

St Nicholas

Chiswick Parish Church

Parish of St Nicholas with St Mary Magdalene,
Chiswick

Charity Registration Number: 1132838



Financial Statements

for the

Year ended 31 December 2022

st Nicholas

Chiswick Parish Church

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Treasurer's Report
The Parochial Church Council of St Nicholas, Chiswick Parish Church

As Treasurer, this is my report to the Trustees of the Charity on the financial statements for the year ended 31 December 2022, which are set out in the accompanying pages.

Financial performance

Summary - 2022 has been a year of recovery for the finances of the Parish following the negative impact of COVID and the culmination of a multi-year effort to return the General Fund to a surplus position and to position the Development Fund so that it could fund the completion of the Phase 1 stonework repairs and provide a base for the next phase of work. The Statement of Financial Activities (SOFA) shows that the combined funds of the Parish showed a deficit for the year of £22,547 (surplus of £11,529 prior year), which with net revaluations of investment assets leads to a decrease in overall fund values on the Balance Sheet of £26,034 (decrease of £13,056 prior year). However, a clearer picture of the underlying financial performance is obtained by looking at the performance of certain of the key funds together with our cash reserves. I would highlight the following:

General Fund (note 8 on page 10) - this is the main fund out of which we pay the day to day running costs of the Church and it is funded by congregational giving, rent from St Denys' Flat and other activities. The outcome for the General Fund was a surplus of £17,191 (deficit of £6,345 prior year). There were a number of factors that contributed to this surplus: congregational giving and donations increased significantly, other income from the hire of the Church and St Denys' Hall continued to recover and retained fees from weddings and funerals also made a recovery. Our running costs increased a little from £136,988 to £141,788 with careful management of costs offset by increased repairs and maintenance of £5,665. This means that overall the General Fund ended the year at £67,775 (prior year £50,585).

Development Fund (note 10 on page 11) - the fund generated income of £60,163 from a combination of generous grants and donations and from very successful fund raising events and activities. As a result, there were sufficient funds available to cover the costs of the stonework repairs and restoration project with spending of £100,892. the Development Fund ended the year with a balance of £105,117.

Investment assets and cash reserves (Notes 5b&c on page 9) - the PCC has been pursuing a policy over the last three years of segmenting our investment assets and cash reserves backing the different types of funds the Parish has in order to move away from the position the Parish was previously in where these assets were co-mingled. This means that:

Unrestricted and Designated Funds (primarily General Fund): cash balances held in the CAF Cash and Santander accounts. The cash reserves at year end in these accounts was £61,285 (prior year £41,502). Net of liabilities and including debtors, this represents reserves of 47.5% which is a healthier position to be in.

Development (Restricted) Fund: held as cash in the CAF Gold account.

Other Restricted Funds: held as investment assets in COIF units.

Endowment Funds: held on trust by the Diocese in CBF units (represents the Old Comrades Association Fund).

Note that the fund values and backing asset values do not exactly match at year end due to timing differences in moving cash.


2023 Outlook

The first quarter numbers for 2023 for the General Fund show a deterioration from 2022 with a deficit of £12,200 for the quarter. This is due to a combination of factors including voluntary income down, utility bills significantly increasing and some one of costs. There are significant uncertainties about 2023 including:

- in an uncertain economic environment the maintenance of 2022 levels of giving is ambitious particularly with exposure to a small number of relatively high giving members of the congregation.
 - we are reliant on the rental income from St Denys' flat, which is assumed to continue to be let for the full year, and also to continued levels of income from the letting of the Church and St Denys' Hall.
 - some of our costs are uncertain and subject to inflation pressures including running costs of the Church
- As a result it is difficult to give a precise outlook but my estimate is that the full year for the General Fund will be a deficit of £6,000 (best case) and a deficit of £20,000 (worse case) depending on how voluntary income and utility bills progress during the year.

Clive Adamson
Treasurer

Signed.....
Date


16/04/23

Independent Examiner's Report

to

The Parochial Church Council of St Nicholas, Chiswick Parish Church

I report on the financial statements of the Charity for the year ended 31 December 2022, which are set out in the accompanying pages.

