

# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST LUKE AND CHRIST CHURCH, CHELSEA

England & Wales · Charity number 1133092

## Details

---

**Other names** ST LUKE & CHRIST CHURCH PCC

**Status** Registered

**Legal form** Previously excepted

**Registered** 2009-12-03

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

## Contact

---

**Address** The Parish Office  
St Luke's Crypt  
Sydney Street  
London  
SW3 6NH

**Phone** 02073517365

**Email** [PARISHOFFICE@CHELSEAPARISH.ORG](mailto:PARISHOFFICE@CHELSEAPARISH.ORG)

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

## Activities

---

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

**Activities:** Carrying out religious services, running and maintaining the churches of St Luke & Christ Church for the benefit of the parishioners of Chelsea.

## Classification

---

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

## Geography

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

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£8,886,247	£970,153	£8,890,938	6
2023-12-31	£777,659	£815,003	£956,046	8
2022-12-31	£775,503	£891,164	£966,933	6
2021-12-31	£835,684	£750,034	£1,172,268	4
2020-12-31	£629,770	£663,395	£1,010,496	6

## Trustees

Name	Role	Appointed
Alexander Banbury		2018-04-25
Brenda Hagerty		2020-09-02
Elizabeth Claire Brutus		2018-04-25
Elizabeth Watson-Steele		2016-04-13
Jacqueline Poysden		2020-09-02
Jonathan Price		2021-05-19
Julie Clancy		2025-05-14
Louisa Frances Swee Lin Price		2021-05-19
Millie Kirkland		2025-05-14
NICOLA ELLARD		2012-10-12
Owen Ryan		2024-05-01
Rev Baxter McRolston		2023-05-01
Rev Daniel Inman		2024-09-01
Sophie Wilson		2024-05-01
TIMOTHY MCKEAN		2012-10-12

---

# Accounts

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**CONTENTS**

---

	Page
<b>Legal and administrative information</b>	1
<b>Trustees' Report</b>	2 - 9
<b>Independent Auditors' Report</b>	10 - 13
<b>Statement of Financial Activities</b>	14
<b>Balance Sheet</b>	15
<b>Statement of Cash Flows</b>	16
<b>Notes to the accounts</b>	17 - 28

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2024

---

**Trustees**

The Reverend Prebendary Dr Brian Leathard  
(Resigned May 2025)  
Rev Baxter McRolston  
The Reverend Sam Hole (Resigned April 24)  
Rev Dr Daniel Inman (Appointed September 24)  
Owen Ryan (Appointed May 24)  
Sophie Wilson (Appointed May 24)  
Alexander Banbury  
Elizabeth Brutus  
Charles Combe (Resigned May 24)  
John Ellard (Resigned May 24)  
Nicola Ellard  
Elizabeth Watson-Steele  
Brenda Hagerty  
Richard Jordan (Resigned May 24)  
Tim McKean  
Aidus McVeigh (Resigned May 24)  
Jonathan Price  
Louisa Price  
Jacqueline Poysden  
Nicholas Smith (Resigned May 24)  
Barbara Schwepcke  
Julie Clancy (Appointed May 25)  
Millie Kirkland (Appointed May 25)

**Charity registered  
number** 1133092

**Principal office** The Parish Office  
ST Luke's Crypt  
London  
SW3 6NH

**Independent auditors** HaysMac LLP  
10 Queen Street Place  
London  
EC4R 1AG

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

---

#### Rector's Report to the Annual Parochial Church Meeting 2024

The Parochial Church Council (PCC) is the Trustee Body in every Church of England parish and is chaired by the Rector. The PCC has a Standing Committee which acts on urgent matters between PCC meetings. In 2024 the PCC continued with its usual pattern of meetings to discuss and decide on matters spiritual, pastoral, material and financial, encompassing the parish's life.

The PCC met in February, April, June, September and November 2024 and the Annual Parochial Church Meeting was held in May 2024 in accordance with the provision of the Church Representation Rules.

2024 saw two changes in clergy personnel, with the departure after Easter of The Revd Dr Sam Hole to be Chaplain and Tutor at University College, Durham. In September we were joined by The Revd Dr Daniel Inman, formerly Canon Precentor of Chichester Cathedral as our Associate Vicar. At Petertide 2024 The Revd Baxter McRolston was ordained priest at St Mary Abbots, Kensington. Joe McHardy returned to us as Organist at Christ Church, having been Director of Music at The Chapel Royal.

