesus Christ according to the doctrine and practices of the Church of England. Furthermore, the PCC has the responsibility of co-operating with the Incumbent, in promoting in the ecclesiastical parish the whole mission of the church - pastoral, evangelistic, social, and ecumenical.

Across 2023 we have continued to seek to embody our Mission Action Plan, which can be summarised as: "Holy Trinity Wealdstone: Meet with God; Make Friends; Follow Jesus" in our common life.

## Achievements and performance

The PCC met 11 times during 2023 to oversee the life and ministry of Holy Trinity Church within the parish of Wealdstone.

New PCC members were appointed in the APCM meeting on 23rd April 2023: Yvonne Chisolm, Beverley Sterling and Shyami Ransley stood and were duly elected to the PCC.

Each meeting opened and closed with prayer.

The regular items on the agenda were Finance, Health and Safety, Safeguarding and Building maintenance and 2 Earls Crescent. During the year lots of discussions about the work needed to bring 2 Earls Crescent back into the standard required to rent out. This has now been completed and it has been agreed that the property would be rented by Harrow Council for three years. This brought with it funding of £15,000 towards the cost of the repairs and maintenance required.

Challenges regarding the behaviour of the shops have been brought to the attention of the PCC at different stages throughout last year, with situations ongoing.

Anne Russell, PCC Secretary

*A Russell* 14/05/2024

# Financial Review - Treasurer's Report for the year ending 31 December 2023

Firstly, thank YOU for your continued commitment to supporting Holy Trinity, and particularly to those who have increased their standing orders during the year. We still enjoy the generosity of two couples who left HT a long time ago.

There was a deficit for 2023 of £57,344. This is largely in connection with the Church house at 2 Earls Crescent which has been unoccupied since September 2022, needing much work to bring it to current standards for letting a property.

## Income

- It must be noted that £20,000 has been withdrawn from the deposit fund and £10,000 has been borrowed from the Children and Family Worker fund in order to support cash flow. This latter amount needs to be repaid.
- Planned giving is £2,600 down. There had been a one-off gift of £2,000 in 2022. Three giving units have moved away since 2022 and 1 person died in 2023.
- There were 3 specific gifts given - 2 totalling £15,000 to repay the diocesan interest-bearing loan and 1 to pay for tree pollarding, all to be gift aided. These off-set expenditure.
- A legacy of £500 was donated in memory of Peter Bowler.
- The Harrow deanery awarded a grant of £1,000 for evangelism.
- £700 raised by sales of produce and other items to help with the repayment of loans.
- Loss of rent from 2EC - £20,400
- Quarter 4 shop rental income for one of the units was not accepted following advice from the solicitor recommended by the Diocese.

## Expenditure

Again major efforts have been made to reduce costs.

- Common Fund (Parish Share) was £67,000. This amount is less than requested by the Diocese.
- Clergy expenses reflect the cost of a replacement laptop for Simon.
- As expected gas and electricity are much higher than 2022 for the church and church flat.
- Maintenance includes the church centre kitchen water heater (£2,000), heaters in room 3 (£4,680) and flat roof over hall kitchen (£744).
- The overall cost for 2 Earls Crescent for 2023 is £44,300.

## BUDGET 2024

The PCC agreed to a budgeted surplus of £3,954.

## Income

- The major item affecting the budget is 2 Earls Crescent. This budget shows income for 10 months @ £1,750 per month and receipt of a grant from the London Borough of Harrow of £15,000.
- The budget for planned giving and rental income is based on known amounts.
- No rental income for shop number 11 has been included and it must be noted that the church may face a high legal bill in order to resolve the problems.

### Expenditure

- Common Fund (Parish Share) – increased to £70,000.
- Maintenance includes an amount of £5,000 to replace heaters in church.
- All other items are in line with inflation.


### REPAYMENT OF LOANS FOR THE CHURCH STONEMWORK

- The diocese loan was repaid in full by the end of 2023 due to 2 generous donations.
- The area loan has £6,000 owing and will be cleared in June 2025.

### RESERVES

There is an amount of £11,737 in the deposit account. £6,000 is held against repayment of the area loan.

Pat Horn, Acting PCC Treasurer

 14/05/2024

The following accounts were approved by the Parochial Church Council on 6 February 2024 and signed on its behalf by:

Anne Russell, PCC Secretary

 14/05/2024

# Holy Trinity Church Wealdstone

## Income and Expenditure account

For the year ending 31 December 2023

	Budget 2024	Actual 2023	Actual 2022
	£	£	£
<b>INCOME</b>			
Planned Giving	30,500.00	31,794.50	34,423.03
Loose plate collections	3,500.00	4,434.78	3,687.30
Special collections	-	255.00	354.33
Legacies not restricted	-	500.00	-
Specific gifts - stonework repairs	-	15,699.61	655.90
Specific gifts - tree pollarding	-	540.00	-
Deanery Mission Grant for evangelism 2023	-	1,000.00	-
Car park permit deposit	-	10.00	-
LDF energy grant 2022	-	-	2,641.00
Gift Aid recovered	5,390.00	10,516.81	6,610.83
Service Fees	150.00	438.00	155.00
<b>TOTAL MINISTRY INCOME</b>	<b>39,540.00</b>	<b>65,188.70</b>	<b>48,527.39</b>
Church Hall lettings	30,385.00	27,734.00	39,278.83
2EC	17,500.00	-	11,701.10
2EC grant from Harrow Council	15,000.00	-	-
Church Flat	15,000.00	15,000.00	15,000.00
Shops	36,820.00	41,473.84	42,820.00
<b>TOTAL RENTAL INCOME</b>	<b>114,705.00</b>	<b>84,207.84</b>	<b>108,799.93</b>
Children and Family Worker income	4,976.00	5,346.00	5,401.00
Children and Family Worker Gift Aid	1,244.00	1,336.50	1,350.25
CCLA income - bank interest	200.00	1,084.24	527.65
HoTEC income	-	-	-
Toddlers income	-	575.77	2,414.73
Traidcraft income	-	-	163.98
Together on Wednesdays	-	7.00	-
<b>TOTAL OTHER INCOME</b>	<b>6,420.00</b>	<b>8,349.51</b>	<b>9,857.61</b>
<b>TOTAL INCOME</b>	<b>160,665.00</b>	<b>157,746.05</b>	<b>167,184.93</b>

# Holy Trinity Church Wealdstone

## Income and Expenditure account

For the year ending 31 December 2023

	Budget 2024	Actual 2023	Actual 2022
	£	£	£
<b>EXPENDITURE</b>			
Common Fund	70,000.00	67,000.00	65,000.00
Subs to Bereavement Care	200.00	200.00	200.00
PCG 10% to missionary societies	3,000.00	3,088.00	3,027.00
Special collections	-	255.00	385.00
<b>TOTAL GIVING TO OTHER BODIES</b>	<b>73,200.00</b>	<b>70,543.00</b>	<b>68,612.00</b>
Administrators' salary costs	19,000.00	17,726.37	15,718.73
Clergy expenses	1,000.00	2,300.96	417.30
Visiting speakers/clergy	50.00	55.00	-
<b>TOTAL STAFF EXPENSES</b>	<b>20,050.00</b>	<b>20,082.33</b>	<b>16,136.03</b>
Equipment	200.00	370.37	122.32
Phone and network	1,000.00	997.40	997.34
Photocopier	700.00	539.39	638.43
Postage & stationery	150.00	108.41	137.99
Software licences	2,000.00	1,568.08	1,563.71
<b>TOTAL ADMIN COSTS</b>	<b>4,050.00</b>	<b>3,583.65</b>	<b>3,459.79</b>
Equipment and supplies	500.00	476.62	188.65
Evangelism	705.00	294.66	-
Training	-	250.00	-
Hospitality	-	(11.32)	708.90
Children's activities	300.00	-	277.50
<b>TOTAL MINISTRY COSTS</b>	<b>1,505.00</b>	<b>1,009.96</b>	<b>1,175.05</b>
Gas	7,800.00	7,353.22	2,750.89
Electricity	4,500.00	4,945.47	2,179.21
Water	1,100.00	605.48	577.46
Insurance	5,515.00	6,948.36	4,065.55
Cleaning	11,796.00	11,000.93	9,699.79
Maintenance	9,700.00	11,682.76	12,440.63
Stonework repayment of loans	4,000.00	26,560.84	8,840.00
<b>TOTAL CHURCH PREMISES COSTS</b>	<b>44,411.00</b>	<b>69,097.06</b>	<b>40,553.53</b>
2EC - insurance/maintenance	1,985.00	44,269.46	1,942.13
Vicarage - maintenance	200.00	180.00	1,186.78
Vicarage - interregnum	-	-	5,075.92
Vicarage - water	450.00	431.03	396.05
Church Flat - gas	2,300.00	2,205.36	1,023.93
Church Flat - electric	850.00	928.35	510.58
Church Flat - water	420.00	300.00	180.00
Church Flat - council tax	2,290.00	1,760.49	1,807.20
Church Flat - maintenance	-	144.00	460.00
<b>TOTAL PROPERTY COSTS</b>	<b>8,495.00</b>	<b>50,218.69</b>	<b>12,582.59</b>
Children and Family worker salary	5,000.00	-	2,363.83
HoTEC expenditure	-	-	211.08
Toddlers expenditure	-	683.73	535.63
Traidcraft expenditure	-	144.47	214.01
<b>TOTAL OTHER COSTS</b>	<b>5,000.00</b>	<b>828.20</b>	<b>3,324.55</b>
<b>TOTAL EXPENDITURE</b>	<b>156,711.00</b>	<b>215,362.89</b>	<b>145,843.54</b>
<b>SURPLUS/(DEFICIT) FOR YEAR</b>	<b>3,954.00</b>	<b>(57,616.84)</b>	<b>21,341.39</b>

# Holy Trinity Church Wealdstone

## Statement of Assets and Liabilities, and Balance Sheet

For the year ending 31 December 2023

	General	Designated	Restricted	Endowment	2023	2022
	£	£	£	£	£	£
<b>Assets</b>						
Fixed asset 2 EC	13,637.00	-	-	-	13,637.00	13,637.00
General Fund	14,595.86	12,720.00	-	-	27,315.86	40,466.94
Children & FW account	8,892.21	-	-	-	8,892.21	13,546.21
CCLA deposit fund	11,737.22	-	-	-	11,737.22	40,652.98
HoTEC	1,537.17	-	-	-	1,537.17	1,537.17
Toddlers	2,007.78	-	-	-	2,007.78	2,115.74
Traidcraft	-	-	-	-	-	144.47
Property Deposits	1,250.00	-	-	-	1,250.00	1,250.00
Debtors	15,361.08	-	-	-	15,361.08	25,990.65
<b>Total current assets</b>	<b>69,018.32</b>	<b>12,720.00</b>	-	-	<b>81,738.32</b>	<b>139,341.16</b>
<b>Liabilities</b>						
Property Deposits	1,250.00	-	-	-	1,250.00	1,250.00
Creditors	3,088.00	-	-	-	3,088.00	3,074.00
<b>Total current liabilities</b>	<b>4,338.00</b>	-	-	-	<b>4,338.00</b>	<b>4,324.00</b>
<b>NET ASSETS SURPLUS/(DEFICIT)</b>	<b>64,680.32</b>	<b>12,720.00</b>			<b>77,400.32</b>	<b>135,017.16</b>