Respective responsibilities of trustees and examiner

As PCC members you are responsible for the preparation of the financial statements. The PCC members consider that an audit is not required for this year (under section 144 of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 145(1)(a) of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act);
- to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently 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 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.

INDEPENDENT EXAMINATION

Sally Gill

Signed 

Date 

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Chiswick Parish Church

Statement of financial activities for the year ended 31 December 2022

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds £	TOTAL 2022 £	Total 2021 £
INCOMING RESOURCES							
Voluntary Income	2	114,286	2,420	45,255	-	161,961	233,061
Other Voluntary Incoming Resources	a	202	-	30	-	232	232
Activities for Generating Funds	b	8,506	-	17,498	-	26,003	20,146
Investment Income	c	29,447	-	1,168	-	30,616	29,772
Income from Charitable Activities	d	6,538	-	-	-	6,538	1,408
TOTAL INCOMING RESOURCES	e	158,979	2,420	63,951	-	225,349	284,619
RESOURCES EXPENDED							
Cost of Generating Voluntary Income	3	79	-	1,829	-	1,908	180
Mission & Charitable Giving	a	-	-	-	-	-	1,267
Charitable Activities	b	127,856	1,588	1,800	-	131,244	127,992
Church Management & Administration	c	13,852	-	-	-	13,852	9,885
Major Projects	d	-	-	100,892	-	100,892	133,766
TOTAL RESOURCES EXPENDED	e	141,788	1,588	104,521	-	247,896	273,090
NET INCOMING / (OUTGOING) RESOURCES		17,191	832	(40,570)	-	(22,547)	11,529
Transfers between funds (in)		-	-	-	-	-	-
Transfers between funds (out)		-	-	-	-	-	-
Adjustment		-	-	-	-	-	-
Gains / (losses) on revaluation of investments		-	-	(2,703)	(783)	(3,486)	1,965
BALANCES B/FWD 1 JANUARY		50,585	193,228	170,924	534,134	948,871	935,377
BALANCES C/FWD 31 DECEMBER		67,776	194,061	127,650	533,351	922,837	948,871

The note on pages 4 to 13 form part of these accounts.

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Chiswick Parish Church

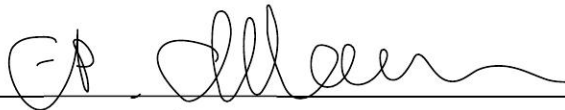
Balance Sheet as at 31 December 2022

Notes	2022		2021	
	£	£	£	£
Fixed assets				
5a Tangible assets	719,310		719,310	
5b Investment Assets	<u>26,413</u>		<u>29,900</u>	
Total fixed assets		745,724		749,210
Current assets				
5c Cash at bank and in hand	172,891		183,985	
6 Debtors	<u>20,423</u>		<u>21,172</u>	
Total current assets		193,314		205,157
Current liabilities				
7 Amounts falling due within one year	<u>16,200</u>		<u>5,497</u>	
Net current assets		177,113		199,660
Total assets less current liabilities		922,837		948,871
Funds				
8 Unrestricted Funds		67,776		50,585
9 Designated Funds		194,061		193,228
10 Restricted Funds		127,650		170,924
11 Endowment Funds		<u>533,351</u>		<u>534,134</u>
Total Funds		922,837		948,871

27th April

Approved by the Parochial Church Council on [.] 2023 and signed on its behalf by:

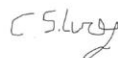
Mr Clive Adamson



Ms Susan Welsh



Mr Christopher Lucy



The notes on pages 5 to 13 form part of these accounts

Notes to the financial statements for the year ended 31 December 2022

1 ACCOUNTING POLICIES

a) Basis of accounting

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006, the Charities Act 2011 and the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

b) Funds

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

Unrestricted Designated funds are funds which have been segmented within unrestricted funds for administrative purposes.