During the year the PCC discussed the care and provision of youth ministry and young people's ministry, acknowledging the benefit gained by collaboration with Youth Ministry in Communion across the Kensington Episcopal Area. Our Youth Worker, Mady McDaniel returned to the USA for further study after a year's employment with us. The PCC was pleased to hear of the work of both the weekly Foodbank and the recognition of its work with the visit of the Deputy Mayor, and the continued work of the Wednesday Group, a meeting for isolated senior citizens, run jointly by our Police Community Support Office and Anna Stamenova our Children and Families worker. The PCC was also thrilled to hear of the success of both the Step Up programme (for teenagers preparing for public examinations) and the three-week Summer Programme, and is thankful for financial support received and to those engaged in running these programmes.

The PCC completed stonework liabilities at Christ Church's Eastern gable and external rainwater downpipe replacement provision at St Luke's. The PCC engaged Will Saxbee to act as Chartered Surveyor in the matter of the Licence under Faculty for the Café tenancy at St Luke's. Regular cleaning and maintenance work was carried out in both churches. The PCC approved Faculty applications for renewed communications equipment in both churches. The PCC was delighted to receive Faculty consent for the erection of the statue in Dovehouse Green of the head of Oscar Wilde, sculpted by Sir Eduardo Paolozzi RA. Both subject and artist have immediate local connections to the parish. The statue was installed and unveiled as a joint venture of the PCC with the Royal Borough of Kensington and Chelsea and the Paolozzi Foundation.

The major focus of the year at St Luke's was the celebration of the 200<sup>th</sup> Anniversary. Throughout the year, former clergy of the parish preached at the Sung Eucharist, a community performance of *Noyes Fludde* was held involving orchestral players, bands, singers and schoolchildren. Thanks to support from the Peter Harrington Foundation, the Charles Dickens Museum, Carlyle's House and the National Trust, and coordination by Louisa Price, a creative writing study programme based upon archival exploration and visits to local venues was undertaken by 65 children from our church schools (Christ Church & Holy Trinity Year 6 and Chelsea Academy Year 9). This culminated in a celebratory evening's presentation. Two other strands ran throughout the year; namely an eco-corridor development, in which land at the south east end of St Luke's churchyard is to be opened up for community space in a shared development with RBKC Parks and Gardens, and a movement towards financial stability for the continued ministry and mission of the parish is underway. The celebrations culminated in a united Festival Sung Eucharist for St Luke's Day in October 2024 at which the preacher was The Rt Revd Nick Holtam, formerly Bishop of Salisbury and Vicar of St Martin in the Fields.

The spiritual life of the parish continued through Daily Services of Morning Prayer, the weekly lunchtime eucharist and Sunday services in both churches. In 2024 the monthly Family Eucharist at Christ Church became well embedded in the parish's life with regular attendance of 100 children and 130 adults. The parish Retreat took place at Douai Abbey and both Lent and Autumn study evenings occurred as well as the weekly bible study. There were 52 Baptisms, 12 Confirmations, 15 Marriages/Blessings and 29 Funerals/Memorials during the year. The PCC agreed the change to an electronic parish magazine (10 editions per annum) with the provision of hard copy to those who would prefer this.

---

---

## **THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

Pastorally, visiting continued to parishioners in hospitals, hospices and nursing homes as well as to individuals and families in their homes. We were pleased to be able to offer some priestly cover at other local churches. Safeguarding issues were drawn to the attention of the PCC anonymously at each meeting and the safeguarding officers for the PCC continued to be aware confidentially of issues raised to them by the clergy.

The most significant organisational change during 2024 was the finalising of the transfer of St Luke's Hall and the Hall of Remembrance from their separate and independent trustees to the managerial trusteeship of the PCC. This followed a process in which the PCC acted upon the advice of Birketts, as our ecclesiastical lawyers, and the cooperation of the Archdeacon of Middlesex and the London Diocesan Fund, who remain custodian trustees. As part of this realignment new bank accounts were opened in the name of the PCC relevant to each hall. Since that time a new booking system (Bookeo), which is in line with our financial management system (Xero), has been established.

I announced my retirement to the PCC at its meeting on 20 November 2024 to take effect on 31 May 2025.

The financial life of the parish was handled on a day to day basis by our Operations Manager and Bursar with the active oversight of the PCC Treasurer. The PCC agreed to change bookkeeping services for 2025 onwards. Huge thanks go to the Parish Office staff for their continued work in the life of our parish as well as the large number of volunteers in every aspect of parish life.

**The Revd Prebendary Dr Brian Leathard, Rector**

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

---

#### Objectives and Policies

The Investment Strategy is set by the Trustees. Currently, it is the policy of the Trustees to invest the bulk of cash on deposit with the CBF Church of England Deposit Fund and CAF Bank. Other balances are held on deposit with NatWest Bank Plc and Lloyds Bank Plc. Restricted Fund Investments are mainly held in Unit and Investment Trusts managed either by the CBF Church of England, or by professional fund managers as permitted by the relevant Acts and the Charity Commission guidelines.