<b>Represented by:</b>						
Fixed asset 2EC	13,637.00	-	-	-	13,637.00	13,637.00
Cash at bank:	-	-	-	-	-	-
General account	14,595.86	12,720.00	-	-	27,315.86	40,466.94
CFW account	8,892.21	-	-	-	8,892.21	13,546.21
CCLA deposit account	11,737.22	-	-	-	11,737.22	40,652.98
HoTEC	1,537.17	-	-	-	1,537.17	1,537.17
Toddlers	2,007.78	-	-	-	2,007.78	2,115.74
Traidcraft	-	-	-	-	-	144.47
Plus debtors	15,361.08	-	-	-	15,361.08	25,990.65
Less creditors	(3,088.00)	-	-	-	(3,088.00)	(3,074.00)
<b>TOTALS</b>	<b>64,680.32</b>	<b>12,720.00</b>	-	-	<b>77,400.32</b>	<b>135,017.16</b>

<b>Reserves</b>						
Opening balance	135,017.16	-	-	-	135,017.16	113,675.77
HT surplus/(deficit)	(57,364.41)	-	-	-	(57,364.41)	21,532.76
HoTEC surplus/(deficit)	-	-	-	-	-	(211.08)
Toddlers surplus/(deficit)	(107.96)	-	-	-	(107.96)	69.74
Traidcraft surplus/(deficit)	(144.47)	-	-	-	(144.47)	(50.03)
<b>TOTAL RESERVES</b>	<b>77,400.32</b>	-	-	-	<b>77,400.32</b>	<b>135,017.16</b>

# Holy Trinity Church Wealdstone

## Statement of Financial Activities

For the year ending 31st December 2023

	General £	Designated £	Restricted £	Endowment £	2023 £	2022 £
<b>Income</b>						
Giving	59,579.89	-	-	-	59,579.89	£44,521.56
Gift Aid recovered	11,853.31	-	-	-	11,853.31	£7,961.08
Lettings	31,338.00	-	-	-	31,338.00	£39,278.83
Rental of property	52,869.84	-	-	-	52,869.84	£69,521.10
Service fees	438.00	-	-	-	438.00	£155.00
Bank interest	1,084.24	-	-	-	1,084.24	£527.65
LDF energy grant	-	-	-	-	-	£2,641.00
HoTEC	-	-	-	-	-	£0.00
Toddlers	575.77	-	-	-	575.77	£2,414.73
Traidcraft	-	-	-	-	0.00	£163.98
TOW		7.00	-	-	7.00	-
<b>Total income</b>	<b>157,739.05</b>	<b>7.00</b>	-	-	<b>157,746.05</b>	<b>£167,184.93</b>
<b>Expenditure</b>						
Running costs	187,973.85	-	-	-	187,973.85	£136,042.82
Repayment of loans	26,560.84	-	-	-	26,560.84	£8,840.00
HoTEC	-	-	-	-	-	£211.08
Toddlers	683.73	-	-	-	683.73	£535.63
Traidcraft	144.47	-	-	-	144.47	£214.01
<b>Total expenditure</b>	<b>215,362.89</b>	-	-	-	<b>215,362.89</b>	<b>£145,843.54</b>
<b>Net movement in funds</b>		-	-	-	<b>(57,616.84)</b>	<b>21,341.39</b>

## NOTES TO THE FINANCIAL STATEMENTS

### Accounting Policies

The PCC is a public benefit entity within the meaning of FRS 102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' 'true and fair view' provisions, together with FRS 102 (2016) as the applicable accounting standards and the 2016(?) version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP (FRS 102)).

### Funds

General Funds represent the funds of the PCC that are not subject to any restrictions regarding their use. Funds designated by the PCC are also unrestricted.

The accounts include all material 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.

**Income** — *Please refer to the income page of this report.*

Planned giving, collections and similar donations are recognised when received.

Income tax recoverable on Gift Aid donations is recognised in the year to which it relates.

Grants and legacies to the PCC are recognised as soon as the PCC is notified of its legal entitlement and of the amount due.

Rental income from the letting of church premises is recognised when the amount has been invoiced. Interest and other investment income is accounted for when received.

**Expenditure** — *Please refer to the expenditure pages of this report.*

The total amount in respect of grants and donations has already been designated by the PCC. The amount in respect of the year under review is therefore included in these accounts and expressed as a creditor at 31 December.

The Diocesan parish share is accounted for in the year to which it relates.

Consecrated land and beneficed property are excluded from the accounts by section 96(2) (a) of the Charities Act 1993.

No value is placed on movable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and movable church equipment or furnishings, whether maintenance or improvements, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

The PCC is managing Trustee for certain properties that are available to be used to house assistant clergy. These are stated at original cost together with the cost of any subsequent major improvements.

Other fixtures, fittings and office equipment – In view of the nature of this equipment and the fact that original cost did not exceed £3,000, all expenditure is written off as incurred.

### Assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income invoiced, are shown as debtors.

Cash is held on deposit with the Central Board of Finance Church of England Funds (CLA).

Fixed assets comprise the house at 2 Earls Crescent, Wealdstone, Harrow, HA1 1XN. This is stated at cost together with the expenditure incurred in construction of the extension.

## Debtors and Creditors

### DEBTORS

Shop # 03 (paid January 2024)	1,500.00
Shop # 07 (paid January 2024)	1,500.00
Ignite (paid January 2024)	875.00

**Rental income** **3,875.00**

### Gift Aid tax reclaim from HMRC

General Fund 2023	10,149.58
Children & Family Worker Fund 2023	1,336.50

**Gift Aid** **11,486.08**

**TOTAL DEBTORS** **£15,361.08**

### CREDITORS

#### Missions and Charities Donations 2023

Re:Gen	35%	1,080.00
CMS - Mark & Rosalie Balfour	35%	1,080.00
Firm Foundation - Homeless in Harrow	15%	464.00
Friends of Kenya's Children	15%	464.00

**TOTAL CREDITORS** **£3,088.00**

### Connected persons

The PCC has been advised of no relationships which require to be disclosed under the provisions of the Charities Act.

### Statement of the responsibility of the Parochial Church Council in respect of the accounts

The Charity Commission require the Trustees to obtain accounts each year which give a true and fair view of the financial transactions of the PCC and of the disposition at the end of the year of the assets and liabilities and contain the information specified in relevant regulations. The Trustees are required to select suitable accounting policies and apply them consistently and make judgements and estimates that are reasonable and prudent.

The Trustees are responsible for keeping proper accounting records, in accordance with Trust Law, which disclose the financial transactions and the assets and liabilities with reasonable accuracy. They are also responsible for safeguarding the assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **Independent Examiner's Report to the PCC of Holy Trinity Wealdstone**

I report on the accounts of the church for the year ended 31 December 2023 which are set out in the attached pages.

### **Respective responsibilities of the PCC and the examiner**

The PCC (the church trustees) are responsible for the preparation of the accounts. The PCC consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an Independent Examination is needed.

### **Basis of this report**

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

### **Independent Examiner's statement**

In connection with my examination, no matter has come to my attention;

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

(Signed)



22 March 2024  
D Taylor-Mew FMAAT  
Hon. Examiner.  
123 Park Lane  
Harrow  
Middlesex HA2 8NN

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# Accounts

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# Holy Trinity Wealdstone

## Annual Report and Financial Statements

### of the Parochial Church Council

### for the year ended 31 December 2022

#### Administrative Information

Holy Trinity Wealdstone is situated in the middle of Wealdstone Town Centre. The parish is part of the Deanery of Harrow, the Archdeaconry of Willesden, and the Diocese of London.

The correspondence address is: Holy Trinity Church, The Parish Office, 1A Headstone Drive, Wealdstone, Harrow, Middlesex, HA3 5QX.

The following served as members of the PCC of Holy Trinity Wealdstone from 01 January 2022 to 31 December 2022.

*(# indicates members of Standing Committee)*

Incumbent: # Reverend Simon Johnson (from 22 Jun 2022)

Acting Priest (Interregnum) Reverend Simon Johnson (Sep 2021 to 21 Jun 2022)

Churchwardens: # Maurice Woodbridge (from APCM 24 Apr 2016)  
# John Highcock (from APCM 29 Apr 2018)

Representatives on the Deanery Synod:

# Alison Stowe (from APCM 18 Oct 2020)  
# Lynne Jones (from APCM 18 Oct 2020)

Elected Members: Anne Russell (Secretary) (from APCM 24 April 2022)

# Peggy Jordan (from APCM 18 Oct 2020) 3 years

# Pat Horn (Treasurer) (from APCM 18 Oct 2020) 3 years

Yvonne Chisholm (until APCM 28 Mar 2021) 3 years

Beverley Sterling (from APCM 28 Mar 2021) 3 years

Ioan Macaneata (from APCM 24 Mar 2022 to Jun 2022)

Bankers: Co-operative Bank, PO Box 600, Delf House, Skelmersdale, WN8 6GF

Architect: Clive England of Thomas Ford & Partners  
177 Kirkdale, Sydenham, London SE26 4QH

Independent Examiner: Derek Taylor-Mew FMAAT, 123 Park Lane, South Harrow, HA2 8NN.

## **Structure, governance, and management**

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC is registered as Charity No 1132680 with the Charity Commission.

The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

At the beginning of each new PCC an introduction to the workings of the PCC is given to each member. Following the APCM in 2008 members are given annually an electronic or paper copy of the 'Health and Safety' and 'Child Protection' procedures. Members are encouraged to go on training courses, such as those arranged by the Diocese and Deanery, and report back to the PCC.

The PCC has a Standing Committee (SC) made up of Clergy, Bishops' Officers, Secretary, Treasurer and 2 other PCC members. Membership is indicated at # above. The Standing Committee has the power to transact the business of the PCC between its meetings, subject to any directions given by the PCC.

The major risks to which the PCC is exposed, as identified by PCC members, have been reviewed and systems or procedures where appropriate have been established to manage those risks.

## **Holy Trinity Wealdstone Reserves Policy 2022**

Our current reserves policy as it stands is to continue to hold £40,000 in our reserves account (deposit account) which was the total remaining capital repayment on our stonework loans as of 31 December 2021. This policy needs to be reviewed in the light of the reduction in the outstanding loan amounts and significant buildings related expenditure due during 2023.

For 2022 our reserves are as follows:

There is an amount of £40,000 held in the deposit account. £31,000 held against repayment of loans, the balance held against a budgeted shortfall in income over expenditure in 2023.

## **Objectives and Activities**

The primary object of the PCC is the promotion of the Gospel of our Lord Jesus Christ according to the doctrine and practices of the Church of England. Furthermore, the PCC has the responsibility of co-operating with the Incumbent, in promoting in the ecclesiastical parish the whole mission of the church - pastoral, evangelistic, social, and ecumenical.

Across 2022 we have continued to seek to embody our Mission Action Plan, which can be summarised as: "Holy Trinity Wealdstone: Meet with God; Make Friends; Follow Jesus" in our common life.

## **Achievements and performance**

The PCC met 12 times during 2022 (some meetings in person, others on Zoom) to oversee the life and ministry of Holy Trinity Church within the parish of Wealdstone.

Simon chaired all the meetings.