Restricted funds represent (a) donations or grants received for a specific purpose and where the funds may only be expended on the specific object or purpose for which they were given and (b) accumulated income from endowments which may be expended only on the purpose provided in the terms of the endowment.

Endowment funds are funds which have a permanent capital - this capital is held on trust by the LDF. As the LDF is unable to hold anything above the permanent capital amount, income arising from investment of the endowment is held as restricted income as described above.

c) Incoming resources

Planned giving, collections and donations are recognized when received. Tax reclaimed under Gift Aid, as with any other money, is recognised when it can be received even though the PCC may not yet have exercised its legal right to take possession of it. Grants and legacies are accounted for when the PCC is legally entitled to the amounts due. Dividends and interest are accounted for when received and is attributed to each fund on the basis of the amount invested and the age of the investment. Unrealised investment gains are accounted for on revaluation of investment based on mid-market prices at 31 December. All other income is recognized when it is received. All incoming resources are accounted for gross.

d) Resources Expended

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC. Payments to the diocesan common fund are accounted for when paid. Amounts received specifically for mission are dealt with as restricted funds. Unrealised investment losses are accounted for on revaluation of investment based on mid-market prices at 31 December. All other expenditure is generally recognized when it is incurred and is accounted for gross.

e) Fixed Assets

Consecrated and benefice property is not included in the accounts in accordance with s.10(2)(a) of the Charities Act 2011. Other land and buildings are stated at cost there being no material change and a depreciation charge is not, therefore, deemed appropriate in the year under review.

Movable church furnishings held by the vicar and churchwardens on special trust for the PCC and which require a faculty for disposal are inalienable property, listed in the church's inventory, which can be inspected (at any reasonable time).

Equipment used within the church premises is depreciated on a straight-line basis over four years. Individual items of equipment with a purchase price of £1,000 or less are generally written off when the asset is acquired.

It is the Trustees policy not to undertake a formal revaluation of land and buildings and no depreciation is provided in their respect as the currently estimated residual value (discounted for monetary inflation since capitalisation) is not less than the carrying value and the remaining useful life of this asset currently exceeds 50 years, so that any depreciation charge would be immaterial. If, in the future, the carrying value of the building should look greater than the current value on this basis an impairment review will be carried out and any resultant loss included in expenditure for that year.

f) Investments

Investments are valued at market value based on mid-market prices at 31 December.

Notes to the financial statements for the year ended 31 December 2022

2 INCOMING RESOURCES				TOTAL FUNDS	
	Unrestricted Funds	Designated Funds	Restricted Funds	Endowment Funds	
	£	£	£	£	
a) Voluntary Income					
Planned giving - standing orders	65,947	785	260	-	2021 £
Planned giving - envelopes	-	-	-	-	66,992
One-off Gift Aid envelopes	-	-	-	-	-
Other planned giving	500	-	-	-	-
Contactless donations	1,644	-	-	-	500
					1,644
Tax reclaimed under Gift Aid	17,705	191	567	-	18,464
Loose collections	5,482	-	1,451	-	6,933
Contributions box	1,401	-	-	-	1,401
Legacies	-	-	-	-	-
Special offerings	-	90	-	-	90
Grants & donations	21,606	1,354	42,976	-	65,937
Total	114,286	2,420	45,255	-	161,961
b) Other Voluntary Incoming Resources					
Special fundraising	-	-	-	-	-
S Simon & S Jude, Namacunde	-	-	-	-	-
Flower Fund donations	-	-	-	-	-
Archives income	-	-	-	-	-
Miscellaneous & Insurance claim	202	-	30	-	182
Total	202	-	30	-	232
c) Activities for Generating Funds					
Social activities, events & fundraising	62	-	17,498	-	17,560
Church Hire	2,839	-	-	-	2,839
St Denys' Hall Lettings	4,533	-	-	-	4,533
Votive candle donations	1,072	-	-	-	1,072
Total	8,506	-	17,498	-	26,003
d) Investment Income					
Investment income					
Bank interest	47	-	788	-	788
St Denys' Flat Rent	29,400	-	381	-	428
Total	29,447	-	1,168	-	30,616
e) Income from Charitable Activities					
Statutory PCC fees	6,538	-	-	-	6,538
Other (voluntary) fees	-	-	-	-	-
Parish Magazine sales	-	-	-	-	-
Total	6,538	-	-	-	1,408
Total Incoming Resources	158,979	2,420	63,951	-	225,349
					284,619