New PCC members were appointed in the APCM meeting on 24 April 2022: Ioan Macaneata and Anne Russell.

Each meeting opened with a reading from the Bible and prayer.

The regular items on the agenda were Finance, Health and Safety, Safeguarding and Buildings.

Queries from the shops have been brought to the attention of the PCC at different stages throughout last year, and decisions were made.

Many of the meetings from April to June, were focused on the Interregnum, and the process of appointing a new Vicar.

[Original Signed]

Anne Russell  
PCC Secretary

# Financial Review - Treasurer's Report for the year ending 31 December 2022

Holy Trinity's surplus for the year is £19,723.40 excluding HoTEC (Holy Trinity English Class), Toddlers and Traidcraft (the auxiliary accounts).

## Income

- Planned Christian Giving (PCG) total is £34,423 and shows an increase of £1,900 on last year but that is the net result of losing regular givers (-£1,900) and one-off extra donations (+£3,800). This, together with gift aid reclaimed, is 25% of our total income.
- New Life Bible Church and rent from Bentley House have boosted hall lettings, but Ignite now only rent Room 1.
- The curate's house at 2 Earls Crescent, which we own, has been vacant since September with a loss of rent of £1,700 per month.
- The Diocese awarded HT a grant of £2,641 towards the high cost of energy.

## Expenditure

Major efforts have been made to reduce costs.

- Common Fund (Parish Share) was £65,000. This amount was £20,200 less than requested by the Diocese but a goodly amount compared with amounts other parishes have given. Common Fund is money given by congregations to provide and support clergy, and to further God's work in every parish.

Common Fund	2022
Clergy staff costs	£41,200
Clergy housing	£15,350
Training and support	£28,650
Total	£85,200

- HT was without an administrator for 3 months.
- The second half of the payment for the main hall heating was £9,500.
- Vicarage interregnum includes amounts paid to St Paul's South Harrow to compensate them for loss of rental opportunity on their curate's house.

## BUDGET 2023

There is a budgeted deficit of just under £49,000. This is a very serious situation to be in, and is largely due to the massive amount of work that needs to be carried out at 2 Earls Crescent in order to bring it to current letting standards.

Costs on buildings over the last 3 years have depleted our bank balance severely and our cash reserves are very low.

## Income

- The budget for planned giving is fairly cautious and is based on known amounts. Living costs are challenging for all but, if you can, I would ask that we all review our support of HT and to consider giving by direct credit through the bank if you don't already. Knowing a certain amount of income is regular enables us to schedule expenditure. Gift aid is a wonderful scheme devised by the government! If you pay income tax, please make sure you have a gift aid declaration in place so we can reclaim an additional 25%. That is, if you give £100 in the year, HT gets an extra £25.
- Rental income for 2 Earls Crescent assumes 6 months at £2,300 per month.

## Expenditure

- Common Fund (Parish Share) – increase of 3% on 2022.
- Cleaning costs are higher than the previous year as the amount of the real living wage paid to our cleaner increased by 15.7%. This amount was set in September 2022 when the rate of inflation was high. The previous year had benefitted from the coronavirus job retention scheme rebate.
- Costs relating to premises will be challenging in 2023. The roof over rooms 1 to 4 and the flat leak – a grant from the diocese may be available (budget £15,000). The heaters in room 3 need replacing. 2 Earls Crescent needs considerable work before it can be re-let – a grant from the council may be available (budget £39,000).
- Energy costs have risen sharply – the first quarter's bill for gas was more than the amount set in the budget for the whole year.

## REPAYMENT OF LOANS FOR THE CHURCH STONEMWORK

Area loan £20,000 (no interest): repayments are £1,000 each quarter.

Diocesan loan £35,000: repayments are currently £2,000 per quarter, including interest which accrues at base rate plus 2% (currently 6.25%)

- The loan repayments in 2022 were £8,840 (£2,910 was repaid to compensate for an error in 2021). £31,000 capital remains outstanding at year end 2022.
- In February 2023, HT was delighted to receive a gift of £10,000 (to be gift-aided) to repay some of the debt. This has been set against the interest-bearing loan.
- The diocese loan owing approximately £12,000 will be cleared July 2024. The area loan owing £9,000 will be cleared March 2025.

## RESERVES

There is an amount of £40,000 held in the deposit account. £21,000 held against repayment of loans, the balance held against the budgeted deficit in 2023.

[Original Signed]

*Pat Horn, PCC Treasurer*

The following accounts were approved by the Parochial Church Council on 21 February 2023 and signed on its behalf by:

[Original Signed]

*Anne Russell, PCC Secretary*

# Holy Trinity Church Wealdstone

## Income and Expenditure account

For the year ending 31 December 2022

	Budget 2023	Actual 2022	Actual 2021
	£	£	£
<b>INCOME</b>			
Planned Giving	30,380.00	34,423.03	32,510.80
Loose plate collections	2,500.00	3,687.30	1,359.94
Special collections		354.33	-
Specific gifts - stonework repairs		655.90	-
LDF energy grant 2022		2,641.00	-
Gift Aid recovered	5,390.00	6,610.83	6,403.39
Service Fees	150.00	155.00	168.00
<b>TOTAL MINISTRY INCOME</b>	<b>38,420.00</b>	<b>48,527.39</b>	<b>40,442.13</b>
Rent - Church Hall lettings	27,175.00	32,508.50	10,082.50
Rent - 2EC	13,800.00	11,701.10	20,400.00
Rent - Church Flat	15,000.00	15,000.00	15,000.00
Rent - shops	42,820.00	42,820.00	42,820.00
Rent - Ignite	3,500.00	6,770.33	6,976.80
<b>TOTAL RENTAL INCOME</b>	<b>102,295.00</b>	<b>108,799.93</b>	<b>95,279.30</b>
Children and Family Worker income	4,976.00	5,401.00	6,331.00
Children and Family Worker Gift Aid	1,244.00	1,350.25	1,549.00
CCLA income - bank interest	500.00	527.65	21.00
HoTEC income	-	-	2,199.80
Toddlers income	-	2,414.73	425.85
Traidcraft income	-	163.98	74.36
<b>TOTAL OTHER INCOME</b>	<b>6,720.00</b>	<b>9,857.61</b>	<b>10,601.01</b>
<b>TOTAL INCOME</b>	<b>£147,435.00</b>	<b>£167,184.93</b>	<b>£146,322.44</b>

# Holy Trinity Church Wealdstone

## Income and Expenditure account

For the year ending 31 December 2022

	Budget 2023	Actual 2022	Actual 2021
	£	£	£
<b>EXPENDITURE</b>			
Common Fund	67,000.00	65,000.00	60,000.00
Subs to other bodies	200.00	200.00	200.00
PCG 10% to missionary societies	3,000.00	3,027.00	3,215.00
Special collections	-	385.00	-
<b>TOTAL GIVING TO OTHER BODIES</b>	<b>70,200.00</b>	<b>68,612.00</b>	<b>63,415.00</b>
Administrators' salary costs	17,483.55	15,718.73	18,374.92
Clergy expenses	1,500.00	417.30	960.21
Visiting speakers/clergy	250.00	-	228.62
<b>TOTAL STAFF EXPENSES</b>	<b>19,233.55</b>	<b>16,136.03</b>	<b>19,563.75</b>
Equipment	200.00	122.32	24.97
Phone and network	1,050.00	997.34	1,207.78
Photocopier	700.00	638.43	467.18
Postage & stationery	150.00	137.99	96.82
Software licences	2,000.00	1,563.71	1,807.75
<b>TOTAL ADMIN COSTS</b>	<b>4,100.00</b>	<b>3,459.79</b>	<b>3,604.50</b>
Equipment		109.80	24.99
Materials	500.00	78.85	439.99
Hospitality	900.00	708.90	50.14
Children's activities	400.00	277.50	391.61
Other	-	-	20.10
<b>TOTAL MINISTRY COSTS</b>	<b>1,800.00</b>	<b>1,175.05</b>	<b>926.83</b>
Gas	3,000.00	2,750.89	1,608.64
Electricity	2,950.00	2,179.21	1,802.27
Water	750.00	577.46	1,230.96
Insurance	6,775.00	4,065.55	4,496.07
Cleaning	11,068.00	9,699.79	6,374.30
Church - maintenance	3,000.00	1,519.07	2,895.82
Church - stonework	-	-	31,468.90
Church - stonework repayment of loans	12,000.00	8,840.00	13,690.00
Hall - maintenance	15,000.00	10,921.56	11,551.37
<b>TOTAL CHURCH PREMISES COSTS</b>	<b>54,543.00</b>	<b>40,553.53</b>	<b>75,118.33</b>

Expenditure continues overleaf

# Holy Trinity Church Wealdstone

## Income and Expenditure account

For the year ending 31 December 2022

	Budget 2023	Actual 2022	Actual 2021
	£	£	£
<i>EXPENDITURE cont'd</i>			
2EC - insurance/maintenance	35,000.00	1,942.13	580.51
Vicarage - maintenance	1,000.00	1,186.78	797.34
Vicarage - interregnum		5,075.92	203.57
Vicarage - water	1,000.00	396.05	382.77
Church Flat - gas	1,300.00	1,023.93	903.40
Church Flat - electric	630.00	510.58	315.67
Church Flat - water	300.00	180.00	300.00
Church Flat - council tax	1,900.00	1,807.20	1,735.32
Church Flat - maintenance	200.00	460.00	4,281.99
<b>TOTAL PROPERTY COSTS</b>	<b>41,330.00</b>	<b>12,582.59</b>	<b>9,500.57</b>
Children and Family Worker salary	5,000.00	2,363.83	7,378.82
HoTEC expenditure	-	211.08	1,817.20
Toddlers expenditure	-	535.63	286.65
Traidcraft expenditure	-	214.01	-
<b>TOTAL OTHER COSTS</b>	<b>5,000.00</b>	<b>3,324.55</b>	<b>9,482.67</b>
<b>TOTAL EXPENDITURE</b>	<b>£196,206.55</b>	<b>£145,843.54</b>	<b>£181,611.65</b>
<b>SURPLUS/(DEFICIT) FOR YEAR</b>	<b>(£48,771.55)</b>	<b>£21,341.39</b>	<b>(£35,289.21)</b>

**Holy Trinity Church Wealdstone**  
**Statement of Assets and Liabilities, and Balance Sheet**  
**For the year ending 31 December 2022**

	General	Designated	Restricted	Endowment	2022	2021
	£	£	£	£	£	£
<b>Assets</b>						
Fixed asset 2 Earls Crescent	13,637.00				13,637.00	13,637.00
General Fund	34,812.94	5,654.00			40,466.94	36,313.40
CFW account	13,546.21				13,546.21	10,509.04
HoTEC	1,537.17				1,537.17	1,748.25
Toddlers	2,115.74				2,115.74	2,046.00
Traidcraft	144.47				144.47	194.50
CCLA deposit account	40,652.98				40,652.98	40,125.33
Property Deposits	1,250.00				1,250.00	1,250.00
Debtors	25,990.65				25,990.65	12,442.25
<b>Total current assets</b>	<b>133,687.16</b>	<b>5,654.00</b>	<b>-</b>	<b>-</b>	<b>139,341.16</b>	<b>118,265.77</b>
<b>Liabilities</b>						
Property Deposits	1,250.00				1,250.00	1,250.00
Creditors	3,074.00				3,074.00	3,340.00
<b>Total current liabilities</b>	<b>4,324.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,324.00</b>	<b>4,590.00</b>
<b>NET ASSETS SURPLUS/(DEFICIT)</b>	<b>129,363.16</b>	<b>5,654.00</b>			<b>135,017.16</b>	<b>113,675.77</b>
<b>Represented by:</b>						
Fixed assets	13,637.00				13,637.00	13,637.00
Cash at bank:						
General account	34,812.94	5,654.00			40,466.94	36,313.40
CFW account	13,546.21				13,546.21	10,509.04
CCLA deposit account	40,652.98				40,652.98	40,125.33
HoTEC	1,537.17				1,537.17	1,748.25
Toddlers	2,115.74				2,115.74	2,046.00
Traidcraft	144.47				144.47	194.50
Plus debtors	25,990.65				25,990.65	12,442.25
Less creditors	(3,074)				(3,074)	(3,340)
<b>TOTALS</b>	<b>129,363.16</b>	<b>5,654.00</b>	<b>-</b>	<b>-</b>	<b>135,017.16</b>	<b>113,675.77</b>
<b>Reserves</b>						
Opening balance	113,675.77				113,675.77	148,964.98
HT surplus/(deficit)	21,532.76				21,532.76	(35,885)
HoTEC surplus/(deficit)	(211)				(211)	382.60
Toddlers surplus/(deficit)	69.74				69.74	139.20
Traidcraft surplus/(deficit)	(50)				(50)	74.36
<b>TOTAL RESERVES</b>	<b>135,017.16</b>				<b>135,017.16</b>	<b>113,675.77</b>

# Holy Trinity Church Wealdstone

## Statement of Financial Activities

For the year ending 31st December 2022

	General	Designated	Restricted	Endowment	2022	2021
	£	£	£	£	£	£
<b>Income</b>						
Giving	43,511.33	1,010.23			44,521.56	40,201.74
Gift Aid recovered	7,961.08				7,961.08	7,952.39
Lettings	39,278.83				39,278.83	17,059.30
Rental of property	69,521.10				69,521.10	78,220.00
Service fees	155.00				155.00	168.00
Bank interest	527.65				527.65	21.00
LDF energy grant	2,641.00				2,641.00	-
HoTEC	-				-	2,199.80
Toddlers	2,414.73				2,414.73	425.85
Traidcraft	163.98				163.98	74.36
<b>Total income</b>	<b>166,174.70</b>	<b>1,010.23</b>	<b>-</b>	<b>-</b>	<b>167,184.93</b>	<b>146,322.44</b>
<b>Expenditure</b>						
Running costs	135,657.82	385.00			136,042.82	165,817.80
Repayment of loans	8,840.00				8,840.00	13,690.00
HoTEC	211.08				211.08	1,817.20
Toddlers	535.63				535.63	286.65
Traidcraft	214.01				214.01	-
<b>Total expenditure</b>	<b>145,458.54</b>	<b>385.00</b>	<b>-</b>	<b>-</b>	<b>145,843.54</b>	<b>181,611.65</b>
<b>Net movement in funds</b>					<b>21,341.39</b>	<b>- 35,289.21</b>

## NOTES TO THE FINANCIAL STATEMENTS

### Accounting Policies

The PCC is a public benefit entity within the meaning of FRS 102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' 'true and fair view' provisions, together with FRS 102 (2016) as the applicable accounting standards and the 2016(?) version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP (FRS 102)).

### Funds

General Funds represent the funds of the PCC that are not subject to any restrictions regarding their use. Funds designated by the PCC are also unrestricted.

The accounts include all material 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.

### Income — *Please refer to the income page of this report.*

Planned giving, collections and similar donations are recognised when received.

Income tax recoverable on Gift Aid donations is recognised in the year to which it relates.

Grants and legacies to the PCC are recognised as soon as the PCC is notified of its legal entitlement and of the amount due.

Rental income from the letting of church premises is recognised when the amount has been invoiced. Interest and other investment income is accounted for when received.

### Expenditure — *Please refer to the expenditure pages of this report.*

The total amount in respect of grants and donations has already been designated by the PCC. The amount in respect of the year under review is therefore included in these accounts and expressed as a creditor at 31 December.

The Diocesan parish share is accounted for in the year to which it relates.

Consecrated land and beneficed property are excluded from the accounts by section 96(2) (a) of the Charities Act 1993.

No value is placed on movable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and movable church equipment or furnishings, whether maintenance or improvements, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

The PCC is managing Trustee for certain properties that are available to be used to house assistant clergy. These are stated at original cost together with the cost of any subsequent major improvements.

Other fixtures, fittings and office equipment – In view of the nature of this equipment and the fact that original cost did not exceed £3,000, all expenditure is written off as incurred.

### Assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income invoiced, are shown as debtors.

Cash is held on deposit with the Central Board of Finance Church of England Funds (CCLA).

Fixed assets comprise the house at 2 Earls Crescent, Wealdstone, Harrow, HA1 1XN. This is stated at cost together with the expenditure incurred in construction of the extension.

## Debtors and Creditors

### DEBTORS

Shop Unit # 07 (paid April 2023)	1,500.00
Shop Unit # 1 insurance (outstanding)	173.44
Shop Unit # 11 insurance (outstanding)	173.44
Shop Unit # 13 insurance (outstanding)	173.44
Bentley House (paid February 2023)	5,560.00
NLBC (paid January 2023)	1,007.00

**Rental income** **10,087.32**

### Gift Aid tax reclaim from HMRC (outstanding)

General Fund 2021	6,393.25
General Fund 2022	6,610.83
Children & Family Worker Fund 2021	1,549.00
Children & Family Worker Fund 2022	1350.25

**Gift Aid** **15,903.33**

### TOTAL DEBTORS

**£25,990.65**

### CREDITORS

#### Missions and Charities Donations 2022

Re:Gen	35%	1,060.00
CMS - Mark & Rosalie Balfour	35%	1,060.00
Firm Foundation - Homeless in Harrow	12%	363.00
Church Pastoral Aid Society	9%	272.00
Friends of Kenya's Children	9%	272.00

Memorial service collection 47.00

### TOTAL CREDITORS

**£3,074.00**

## Connected persons

The PCC has been advised of no relationships which require to be disclosed under the provisions of the Charities Act.

## Statement of the responsibility of the Parochial Church Council in respect of the accounts

The Charity Commission require the Trustees to obtain accounts each year which give a true and fair view of the financial transactions of the PCC and of the disposition at the end of the year of the assets and liabilities and contain the information specified in relevant regulations. The Trustees are required to select suitable accounting policies and apply them consistently and make judgements and estimates that are reasonable and prudent.

The Trustees are responsible for keeping proper accounting records, in accordance with Trust Law, which disclose the financial transactions and the assets and liabilities with reasonable accuracy. They are also responsible for safeguarding the assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## Independent Examiner's Report to the Trustees of Holy Trinity Wealdstone's Parochial Church Council

This report on the financial statements of the PCC for the year ended 31 December 2022, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 (the Regulations) and s.43 of the Charities Act 1993 (the Act).

### Respective responsibilities of the PCC and the examiner

As members of the PCC you are responsible for the preparation of the financial statements; you consider that the audit requirement of the Regulations and s.43(2) of the Act does not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the regulations.

### Basis of this report

My examination was carried out in accordance with the General Directions given by the Charity Commission under s.43(7)(b) of the Act and to be found in the Church Guidance, 2006 edition. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the financial statements and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### Independent Examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) Which gives me reasonable cause to believe that in any material respect the requirements

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  - To keep accounting records in accordance with section 41 of the Act; and
  - To prepare financial statements, which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or
- (2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Diary* →

Signed: [Original Signed]

Date: 31/3/23

D Taylor-Mew FMAAT  
Honorary Examiner  
123 Park Lane  
South Harrow  
Middlesex HA2 8NN

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# Accounts

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# Holy Trinity Wealdstone Annual Report and Financial Statements of the Parochial Church Council for the year ended 31 December 2021

## Administrative Information

Holy Trinity Wealdstone is situated in the middle of Wealdstone Town Centre. The parish is part of the Deanery of Harrow, the Archdeaconry of Willesden, and the Diocese of London.

The correspondence address is: Holy Trinity Church, The Parish Office, 1A Headstone Drive, Wealdstone, Harrow, Middlesex, HA3 5QX.

The following served as members of the PCC of Holy Trinity Wealdstone from 01 January 2021 to 31 December 2021.

*(# indicates members of Standing Committee)*

Incumbent: # Reverend Mark Maloney (until 23<sup>rd</sup> May 2021)

Acting Priest (Interregnum) Reverend Simon Johnson (from September 2021)

Assistant Curate: # Reverend Fiona Maloney (until 23<sup>rd</sup> May 2021)

Churchwardens: # Andrew Searle (until APCM 2021)

# John Highcock (from APCM 2021)

# Maurice Woodbridge

Representatives on the Deanery Synod:

# Alison Stowe

# Lynne Jones

Elected Members:	# Antonela Macaneata	(Secretary)	
	# Peggy Jordan	(from APCM 18 October 2020)	3 years
	# Pat Horn (Treasurer)	(from APCM 18 October 2020)	3 years
	Yvonne Chisholm	(until APCM 28 March 2021)	3 years
		(from APCM 28 March 2021)	3 years
	Beverley Sterling	(until APCM 28 March 2021)	3 years
		(from APCM 28 March 2021)	3 years
	John Highcock	(until APCM 28 March 2021)	
	Ranmal Rodrigo	(from APCM 28 March 2021)	1 year

Bankers: Co-operative Bank, PO Box 600, Delf House, Skelmersdale, WN8 6GF

Architect: Clive England of Thomas Ford & Partners  
177 Kirkdale, Sydenham, London SE26 4QH

Independent Examiner: Derek Taylor-Mew FMAAT, 123 Park Lane, South Harrow, HA2 8NN.

## **Structure, governance, and management**

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC is registered as Charity No 1132680 with the Charity Commission.

The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

At the beginning of each new PCC an introduction to the workings of the PCC is given to each member. Following the APCM in 2008 members are given annually an electronic or paper copy of the 'Health and Safety' and 'Child Protection' procedures. Members are encouraged to go on training courses, such as those arranged by the Diocese and Deanery, and report back to the PCC.

The PCC has a Standing Committee (SC) made up of Clergy, Bishops' Officers, Secretary, Treasurer and 2 other PCC members. Membership is indicated at # above. The Standing Committee has the power to transact the business of the PCC between its meetings, subject to any directions given by the PCC.

The major risks to which the PCC is exposed, as identified by PCC members, have been reviewed and systems or procedures where appropriate have been established to manage those risks.

## **Objectives and Activities**

The primary object of the PCC is the promotion of the Gospel of our Lord Jesus Christ according to the doctrine and practices of the Church of England. Furthermore, the PCC has the responsibility of co-operating with the Incumbent, in promoting in the ecclesiastical parish the whole mission of the church - pastoral, evangelistic, social, and ecumenical.

Across 2021 we have continued to seek to embody our Mission Action Plan, which can be summarised as: "Holy Trinity Wealdstone: Meet with God; Make Friends; Follow Jesus" in our common life.