Notes to the financial statements for the year ended 31 December 2022

3 RESOURCES EXPENDED	TOTAL FUNDS				
	Unrestricted Funds	Designated Funds	Restricted Funds	Endowment Funds	2022 2021
	£	£	£	£	£
a) Cost of Generating Voluntary Income					
Cost of Raising Funds	79	-	1,829	-	180
Hospitality	-	-	-	-	-
Total	79	-	1,829	-	180
b) Mission & Charitable Giving					
Missionary Societies	-	-	-	-	-
Relief & development agencies	-	-	-	-	-
Home mission & other church societies	-	-	-	-	-
Secular charities	-	-	-	-	1,267
Total	-	-	-	-	1,267
c) Charitable Activities					
London Diocesan Common Fund	85,500	-	-	-	85,500
Working expenses of incumbent	4,800	-	-	-	4,800
Other Clergy & Staff costs	268	-	-	-	249
Episcopal & synod fees	-	-	-	-	-
Curate expenses, rent & stipend	-	-	-	-	-
Sanctuary & Miscellaneous	3,752	-	-	-	2,202
Church music	6,985	-	-	-	9,199
Occasional Services- fees paid	2,797	-	-	-	1,335
St Denys' Hall Utilities	1,668	-	-	-	2,612
St Denys' Flat expenses	909	-	-	-	215
Church Utilities	4,738	-	1,800	-	6,168
Church Cleaning	3,761	-	-	-	3,052
Church Insurance	7,013	-	-	-	6,799
Repairs, maintenance & renewals	5,665	-	-	-	5,033
Depreciation	-	-	-	-	-
Professional fees	-	-	-	-	-
Church flowers	-	1,389	-	-	828
Mission, Evangelism & Pastoral Work	-	198	-	-	-
Total	127,856	1,588	1,800	-	127,992
d) Church Management & Administration					
Parish Administrator	8,424	-	-	-	6,864
Printing, stationery & computer software	3,575	-	-	-	1,679
Office Telephone & Broadband	1,490	-	-	-	1,215
Governance (Treasurer, Examiner & Prof. fees)	-	-	-	-	-
Bank charges	101	-	-	-	109
Miscellaneous (including Archives)	263	-	-	-	18
Total	13,852	-	-	-	9,885

Notes to the financial statements for the year ended 31 December 2022

e) Major Projects	-	-	-	-	-	7
St Denys' House	-	-	100,892	-	100,892	133,766
Church Development	-	-	100,892	-	100,892	133,766
Total	141,788	1,588	104,521	-	247,896	273,090
Total Resources Used			(2,703)	(783)	(3,486)	1,965
Gains/(losses) on investment revaluation		-				
Net Incoming / (Outgoing) Resources	17,191	832	(43,274)	(783)	(26,034)	13,494
Transfers between funds (in)	-	-	-	-	-	0
Transfers between funds (out)	-	-	-	-	-	0
Adjustment	-	-	-	-	-	-
Balances B/Forward on 1st January	50,585	193,228	170,924	534,134	948,871	935,377
Balances C/Forward on 31 December	67,776	194,061	127,650	533,351	922,837	948,871
4 Trustee remuneration, expenses and related party transactions						
Trustee remuneration	-	-	-	-	-	-
Trustee expenses (Incumbent)	5,068	-	-	-	5,068	5,049
Related party transactions	-	-	-	-	-	-
						8

St Nicholas

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Notes to the financial statements for the year ended 31 December 2022