## **Achievements and performance**

The PCC met 18 times during 2021 (some meetings in person, others on Zoom) to oversee the life and ministry of Holy Trinity Church within the parish of Wealdstone. In addition to this, the PCC had the role of helping the church to navigate through the Interregnum, including the procedures involved in appointing a new Incumbent.

Mark chaired the first 5 meetings, and Maurice chaired the rest.

New PCC members were appointed in the APCM meeting on 28 March 2021: Yvonne Chisholm, Beverley Sterling and Ranmal Rodrigo.

Andrew Searle stepped down as churchwarden, and John Highcock was appointed at the APCM meeting on 28 March 2021.

Each meeting opened with a reading from the Bible and prayer.

The regular items on the agenda were Finance, Health and Safety, Safeguarding and Buildings. During the second half of the year, we added the Interregnum as a regular item on the agenda.

There were many discussions related to the Stonework, Hall heating, and Interregnum.

Queries from the shops have been brought to the attention of the PCC at different stages throughout last year, and decisions were made.

Many of the meetings from September onwards, were focused on the Interregnum, and the process of appointing a new Vicar. The PCC worked towards preparing all the documents needed for advertising the job. We aimed to advertise in December, which did not give us much time to write a Parish Profile. But we managed to get this done, mainly because of all the hard work that Maurice did, and all the time he spent planning and guiding us, as well as the entire congregation towards achieving this goal.

These meetings were longer than the regular meetings, and we are grateful to all the PCC members for giving their time.

[Original Signed]

Antonela Macaneata  
PCC Secretary

A handwritten signature in black ink, appearing to be 'AM', written in a cursive style.

# Financial Review - Treasurer's Report for the year ending 31 December 2021

Covid-19 continues to affect activity.

Holy Trinity's deficit without the auxiliary accounts is £35,885. The overall deficit is £35,290.

The main factor is costs relating to stonework repairs that were incurred because of the scaffolding that remained in place between the initial survey work done in 2018 and the commencement of the work in 2020. The amount demanded by Pendrich was rigorously contended and the final cost much reduced.

Pendrich	£26,500
Arbitration	£ 1,625
Architect	£ 240
Solicitor	<u>£ 3,104</u> (net of Archdeacon's grant of £1,500)
TOTAL	£31,469

In all, the total cost for the stonework repairs was £254,000 and this work has had an impact on the finances for the last three years.

The loan repayments in 2021 were £13,690. £40,000 capital remains outstanding at year end 2021 together with estimated interest of around £640.

Area loan £20,000 (no interest): repayments are £1,000 each quarter commencing September 2020.

Diocesan loan £35,000: capital repayments commenced April 2021 of £1,750 per quarter. Interest repayments commenced June 2020 at 2% above base rate. Interest is currently £160 per quarter. The bank base rate increased to 0.5% on 3 February 2022.

Loans are repaid over 5 years, the final repayment will be in September 2025.

## Income

Gift-aided Planned Christian Giving (PCG) has benefitted from new payroll giving, making the comparison with the previous year look good. However, Holy Trinity has lost several faithful givers lately through death or moving away with no new members replacing them. The majority of regular givers are pensioners!

New Life Bible Church and rent from NHS via Bentley House have boosted hall lettings, but we have lost the line dance group.

## Expenditure

Again major efforts have been made to reduce costs.

Common Fund (Parish Share) was £60,000. This amount was £25,000 less than what was requested by the Diocese but a significant increase on the previous year.

Holy Trinity continued to pay our cleaner 100% salary throughout the pandemic lockdown, receiving just under £2,000 from the Government's Coronavirus Job Retention Scheme in compensation.

Hall maintenance includes two significant amounts - £1,580 on the Intercom system and £9,500 deposit for the new hall heating system. £9,500 is payable in 2022.

Church Flat Maintenance includes the balance for the work agreed in 2020 for plumbing and carpeting. The flat falls into an area where the local council require housing that is rented to be licensed. The cost is £580 for five years.

## **BUDGET 2022**

There is a budgeted deficit of £13,408.

### **Income**

The budget for giving is fairly cautious based on known planned giving. I would ask each of you to review your support of HT and especially to consider giving by direct credit through your bank if you don't already. Knowing a certain amount of income is regular enables us to schedule expenditure.

Hall rent includes £10,800 for New Life Bible Church and £8,000 for Bentley House, assuming a full year for both, plus £1,200 sundry lets.

### **Expenditure**

Common Fund (Parish Share) - of the £85,000 requested by the Diocese, the PCC has agreed to pay £65,000 for 2022.

A long-overdue salary increase was awarded to our paid staff commencing 1 January 2022.

Clergy expenses includes £5,200 contribution to St Paul's Church South Harrow for January to April towards loss of rent for the church-owned house that Simon and his family are currently occupying.

Utilities have been increased by 50% based on a six year average figure as Covid has affected the last two years' usage. This percentage is expected to be higher, but not applicable until April 2022.

The budget for the hall and church repairs and maintenance includes known items - £9,500 for hall heating, £498 on gutter maintenance (an annual charge made by the Diocese), £1,500 to cover annual safety checks plus £5,000.

£3,000 has been budgeted for the house at 2 Earls Crescent – this amount was a grant from Harrow Council when we took on the current tenants and has been kept in a designated fund.

Note - Auxiliary accounts (HoTEC, Toddlers, Traidcraft) manage their own budgets.

### **RESERVES**

There is an amount of £40,000 held in the deposit account against the repayment of loans.



*Pat Horn, PCC Treasurer*

The following accounts were approved by the Parochial Church Council on 19 January 2021 and signed on its behalf by:

*Antonela Macaneata, PCC Secretary*



# Holy Trinity Church Wealdstone

## Income and Expenditure account

### For the year ending 31 December 2021

	Budget 2022	Actual 2021	Actual 2020
	£	£	£
<b>INCOME</b>			
Planned Giving	32,880	32,511	29,107
Loose plate collections	1,500	1,360	897
Special collections		-	40
Legacies not restricted		-	-
Specific gifts - stonework repairs		-	2,476
Specific gift - live streaming equipment		-	6,196
Grant for stonework repairs		-	10,000
Loan for stonework repairs (repayable)		-	55,000
Gift Aid recovered	6,010	6,403	9,324
Service Fees	300	168	166
<b>TOTAL MINISTRY INCOME</b>	<b>40,690</b>	<b>40,442</b>	<b>113,206</b>
Rent - Church Hall lettings	20,000	10,083	833
Rent - 2EC	20,400	20,400	20,400
Rent - Church Flat	15,000	15,000	15,000
Rent - Shops	42,820	42,820	42,820
Rent - Ignite	7,000	6,977	7,137
<b>TOTAL RENTAL INCOME</b>	<b>105,220</b>	<b>95,280</b>	<b>86,190</b>
Children and Family Worker income	5,700	6,331	6,340
Children and Family Worker Gift Aid	1,425	1,549	1,585
CCLA income - bank interest	50	21	51
HoTEC income		2,200	1,856
Toddlers income		426	92
Traidcraft income		74	346
Together on Wednesdays		-	14
CTW funds held by HT		-	165
<b>TOTAL OTHER INCOME</b>	<b>7,175</b>	<b>10,601</b>	<b>10,449</b>
<b>TOTAL INCOME</b>	<b>153,085</b>	<b>146,323</b>	<b>209,845</b>

**Holy Trinity Church Wealdstone**  
**Income and Expenditure account**  
**For the year ending 31 December 2021**

	Budget 2022	Actual 2021	Actual 2020
	£	£	£
<b>EXPENDITURE</b>			
Common Fund	65,000	60,000	25,000
Subs to other bodies	200	200	200
PCG 10% to missionary societies	3,288	3,215	2,829
Special collections		-	40
<b>TOTAL GIVING TO OTHER BODIES</b>	<b>68,488</b>	<b>63,415</b>	<b>28,069</b>
Administrators' salary costs	18,502	18,375	17,831
Clergy expenses	7,200	960	2,155
Visiting speakers/clergy		229	150
<b>TOTAL STAFF EXPENSES</b>	<b>25,702</b>	<b>19,564</b>	<b>20,136</b>
Equipment	200	25	-
Phone and network	1,200	1,208	1,074
Photocopier	500	467	236
Postage & stationery	500	97	509
Software licences	2,200	1,808	2,365
<b>TOTAL ADMIN COSTS</b>	<b>4,600</b>	<b>3,605</b>	<b>4,184</b>
Equipment	200	25	7,312
Materials	500	440	582
Flowers		-	-
Training		-	-
Hospitality	300	50	-13
Children's activities	500	392	210
Other		20	105
<b>TOTAL MINISTRY COSTS</b>	<b>1,500</b>	<b>927</b>	<b>8,196</b>
Gas	3,300	1,609	1,883
Electricity	2,655	1,802	1,799
Water	750	1,231	282
Insurance	4,939	4,496	6,030
Cleaning	8,910	6,374	5,080
Church - maintenance	6,248	2,896	1,041
Church - stonework		31,469	192,790
Church - stonework repayment of loans	11,600	13,690	2,505
Hall - maintenance	10,250	11,551	1,298
<b>TOTAL CHURCH PREMISES COSTS</b>	<b>48,652</b>	<b>75,118</b>	<b>212,708</b>

*Expenditure continues overleaf*

**Holy Trinity Church Wealdstone**  
**Income and Expenditure account**  
**For the year ending 31 December 2021**

	Budget 2022	Actual 2021	Actual 2020
	£	£	£
<b>EXPENDITURE</b>			
2EC - insurance/maintenance	3,544	581	307
Vicarage - maintenance	250	797	224
Vicarage - interregnum	250	204	-
Vicarage - water	400	383	367
Church Flat - gas	1,040	903	659
Church Flat - electric	503	316	242
Church Flat - water	300	300	103
Church Flat - council tax	1,800	1,735	1,643
Church Flat - maintenance	200	4,282	1,167
Shops - maintenance		-	-
<b>TOTAL PROPERTY COSTS</b>	<b>8,287</b>	<b>9,501</b>	<b>4,712</b>
Children and Family worker salary	9,264	7,379	7,226
CCLA expenditure		-	-
HoTEC expenditure		1,817	1,907
Toddlers expenditure		287	113
Traidcraft expenditure		-	309
<b>TOTAL OTHER COSTS</b>	<b>9,264</b>	<b>9,483</b>	<b>9,555</b>
<b>TOTAL EXPENDITURE</b>	<b>£166,493</b>	<b>£181,613</b>	<b>£287,560</b>
<b>SURPLUS/(DEFICIT) FOR YEAR</b>	<b>(£13,408)</b>	<b>(£35,290)</b>	<b>(£77,715)</b>