5a Tangible Assets	Freehold Land & Buildings	Furniture & Equipment	St Denys' House Project WIP	Total	2022	Total	2021
	£	£	£	£		£	£
Cost:							
On 1st January	287,986	43,368	431,324	762,678		762,678	
Additions	-	-	-	-		-	
Disposals	-	-	-	-		-	
On 31st December	287,986	43,368	431,324	762,678		762,678	
Depreciation:							
On 1st January	-	43,368	-	43,368		43,368	
Charge for the Year	-	-	-	-		-	
Deduct for disposals	-	-	-	-		-	
On 31st December	-	43,368	-	43,368		43,368	
Net Book Value:							
On 1st January	287,986	-	431,324	719,310		719,310	
On 31st December	287,986	-	431,324	719,310		719,310	

The freehold land and building is St Denys' House, which is located in Church Street, Chiswick, London W4 (freehold interest acquired on 19 December 2002). The book value is the purchase price including its refurbishment costs, prior to redevelopment, valued at cost (£287,986) and the cost of redevelopment in 2013/4 (£431,324). Depreciation is not deemed to be appropriate (see Note 1 (e)). The building is currently insured for £553,953 and its church contents for £16,619.

The church building is a consecrated property and is excluded from the financial statements by virtue of section 10(2)(a) of the Charities Act 2011. The church buildings and contents are insured collectively for £15,750,000.

5b Investment Assets	2022	2021
	£	£
CBF Church of England Investment Fund - Income Shares	5,868	6,651
COIF Church of England Investment Fund - Income Units	20,546	23,249
	26,413	29,900

5c Cash at Bank & in Hand	2022	2021
	£	£
CAF Bank Gold Account	49,411	142,483
CAF Bank Cash Account	111,606	18,516
Santander Bank	11,874	22,986
Cash in Hand		
	172,891	183,985

The CBF Church of England Investment Fund income shares consists of 284 shares and the COIF Investment Fund income units consists of 1130.44 units. These are valued using the mid-market value at 31 December 2021.

6 Debtors	2022	2021
	£	£
Debtors	20,423	21,172
Prepayment	-	-
	20,423	21,172
7 Creditors	2022	2021
	£	£
Amounts falling due within 1 year - Unrestricted	11,738	2,015
Amounts falling due within 1 year - Restricted	-	-
Agency collections	4,462	3,482
Accrual	-	-
	16,200	5,497

Notes to the financial statements for the year ended 31 December 2022

FUND	8 UNRESTRICTED		9 DESIGNATED							2022		2021	
	2022	2021	General Fund		St Denys' House Reserve Fund	Youth Fund	Flower Fund	Food Bank Fund	Heat Bank	Total	Total	Total	Total
Fund			£	£	£	£	£	£	£	£	£	£	£
Fund Balances B/Forward	50,585	56,771			191,827	472	929	0	0	193,228	192,669		
Incoming resources													
Voluntary income	114,286	93,809		-	-	-	1,046	20	1354	2,420	1508		
Other Voluntary Incoming Resources	202	182		-	-	-	-	-	-	0	0		
Activities for Generating Funds	8,506	5,817		-	-	-	-	-	-	0	-		
Investment Income	29,447	29,427		-	-	-	-	-	-	0	-		
Income from Charitable Activities	6,538	1,408		-	-	-	-	-	-	0	-		
Total Incoming Resources	158,978	130,643		-	-	-	1046	20	1354	2420	1508		
Resources Expended													
Cost of Generating Voluntary Income	79	19		-	-	-	-	-	-	0	-		
Mission & Charitable Giving	-	-		-	-	-	-	-	-	0	-		
Charitable Activities	127,856	117,234		-	-	-	1,389	-	198	1,588	948		
Church Management & Administration	13,852	19,735		-	-	-	-	-	-	0	-		
Major Projects	-	-		-	-	-	-	-	-	0	-		
Total Resources Expended	141,788	136,988		-	-	-	1389	0	198	1588	948		
Net Income	17,191	(6,345)		-	-	-	(343)	20	1156	832	559		
Revaluation Adjustment	0	158		-	-	-	-	-	-	-	-		
Intra-Fund Transfers	-	-		-	-	-	-	-	-	-	-		
Fund Balances C/Forward	67,775	50,585		472	191,827	585	20	1156	194,061	193,228			

Notes to the financial statements for the year ended 31 December 2022

St Nicholas

Chiswick Parish Church

Notes to the financial statements for the year ended 31 December 2022

11 ENDOWMENT FUNDS					
Fund	Old Comrades Association	St Nicholas Hall Fund	2022	2021	
	£	£	£	£	
Fund Balances B/Forward	6,651	527,483	534,134	533,302	
Incoming resources					
Voluntary income	-	-	-	-	
Other Voluntary Incoming Resources	-	-	-	-	
Activities for Generating Funds	-	-	-	-	
Investment Income	-	-	-	-	
Income from Charitable Activities	-	-	-	-	
Total Incoming Resources	-	-	-	-	
Resources Expended					
Cost of Generating Voluntary Income	-	-	-	-	
Mission & Charitable Giving	-	-	-	-	
Charitable Activities	-	-	-	-	
Church Management & Administration	-	-	-	-	
Major Projects	-	-	-	-	
Total Resources Expended	-	-	-	-	
Net Income	-	-	-	-	
Revaluation	(783)	-	(783)	832	
Intra-Fund Transfers	-	-	-	-	
Fund Balances C/Forward	5,868	527,483	533,351	534,134	

Unrestricted Funds

General Fund

This is the main fund of the Parish through which our income from congregational giving, rentals and other income is used to pay our day to day expenditure of running the Church including our contribution to the Diocese of London.

Unrestricted Designated Funds

St Denys' House Reserve Fund

This fund has been set up to isolate the residual value of the St Denys' House rebuilding costs and the opening amount has been transferred from Unrestricted Funds through which original transactions were channelled. For the balance of the value see St Nicholas Hall Endowment Fund.

Youth Fund

Fund set up to segment amounts for youth work

Flower Fund

Fund receives subscriptions and donations for flowers the cost of which usually exceeds income when it is then funded from General Fund.

Food Bank Fund

Fund set up to segment donations to the Food Bank

Restricted Funds

Church Fabric Fund

Fund to provide for maintaining the Church.

The Belfry Fund

Set up from the fundraising proceeds raised by the bell ringers for the benefit maintaining the church bells. 2013 to 2017 maintenance costs transferred to General Fund at end of year.

The Graveyard Project

Created from an initial grant from the Heritage Lottery Fund to appraise the feasibility of improving the graveyard.

Special Offerings & Mission

The PCC will discuss the use of this fund in due course, where not purpose specific. £1,000 held for mission of ESOL lessons in parish.

The Church Development Project Fund

Set up to receive restricted donations, funds from fund raising events and grants to enable re-ordering of the Church, organ renewal and external stone work.

Crosslight Project

Set up to receive restricted grants, donations and fundraising for the project and payment of costs in connection with the debt counselling service.

S Simon & S Jude, Namacunde

Linked parish in Angola for which the parish of St Nicholas raises funds initially enabling the purchase of land, subsequently to help in the building of a church building and on an ongoing basis to continue supporting the parish in its work.

Archives Fund

Fund receives Archive search fees and occasional grants, which are used on archive administration and special treatment of valuable documents.

The Catherine Lloyd Will Trust

Set up from a bequest freedom 1917 to support the poor of the Parish

St Nicholas Fabric Fund

Income to be used for the maintenance, repair and insurance of the church fabric.

Restricted Income Fund

Set up to reflect accumulated income from the permanent capital held by the LDF in respect of the Old Comrades Association Endowment fund

Endowment Funds

The Old Comrades Association

Set up by the Middlesex Regiment with the income to be used for the preservation for posterity of the Regiment's Memorials in the church.

The St Nicholas Hall Fund

Created from the sale of St Nicholas Church Hall in August 2000 part of which proceeds have been spent on St Denys' House in 2002. The remaining capital may only be used for a replacement parish hall and has been used for the St Denys' House Project, which work was completed early in 2013.