# Holy Trinity Church Wealdstone

## Statement of Assets and Liabilities, and Balance Sheet

For the year ending 31 December 2021

	General £	Designa- ted £	Restric- ted £	Endow- ment £	2021 £	2020 £
<b>Assets</b>						
Fixed asset 2 Earls Crescent	£13,637.00				£13,637.00	£13,637.00
General Fund	£33,138.40	£3,175.00			£36,313.40	£72,484.04
Children and Family Worker fund	£10,509.04				£10,509.04	£11,556.86
HoTEC	£1,748.25				£1,748.25	£1,365.65
Toddlers	£2,046.00				£2,046.00	£1,906.80
Traidcraft	£194.50				£194.50	£120.14
CCLA deposit account	£40,125.33				£40,125.33	£40,104.33
Property Deposits	£1,250.00				£1,250.00	£1,250.00
Debtors	£12,442.25				£12,442.25	£15,385.36
<b>Total current assets</b>	<b>£115,090.77</b>	<b>£3,175.00</b>	-	-	<b>£118,265.77</b>	<b>£157,810.18</b>
<b>Liabilities</b>						
Property Deposits	£1,250.00				£1,250.00	£1,250.00
Creditors	£3,340.00				£3,340.00	£7,595.20
<b>Total current liabilities</b>	<b>£4,590.00</b>	-	-	-	<b>£4,590.00</b>	<b>£8,845.20</b>
<b>NET ASSETS SURPLUS/(DEFICIT)</b>	<b>£110,500.77</b>	<b>£3,175.00</b>			<b>£113,675.77</b>	<b>£148,964.98</b>
<b>Represented by:</b>						
Fixed assets	£13,637.00				£13,637.00	£13,637.00
Cash at bank:						
General account	£36,313.40				£36,313.40	£72,484.04
CFW account	£10,509.04				£10,509.04	£11,556.86
CCLA deposit account	£40,125.33				£40,125.33	£40,104.33
HoTEC	£1,748.25				£1,748.25	£1,365.65
Toddlers	£2,046.00				£2,046.00	£1,906.80
Traidcraft	£194.50				£194.50	£120.14
Plus debtors	£12,442.25				£12,442.25	£15,385.36
Less creditors	(£3,340.00)				(£3,340.00)	(£7,595.20)
<b>TOTALS</b>	<b>£113,675.77</b>	-	-	-	<b>£113,675.77</b>	<b>£148,964.98</b>
<b>Reserves</b>						
Opening balance	£148,964.98				£148,964.98	£226,678.78
HT surplus/(deficit)	(£35,885.37)				(£35,885.37)	(£77,679.54)
HoTEC surplus/(deficit)	£382.60				£382.60	(£50.23)
Toddlers surplus/(deficit)	£139.20				£139.20	(£20.69)
Traidcraft surplus/(deficit)	£74.36				£74.36	£36.66
<b>TOTAL RESERVES</b>	<b>£113,675.77</b>				<b>£113,675.77</b>	<b>£148,964.98</b>

# Holy Trinity Church Wealdstone

## Statement of Financial Activities

For the year ending 31st December 2021

	General	Designated	Restrict- ed	Endow- ment	2021	2020
	£	£	£	£	£	£
<b>Income</b>						
Giving	£40,201.74				£40,201.74	£45,055.33
Gift Aid recovered	£7,952.39				£7,952.39	£10,908.62
Lettings	£17,059.30				£17,059.30	£7,969.90
Rental of property	£78,220.00				£78,220.00	£78,220.00
Service fees	£168.00				£168.00	£166.00
Bank interest	£21.00				£21.00	£51.37
Area Grant					-	£10,000.00
Diocesan Loan					-	£55,000.00
HoTEC	£2,199.80				£2,199.80	£1,856.35
Toddlers	£425.85				£425.85	£92.41
Traidcraft	£74.36				£74.36	£346.12
TOW					-	£14.07
CTW					-	£165.00
<b>Total income</b>	<b>£146,322.44</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£146,322.44</b>	<b>£209,845.17</b>
<b>Expenditure</b>						
Running costs	£165,587.60	£230.20			£165,817.80	£282,724.83
Repayment of loans	£13,690.00				£13,690.00	£2,505.00
HoTEC	£1,817.20				£1,817.20	£1,906.58
Toddlers	£286.65				£286.65	£113.10
Traidcraft	£0.00				£0.00	£309.46
<b>Total expenditure</b>	<b>£181,381.45</b>	<b>£230.20</b>	<b>-</b>	<b>-</b>	<b>£181,611.65</b>	<b>£287,558.97</b>
<b>Net movement in funds</b>					<b>(£35,289.21)</b>	<b>(£77,713.80)</b>

## NOTES TO THE FINANCIAL STATEMENTS

### Accounting Policies

The PCC is a public benefit entity within the meaning of FRS 102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' 'true and fair view' provisions, together with FRS 102 (2016) as the applicable accounting standards and the 2016(?) version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP (FRS 102)).

### Funds

General Funds represent the funds of the PCC that are not subject to any restrictions regarding their use. Funds designated by the PCC are also unrestricted.

The accounts include all material 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.

**Income** — *Please refer to the income page of this report.*

Planned giving, collections and similar donations are recognised when received.

Income tax recoverable on Gift Aid donations is recognised in the year to which it relates.

Grants and legacies to the PCC are recognised as soon as the PCC is notified of its legal entitlement and of the amount due.

Rental income from the letting of church premises is recognised when the amount has been invoiced. Interest and other investment income is accounted for when received.

**Expenditure** — *Please refer to the expenditure pages of this report.*

The total amount in respect of grants and donations has already been designated by the PCC. The amount in respect of the year under review is therefore included in these accounts and expressed as a creditor at 31 December.

The Diocesan parish share is accounted for in the year to which it relates.

Consecrated land and beneficed property are excluded from the accounts by section 96(2) (a) of the Charities Act 1993.

No value is placed on movable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and movable church equipment or furnishings, whether maintenance or improvements, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

The PCC is managing Trustee for certain properties that are available to be used to house assistant clergy. These are stated at original cost together with the cost of any subsequent major improvements.

Other fixtures, fittings and office equipment – In view of the nature of this equipment and the fact that original cost did not exceed £3,000, all expenditure is written off as incurred.

### Assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income invoiced, are shown as debtors.

Cash is held on deposit with the Central Board of Finance Church of England Funds (CCLA).

Fixed assets comprise the house at 2 Earls Crescent, Wealdstone, Harrow, HA1 1XN. This is stated at cost together with the expenditure incurred in construction of the extension.

## Debtors and Creditors

### DEBTORS

Shop Unit # 03 (paid early 2021)	1,500.00
Shop Unit # 07 (paid early 2021)	1,500.00
Shop Unit # 11 (paid early 2021)	1,500.00

**Shops** **4,500.00**

### Gift Aid tax reclaim from HMRC

General Fund	6,046.25
General Fund GASDS	347.00
Children & Family Worker Fund	1,549.00

**Gift Aid** **7,942.25**

**TOTAL DEBTORS** **£12,442.25**

### CREDITORS

#### Missions and Charities Donations 2021

Re:Gen	35%	1,125.00
CMS - Mark & Rosalie Balfour	35%	1,125.00
Firm Foundation - Homeless in Harrow	12%	386.00
Church Pastoral Aid Society	6%	193.00
Anti-slavery International	6%	193.00
Friends of Kenya's Children	6%	193.00

Uncleared item 125.00

**TOTAL CREDITORS** **£3,340.00**

### Connected persons

The PCC has been advised of no relationships which require to be disclosed under the provisions of the Charities Act.

### Statement of the responsibility of the Parochial Church Council in respect of the accounts

The Charity Commission require the Trustees to obtain accounts each year which give a true and fair view of the financial transactions of the PCC and of the disposition at the end of the year of the assets and liabilities and contain the information specified in relevant regulations. The Trustees are required to select suitable accounting policies and apply them consistently, and make judgements and estimates that are reasonable and prudent.

The Trustees are responsible for keeping proper accounting records, in accordance with Trust Law, which disclose the financial transactions and the assets and liabilities with reasonable accuracy. They are also responsible for safeguarding the assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **Independent Examiner's Report to the PCC of Holy Trinity Wealdstone**

This report on the financial statements of the PCC for the year ended 31 December 2021, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 ( the Regulations) and s.43 of the Charities Act 1993 (the Act)

### **Respective responsibilities of the PCC and the examiner**

As members of the PCC you are responsible for the preparation of the financial statements; you consider that the audit requirement of the Regulations and s.43(2) of the Act does not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the regulations.

### **Basis of this report**

My examination was carried out in accordance with the General Directions given by the Charity Commission under s.43(7)(b) of the Act and to be found in the Church Guidance, 2006 edition. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the financial statements and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent Examiner's statement**

In connection with my examination, no matter has come to my attention;

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 41 of the Act; and
  - to prepare financial statements, which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or
- (2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

(Signed)



4 April 2022  
D Taylor-Mew FMAAT  
Hon. Examiner.  
123 Park Lane  
Harrow  
Middlesex HA2 8NN



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# Accounts

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# Holy Trinity Wealdstone Annual Report and Financial Statements of the Parochial Church Council for the year ended 31 December 2020

## Administrative Information

Holy Trinity Wealdstone is situated in the middle of Wealdstone Town Centre. The parish is part of the Deanery of Harrow, the Archdeaconry of Willesden, and the Diocese of London.

The correspondence address is: Holy Trinity Church, The Parish Office, 1A Headstone Drive, Wealdstone, Harrow, Middlesex, HA3 5QX.

The following served as members of the PCC of Holy Trinity Wealdstone from 01 January 2020 to 31 December 2020.

*(# indicates members of Standing Committee)*

Incumbent: # Reverend Mark Maloney

Assistant Curate: # Reverend Fiona Maloney

Church Wardens: # Andrew Searle  
# Maurice Woodbridge

Representatives on the Deanery Synod:

Alison Stowe (from APCM 18 October 2020)  
Lynne Jones (from APCM 18 October 2020)

Elected Members: # Antonela Macaneata (Secretary)  
# Peggy Jordan (until APCM 18 October 2020)  
(from APCM 18 October 2020) 3 years  
# Pat Horn (Treasurer) (from APCM 18 October 2020) 3 years  
Yvonne Chisholm (from APCM 29 April 2018) 3 years  
Beverley Sterling (from APCM 29 April 2018) 3 years  
John Highcock (from APCM 28 April 2019) 3 years

Bankers: Co-operative Bank, PO Box 600, Delf House,  
Skelmersdale, WN8 6GF

Architect: Clive England of Thomas Ford & Partners  
177 Kirkdale, Sydenham, London SE26 4QH

Independent Examiner: Derek Taylor-Mew FMAAT, 123 Park Lane, South Harrow, HA2 8NN.

## Structure, governance and management

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC is registered as Charity No 1132680 with the Charity Commission.

The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

At the beginning of each new PCC an introduction to the workings of the PCC is given to each member. Following the APCM in 2008 members are given annually an electronic or paper copy of the 'Health and Safety' and 'Child Protection' procedures. Members are encouraged to go on training courses, such as those arranged by the Diocese and Deanery, and report back to the PCC.

The PCC has a Standing Committee (SC) made up of Clergy, Bishops' Officers, Secretary, Treasurer and 2 other PCC members. Membership is indicated at # above. The Standing Committee has the power to transact the business of the PCC between its meetings, subject to any directions given by the PCC.

The major risks to which the PCC is exposed, as identified by PCC members, have been reviewed and systems or procedures where appropriate have been established to manage those risks.

## Holy Trinity Wealdstone Reserves Policy June 2019

It is the policy of Holy Trinity Wealdstone to keep 3 months' total running costs and 3 months' rental income in reserves to cover unforeseen emergencies. In view of the extent and age of our buildings PCC will designate £70K of current reserves as building reserve and seek to transfer £10K per year to this reserve each year to offset the fluctuating annual costs of building maintenance arising from the quinquennial review. In view of the changing demographics of the parish and corresponding drop in giving, PCC will for the short-term treat £20k of the end 2018 reserve as means of managing future deficits while a transition to balanced budgets is explored.

For 2019 our reserves are as follows:

- 3 months running costs = 2018 running costs \* 0.25 = 40K
- Quinquennial provision = 70K
- Sum held against loss of rental income = 2018 rental income \* 0.25 = 25K
- 2 year deficit transition = 15K

This policy will be reviewed in June 2021

## Objectives and Activities

The primary object of the PCC is the promotion of the Gospel of our Lord Jesus Christ according to the doctrine and practices of the Church of England. Furthermore the PCC has the responsibility of co-operating with the Incumbent, Revd Mark Maloney, in promoting in the ecclesiastical parish the whole mission of the church - pastoral, evangelistic, social and ecumenical.

Across 2020 we have continued to seek to embody our Mission Action Plan, which can be summarised as: "Holy Trinity Wealdstone: Meet with God; Make Friends; Follow Jesus" in our common life.

## Achievements and performance

The PCC met 11 times during 2020 (twice in person and 9 times on Zoom) to oversee the life and ministry of Holy Trinity Church within the parish of Wealdstone.

New PCC members were appointed in the APCM meeting on 18 October 2020: Peggy Jordan and Pat Horn. PCC also welcomed Alison Stowe and Lynne Jones as Deanery Synod representatives from 18 October 2020.

Each meeting opened with a reading from the Bible and prayer, followed by a provocative question, such as: "What do you miss the most while in lockdown?" "What is the best thing about this season?" and "What opportunities does this next season present you?" It was wonderful hearing how God guides each one of us, as people answered these questions, sharing their struggles and hopes throughout the difficult year we all experienced.

The regular items on the agenda were Finance, Health and Safety, Safeguarding and Buildings.

There were a lot of discussions related to the Stonework, which was at last completed in 2020.

Many decisions needed to be made throughout 2020 in regards to the different stages of lockdown and how this affected the church services and activities.

Queries from the shops have been brought to the attention of the PCC at different stages throughout last year, and decisions were made.

Antonela Macaneata

PCC Secretary

A handwritten signature in black ink, appearing to be 'AM', written in a cursive style.

# Financial Review - Treasurer's Report for the year ending 31 December 2020

On behalf of the leadership at HT, I would like to express my thanks to each of you who have continued to contribute financially to the life of Holy Trinity Wealdstone. To those of you who are still working in these difficult times, thank you; to those of you who have recently retired, thank you; to those of you who have been retired for a while have continued with your tithe, thank you; to those of you who have left HT and continue to support us, thank you. HTW only continues to thrive because of the love expressed by its members, not in terms of money, but much more importantly in terms of commitment to serve Jesus in the parish of Wealdstone.

Two major factors have affected the accounts for 2020 - the stonework repairs and the pandemic.

## 1 Stonework

- The total cost of the works over 3 years is £220,000.
- £182,000 was for the main contractor Stone Edge.
- The final payment of £4,666 will be due for payment to Stone Edge in April 2021 subject to minor works outstanding, and has been shown as a creditor.
- The works came in under budget by £6,200.
- £2,505 repayment of loans represents 2 capital repayments of the area loan and interest (2% above base rate) on the diocesan loan. Capital repayments on the diocesan loan commence April 2021. Capital loan amounts outstanding as at 31 December 2020 are shown in creditors.
- We are facing a bill of circa £40K from Pendrich Height Services for the scaffolding that was the residual works of the initial steeple-jack investigation.

## 2 Pandemic

### Income

- Loose plate collections are down £2,010. Last year the average weekly collection was £55, for 2020 it has been £24 per week over the 38 weeks of services held in Church.
- Church hall lettings are down by £3,900 (we are missing Line Dance) and Ignite rent is down by £1,100.

### Costs

- The photocopier has been used much less, but postage is higher.
- The cost of equipment to facilitate live streaming of services was covered by a special gift (£6,196) but there were other related costs involved in managing Church at this time such as the Zoom licence.
- There have been fewer children's activities, such as Messy Church and Church BBQs.
- Utility costs are £5,380 less (but there is a water bill outstanding).
- An amount of £3,150 has been received from the Government to cover the cleaner's furlough which has enabled HT to continue to pay salary in full.

### **Other considerations:**

**Giving** - regular giving is down £6,250 on last year. This is due to people leaving the church (£6,000 for a full year) and to the appeal in 2019 for the stonework fund which possibly diverted funds into the previous year.

It would be good if members of Holy Trinity reviewed their giving to the church.

*Note:* three quarters of regular income comes from pensioners. This is good in that income is unaffected by the pandemic and bad because, in time, numbers will reduce.

**Children and Family Worker Fund:** three-year pledges were made in the Autumn 2018 to support a worker (Antonela), but some one-off pledges were not made until 2019 explaining the difference year on year. Pledges run out in Autumn 2021 and the PCC needs to ascertain whether donors are willing to continue their commitment and source new funders.

**Loan repayments** to pay for the stonework will be circa £12,000 per annum. However, HT hopes to repay the interest-bearing loan from the London Diocesan Fund as soon as possible (given the outstanding issue with Pendrich (see above) and the Area loan thereafter when funds are available.

Holy Trinity is in a better place financially than many parishes because of the income from the shops, 2 Earls Crescent and the Church Flat which mitigates the cost of the buildings but must not be the reason why members of HT feel that contributing financially to the work of their parish is not important.

### **Parish Share**

The PCC agreed to pay an amount of £60,000 for 2021. This falls short of the actual cost of £85,200 but recognises HT's extraordinary costs of complying with the last Quinquennial.

### **Main Hall heating**

On inspection by Adams Gas, the heating for the main hall was condemned. An amount of £10,000 has been budgeted for 2021. It is hoped that replacement heating will be in line with the current guidelines on zero carbon emissions.

The Church of England has expressed the need to be carbon-neutral by 2030 and has established a plan to that effect. Every parish is encouraged to appoint an "Eco Champion" to ensure that wherever possible we adopt "green" options.

### **Church Flat**

In 2020 the PCC agreed a sum of £5,000 should be spent on essential remedial works in the flat. Due to the inefficiencies of the plumber which has had a knock-on effect on the flooring company, this work is still ongoing and will be a cost in 2021.

### **Surplus/(Deficit)**

Considering the cost of the stonework, the deficit of £ £130,714 reflects the massive savings made in not dealing with other costs associated with our life in HT.



*Pat Horn, PCC Treasurer*

The following accounts were approved by the Parochial Church Council on 19 January 2021 and signed on its behalf by:



*Antonela Macaneata, PCC Secretary*

# Holy Trinity Church Wealdstone

## Income and Expenditure account

For the year ending 31 December 2020

	Unrestricted	Designated	Budget 2021	Actual 2020	Actual 2019
	£	£	£	£	£
<b>INCOME</b>					
PCG - GA	27,516	-	30,000	27,516	33,304
PCG - not GA	1,542	-	1,542	1,542	2,099
PCG - GASDS	49	-	50	49	52
Special collections GA	-	-	-	-	-
Special collections not GA	-	40	-	40	230
Loose plate collections GASDS	897	-	1,500	897	2,813
Loose plate collections not GASDS	-	-	-	-	-
Legacies not restricted	-	-	-	-	25,000
Specific gifts - stonework repairs	-	2,476	-	2,476	16,628
Specific gift - live streaming equipment	-	6,196	-	6,196	-
Grant for stonework repairs	-	10,000	-	10,000	-
Loan for stonework repairs (repayable)	-	55,000	-	55,000	-
Gift Aid recovered	9,324	9,500	-	9,324	18,725
Service Fees	166	300	-	166	300
<b>TOTAL MINISTRY INCOME</b>	<b>39,493</b>	<b>73,712</b>	<b>42,392</b>	<b>113,205</b>	<b>99,152</b>
Rent - Church Hall lettings	833	-	-	833	4,742
Rent - 2EC	20,400	-	20,400	20,400	20,400
Rent - Church Flat	15,000	-	15,000	15,000	15,000
Rent - Shops	42,820	-	42,820	42,820	44,445
Rent - Ignite	7,137	-	7,000	7,137	8,251
<b>TOTAL RENTAL INCOME</b>	<b>86,190</b>	<b>-</b>	<b>85,220</b>	<b>86,190</b>	<b>92,838</b>
Children and Family Worker income	6,340	-	6,216	6,340	12,034
Children and Family Worker Gift Aid	1,585	-	1,554	1,585	2,028
CCLA income - bank interest	51	-	250	51	142
HoTEC income	1,856	-	-	1,856	2,816
Toddlers income	92	-	-	92	641
Traidcraft income	346	-	-	346	648
Together on Wednesdays	14	-	-	14	-
Deposit Protection Scheme	-	-	-	-	-
Grant for splash-back paint	-	-	-	-	-
Grant for 2EC refurbishment	-	-	-	-	-
CTW funds held by HT	165	-	-	165	-
<b>TOTAL OTHER INCOME</b>	<b>10,450</b>	<b>-</b>	<b>8,020</b>	<b>10,450</b>	<b>18,311</b>
<b>TOTAL INCOME</b>	<b>£136,133</b>	<b>£73,712</b>	<b>£135,632</b>	<b>£209,845</b>	<b>£210,301</b>

# Holy Trinity Church Wealdstone

## Income and Expenditure account

For the year ending 31 December 2020

	Unrestricted	Designated	Budget 2021	Actual 2020	Actual 2019
	£	£	£	£	£
<b>EXPENDITURE</b>					
Common Fund	25,000	-	60,000	25,000	73,883
Subs to other bodies	200	-	200	200	200
PCG 10% to missionary societies	2,829	-	3,156	2,829	3,230
Special collections	-	40	-	40	230
<b>TOTAL GIVING TO OTHER BODIES</b>	<b>28,029</b>	<b>40</b>	<b>63,356</b>	<b>28,069</b>	<b>77,543</b>
Administrators' salary costs	17,831	-	18,200	17,831	17,989
Clergy expenses	2,155	-	2,500	2,155	1,923
Visiting speakers	150	-	150	150	-
<b>TOTAL STAFF EXPENSES</b>	<b>20,136</b>	<b>-</b>	<b>20,850</b>	<b>20,136</b>	<b>19,912</b>
Equipment	-	-	200	-	22
Phone and network	1,074	-	1,200	1,074	1,081
Photocopier	236	-	400	236	588
Postage & stationery	509	-	500	509	331
Software licences	2,365	-	2,000	2,365	1,866
<b>TOTAL ADMIN COSTS</b>	<b>4,184</b>	<b>-</b>	<b>4,300</b>	<b>4,184</b>	<b>3,888</b>
Equipment	7,312	-	200	7,312	185
Materials	582	-	750	582	745
Flowers	-	-	-	-	68
Training	-	-	-	-	-
Hospitality	(13)	-	300	(13)	398
Children's activities	210	-	500	210	995
Other	105	-	-	105	64
<b>TOTAL MINISTRY COSTS</b>	<b>8,197</b>	<b>-</b>	<b>1,750</b>	<b>8,197</b>	<b>2,453</b>
Gas	1,883	-	2,000	1,883	2,351
Electricity	1,799	-	2,000	1,799	2,133
Water	282	-	600	282	760
Insurance	6,030	-	5,700	6,030	5,026
Cleaning	5,080	-	6,000	5,080	8,295
Church - maintenance	1,041	-	3,750	1,041	450
Church - stonework	192,790	-	-	192,790	9,526
Church – stonework, repayment of	55,505	-	-	55,505	-
Hall - maintenance	1,298	-	10,000	1,298	3,775
<b>TOTAL CHURCH PREMISES COSTS</b>	<b>265,708</b>	<b>-</b>	<b>30,050</b>	<b>265,708</b>	<b>32,317</b>

*Expenditure continues overleaf*

# Holy Trinity Church Wealdstone

## Income and Expenditure account

For the year ending 31 December 2020

	Unrestricted	Designated	Budget 2021	Actual 2020	Actual 2019
	£	£	£	£	£
<b>EXPENDITURE</b>					
2EC - maintenance	307	-	500	307	541
Vicarage - maintenance	224	-	500	224	317
Vicarage - water	367	-	400	367	372
Church Flat - gas	659	-	700	659	783
Church Flat - electric	242	-	300	242	353
Church Flat - water	103	-	210	103	205
Church Flat - council tax	1,643	-	1,680	1,643	1,577
Church Flat - maintenance	1,167	-	4,000	1,167	179
Shops - maintenance	-	-	-	-	-
<b>TOTAL PROPERTY COSTS</b>	<b>4,711</b>	<b>-</b>	<b>8,290</b>	<b>4,711</b>	<b>4,326</b>
Children and Family worker salary	7,226	-	7,400	7,226	7,132
CCLA expenditure	-	-	-	-	-
HoTEC expenditure	1,907	-	-	1,907	1,886
Toddlers' expenditure	113	-	-	113	1,290
Traidcraft expenditure	309	-	-	309	721
DPS expenditure	-	-	-	-	-
Use of grant for splash-back paint	-	-	-	-	-
Use of grant for 2EC refurbishment	-	-	-	-	-
Fixed assets	-	-	-	-	-
<b>TOTAL OTHER COSTS</b>	<b>9,555</b>	<b>-</b>	<b>7,400</b>	<b>9,555</b>	<b>11,029</b>
<b>TOTAL EXPENDITURE</b>	<b>£340,519</b>	<b>£40</b>	<b>£135,996</b>	<b>£340,559</b>	<b>£151,468</b>
<b>SURPLUS/(DEFICIT) FOR YEAR</b>			<b>(£364)</b>	<b>(£130,714)</b>	<b>£58,833</b>

**Holy Trinity Church Wealdstone**  
**Statement of Assets and Liabilities, and Balance Sheet**  
**For the year ending 31 December 2020**

	General	Designa- ted	Restric- ted	Endow- ment	2020	2019
	£	£	£	£	£	£
<b>Assets</b>						
Fixed asset 2 Earls Crescent	13,637	-	-	-	13,637	13,637
General Fund	65,704	-	-	-		
Grant LBH 2EC refurb	-	3,000	-	-		
Grant LBH splash-back paint	-	1,304	-	-		
Donations to stonework repairs	-	2,476	-	-		
<b>Total General Fund</b>					72,484	152,099
Children & Family Worker fund	11,557	-	-	-	11,557	12,443
HoTEC	1,366	-	-	-	1,366	1,416
Toddlers	1,907	-	-	-	1,907	1,927
Traidcraft	120	-	-	-	120	83
CCLA deposit account	40,104	-	-	-	40,104	19,053
Property Deposits	1,250	-	-	-	1,250	1,250
Debtors	(60,595)	-	-	-	(60,595)	29,720
<b>Total current assets</b>	<b>75,050</b>	<b>6,780</b>	-	-	<b>81,830</b>	<b>231,629</b>
<b>Liabilities</b>						
Property Deposits	1,250	-	-	-	1,250	1,250
Creditors	(15,385)	-	-	-	(15,385)	3,700
<b>Total current liabilities</b>	<b>(14,135)</b>	-	-	-	<b>(14,135)</b>	<b>4,950</b>
<b>NET ASSETS SURPLUS/(DEFICIT)</b>	<b>89,185</b>	<b>6,780</b>			<b>95,965</b>	<b>226,679</b>
<b>Represented by:</b>						
Fixed assets	13,637	-	-	-	13,637	13,637
Cash at bank:						
General account	72,484	-	-	-	72,484	152,099
CFW account	11,557	-	-	-	11,557	12,443
CCLA deposit account	40,104	-	-	-	40,104	19,053
HoTEC	1,366	-	-	-	1,366	1,416
Toddlers	1,907	-	-	-	1,907	1,927
Traidcraft	120	-	-	-	120	83
Plus debtors	(60,595)	-	-	-	(60,595)	29,720
Less creditors	15,385	-	-	-	15,385	3,700
<b>TOTALS</b>	<b>95,965</b>	-	-	-	<b>95,965</b>	<b>226,679</b>
<b>Reserves</b>						
Opening balance	226,679	-	-	-	226,679	167,846
HT surplus/(deficit)	(130,680)	-	-	-	(130,680)	58,623
HoTEC surplus/(deficit)	(50)	-	-	-	(50)	931
Toddlers surplus/(deficit)	(21)	-	-	-	(21)	(649)
Traidcraft surplus/(deficit)	37	-	-	-	37	(72)
<b>TOTAL RESERVES</b>	<b>95,965</b>				<b>95,965</b>	<b>226,679</b>

# Holy Trinity Church Wealdstone

## Statement of Financial Activities

For the year ending 31st December 2019

	General	Designated	Restrict- ed	Endow- ment	2020	2019
	£	£	£	£	£	£
<b>Income</b>						
Giving	36,353	8,702			45,055	92,161
Gift Aid recovered	10,909				10,909	20,754
Lettings	7,970				7,970	12,993
Rental of property	78,220				78,220	79,845
Service fees	166				166	300
Bank interest	51				51	142
Area Grant		10,000			10,000	
Diocesan Loan		55,000			55,000	
HoTEC	1,856				1,856	2,816
Toddlers	92				92	641
Traidcraft	346				346	648
TOW		14			14	-
CTW		165			165	-
<b>Total income</b>	<b>£135,964</b>	<b>£73,881</b>	-	-	<b>£209,845</b>	<b>£210,301</b>
<b>Expenditure</b>						
Running costs	282,495	£230			282,725	147,572
Repayment of loans	55,505				55,505	
HoTEC	1,907				1,907	1,886
Toddlers	113				113	1,290
Traidcraft	309				309	721
<b>Total expenditure</b>	<b>£340,329</b>	<b>£230</b>	-	-	<b>£340,559</b>	<b>£151,468</b>
<b>Net movement in funds</b>					<b>(£130,714)</b>	<b>£58,833</b>

## NOTES TO THE FINANCIAL STATEMENTS

### Accounting Policies

The PCC is a public benefit entity within the meaning of FRS 102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' 'true and fair view' provisions, together with FRS 102 (2016) as the applicable accounting standards and the 2016(?) version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP (FRS 102)).

### Funds

General Funds represent the funds of the PCC that are not subject to any restrictions regarding their use. Funds designated by the PCC are also unrestricted.

The accounts include all material 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.

**Income** — *Please refer to the income page of this report.*

Planned giving, collections and similar donations are recognised when received.

Income tax recoverable on Gift Aid donations is recognised in the year to which it relates.

Grants and legacies to the PCC are recognised as soon as the PCC is notified of its legal entitlement and of the amount due.

Rental income from the letting of church premises is recognised when the amount has been invoiced. Interest and other investment income is accounted for when received.

**Expenditure** — *Please refer to the expenditure pages of this report.*

The total amount in respect of grants and donations has already been designated by the PCC. The amount in respect of the year under review is therefore included in these accounts and expressed as a creditor at 31 December.

The Diocesan parish share is accounted for in the year to which it relates.

Consecrated land and beneficed property are excluded from the accounts by section 96(2) (a) of the Charities Act 1993.

No value is placed on movable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and movable church equipment or furnishings, whether maintenance or improvements, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

The PCC is managing Trustee for certain properties that are available to be used to house assistant clergy. These are stated at original cost together with the cost of any subsequent major improvements.

Other fixtures, fittings and office equipment – In view of the nature of this equipment and the fact that original cost did not exceed £3,000, all expenditure is written off as incurred.

### Assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income invoiced, are shown as debtors.

Cash is held on deposit with the Central Board of Finance Church of England Funds (CCLA).

Fixed assets comprise the house at 2 Earls Crescent, Wealdstone, Harrow, HA1 1XN. This is stated at cost together with the expenditure incurred in construction of the extension.

## Debtors and Creditors

### DEBTORS

Shop Unit # 03 (paid early 2021)	1,500.00
Shop Unit # 07 (paid early 2021)	1,500.00
Shop Unit # 11 (paid early 2021)	1,500.00

**Shops** **4,500.00**

### Gift Aid tax reclaim from HMRC

General Fund	8,553.00
General Fund GASDS	236.45
Stonework	510.91
Children & Family Worker Fund	1,585.00

**Gift Aid** **10,885.36**

**TOTAL DEBTORS** **£15,385.36**

### CREDITORS

#### Missions and Charities Donations 2020

Re:Gen	35%	990.00
CMS - Mark & Rosalie Balfour	35%	990.00
Firm Foundation - Homeless in Harrow	12%	339.00
Church Pastoral Aid Society	6%	170.00
Anti-slavery International	6%	170.00
Friends of Kenya's Children	6%	170.00

Stone Edge final invoice	4,666.20
Diocesan Loan	35,000.00
Area Loan	18,000.00

Uncleared item (*banked Jan 2021*) 100.00

**TOTAL CREDITORS** **£60,595.20**

### Connected persons

The PCC has been advised of no relationships which require to be disclosed under the provisions of the Charities Act.

### Statement of the responsibility of the Parochial Church Council in respect of the accounts

The Charity Commission require the Trustees to obtain accounts each year which give a true and fair view of the financial transactions of the PCC and of the disposition at the end of the year of the assets and liabilities and contain the information specified in relevant regulations. The Trustees are required to select suitable accounting policies and apply them consistently, and make judgements and estimates that are reasonable and prudent.

The Trustees are responsible for keeping proper accounting records, in accordance with Trust Law, which disclose the financial transactions and the assets and liabilities with reasonable accuracy. They are also responsible for safeguarding the assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **Independent Examiner's Report to the PCC of Holy Trinity Wealdstone**

This report on the financial statements of the PCC for the year ended 31 December 2020, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 ( the Regulations) and s.43 of the Charities Act 1993 (the Act)

### **Respective responsibilities of the PCC and the examiner**

As members of the PCC you are responsible for the preparation of the financial statements; you consider that the audit requirement of the Regulations and s.43(2) of the Act does not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the regulations.

### **Basis of this report**

My examination was carried out in accordance with the General Directions given by the Charity Commission under s.43(7)(b) of the Act and to be found in the Church Guidance, 2006 edition. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the financial statements and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent Examiner's statement**

In connection with my examination, no matter has come to my attention;

(1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 41 of the Act; and
- to prepare financial statements, which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or

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

(Signed)

*D Taylor Mew*

23 February 2021  
D Taylor-Mew FMAAT  
Hon. Examiner.  
123 Park Lane  
Harrow  
Middlesex HA2 8NN