The overall objective of the fund managers is to maintain an appropriate level of risk whilst retaining the real value of capital through long-term investments. Reports are received quarterly from the fund managers and the Treasurer meets annually and discusses the performance with the fund managers.

#### Finance Review

Total income was £8,886,454 (2023: £777,659) of which £8,881,604 (2023: £761,871) was unrestricted. Unrestricted income includes £7,384,587 (2023: £Nil) which represents the valuation of the Church halls, which were introduced on 30 September 2024

Regular income (excluding the donation of the Church Halls represented a total increase of 93% (2023: 3%) Restricted income of £18,420 related to special collections and investment income (2023: £15,788).

Total donations of £1,066,129 were increased on 2023 (£474,000). Donations via collections and open plate were £23,454 vs. £34,000 in 2023. Planned Giving was approximately £6,000 lower. Legacies and other donations of £522,231 in 2024 were higher than in 2023.

The PCC received grants for St Luke's Summer Programme of £3,600 from Royal Borough of Kensington & Chelsea.

We saw an increase in church rentals from £250,000 to £373,000 due to the incorporation of Hall bookings into the PCC.

The PCC continued to rely heavily on financial support from the Trustees of the Hall of Remembrance and of St Luke's Hall (donations received £413,000 up to 30 September 2024 vs. whole year of £205,000 in 2023). As a result of this generous support, the PCC recorded a surplus of £545,000 before investment losses. Hall income supports the running of the Parish.

Total parish expenditure increased from £815,000 in 2023 to £957,000. This was down to a combination of an increase in Diocesan quota, establishment costs and audit fees

The parish's major recurring expense is its contribution of £191,610 (2023: £165,120) to the Common Fund, which is money given by every parish to provide and support clergy, and to further the London Diocese's work in every parish.

The majority of our Common Fund contribution returns to the PCC as clergy stipends and other support. The Church paid all of the Common Fund request in full for the year.

The balances on restricted funds, and an explanation of the purposes of each fund, is shown in the notes to the Financial Statements.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

---

#### Objectives and activities (continued)

##### Reserves policy

It is the PCC's policy to maintain a balance on unrestricted funds which equates to six months of unrestricted expenditure. It is held to smooth out fluctuations in cash flow, to cover management and administration and to respond to any major expenditure that may arise.

At the end of 2024 the PCC currently has £8,363,644 (2023: £421,690) in unrestricted reserves. The PCC has unrestricted free reserves of £760,735 (2023: £207,890) which is sufficient to meet this reserves policy. The PCC also notes that until October 2024 the trustees of the two church halls have continued to be generous supporters of our parish's activities, the costs of which are not met by congregational giving and other PCC income. As noted below, the PCC has brought the halls into the Parochial Church Council during 2024, which has further strengthened reserves."

##### Pay policy

The PCC commits to paying at least the London Living wage and encourages its suppliers and contractors to do the same. When setting pay levels and in accordance with a decision taken by the PCC on 7th November 2019 the PCC expects that pay rates would normally be increased by the September RPI multiplied by 1.25, subject to the RPI being below 5%, with increases applying from the beginning of the next calendar year.

Clergy stipends are paid by the Diocese of London to which the church contributes through its Common Fund contributions. The Curate lives in accommodation provided by trustees, the costs of which are shared between our two churches. Trustees and the Rector are considered key management roles and are not remunerated by the PCC. The Parish is committed to providing equal opportunities in employment.

##### Volunteers

It would not be possible for the PCC to operate as efficiently as it does without the number of volunteers that give up their time so willingly to make it possible for the PCC to stage its activities and carry out its objectives. These are too numerous to mention individually here but we would like to thank all volunteers who work so hard to make the churches within the parish the lively and vibrant community that it is. This help comes in so many and varied forms that it is not possible to place a financial worth on the time donated.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

---

The principal risks and uncertainties identified by the charity are as follows:

Risk identified	Action taken to mitigate the risk
Fire damage to churches	Appropriate levels of insurance cover to rebuild after damage. Fallback plans to use the halls or rent another building while work is taking place so that church services can continue. Annual servicing of fire extinguishers in line with what is required in the legislation.
Severe damage to halls that renders them unusable and leads to loss of income	Hall trustees have increased insurance cover for loss of income over a sustained period due to fire or building damage. Both Halls undergo regular maintenance.
Safeguarding concerns	A safeguarding policy adopted by the PCC and reviewed annually is displayed in both Parish churches. Two safeguarding officers have been appointed for the Parish, with appropriate training provided by a third-party provider.
Burglary and forced entry, staff personal safety	Shield personal alarms are supplied to all staff. A lock up procedure has been adopted in the Parish office to ensure the building is secured and alarmed when unoccupied. Motion-sensor safety lights have been installed.
Counting and banking of cash	A policy has been adopted to secure cash donations after services/concerts. Counters always act in pairs, supervise each other in varying combinations and record and sign for the total to be banked.
Cyber risk including loss of data, hacking, theft of funds	Computer software is updated regularly. All staff are trained to deal with phishing and similar scams. GDPR and actions required in the event of a breach are a standing item for staff meetings at regular intervals.
Continuance of the Covid-19 pandemic	Cost control and forward cash flow planning; providing new avenues of congregational giving; online services; broadening range of contacts with parishioners.

### Investment Policy and Objectives

The Investment Strategy is set by the Trustees. Currently, it is the policy of the Trustees to invest the bulk of cash on deposit with the CBF Church of England Deposit Fund and CAF Bank. Other balances are held on deposit with NatWest Bank Plc and Lloyds Bank Plc. Restricted Fund Investments are mainly held in Unit and Investment Trusts managed either by the CBF Church of England, or by professional fund managers as permitted by the relevant Acts and the Charity Commission guidelines.

All other financial assets are invested in bank accounts and other forms of deposit to achieve the Trustees' objective of reducing financial risk and maintaining liquidity.

The overall objective of the fund managers is to maintain an appropriate level of risk whilst retaining the real value of capital through long-term investments. Reports are received quarterly from the fund managers and the Treasurer meets annually and discusses the performance with the fund managers.

### Church Halls

During the financial year, the halls were brought into the Parochial Church Council accounts. The Halls are shown on the Balance Sheet as a restricted fixed asset. They were brought in on the basis of insurance rebuild costs. Income from the Halls will contribute towards the running costs of the Parish.

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**Public Benefit**

The Charity confirms that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance and have referred to the Charity Commission's general guidance on public benefit when reviewing aims and objectives and in planning future activities.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

---

#### Objects and governance structure

The charity is established by a trust deed dated 29 June 1918. The object of the charity is to promote the whole mission of the Church in the ecclesiastical parish. The PCC was registered with the Charity Commission on 3 December 2009.

PCC members (trustees) are appointed in line with the Church Representation Rules, and include the incumbent, the associate vicar, the curate, churchwardens, and members elected by those members of the congregation who are on the electoral roll of the two churches. New members receive training in the workings of the PCC, and all PCC members receive support and training from the Archdeacon's office.

#### Future Plans

The PCC continues to regularly review all aspects of its work and engage with the local community. The Trustees will be looking at some key areas over the next 12 months:

- Making the most of operational facilities and increasing income
- Welcoming newcomers and encouraging others to visit and attend services
- Reviewing and considering our range of activities with a view to extending and improving the PCC's work in the local community
- Working towards a Silver Eco Church Award, which is an environmental award scheme for churches in England and Wales.

#### Fundraising

The PCC does not solicit funds via phone, email, direct mail or by using third party commercial fundraisers and does not fundraise via a general call for support. Funds are instead raised via the congregations and events held at the churches and halls. The Charity is committed to being accountable and responsible and if its fundraising approach changes in the future, the Charity will register with the UK fundraising regulator.

The Charity did not receive any complaints about fundraising activity during 2024.

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**Statement of Trustees' responsibilities**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

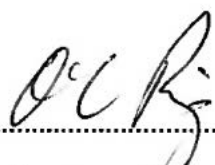
The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that the Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....  
**The Treasurer Mr Owen Ryan**

**Trustee Date:**

4 October 2025

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

#### Opinion

We have audited the financial statements of The Parochial Church Council of St Luke's and Christ Church Chelsea for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH (CONTINUED)

---

#### Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH (CONTINUED)

---

#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular unusual items; and
- Challenging assumptions and judgments made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' Report.

#### **Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH (CONTINUED)

---

*HaysMac LLP*

**HaysMac LLP**  
Statutory Auditors  
10 Queen Street Place  
London  
EC4R 1AG

Date: 24 Oct 2025

HaysMac LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income from:</b>					
Donations and legacies	2	8,442,002	8,714	8,450,716	473,787
Activities for generating funds	3	417,111		417,111	287,845
Investments	4	10,037		10,037	11,232
Other income	5	8,383		8,383	4,795
<b>Total income</b>		<u>8,877,533</u>	<u>8,714</u>	<u>8,886,247</u>	<u>777,659</u>
<b>Expenditure on:</b>					
Charitable activities	7	939,757	30,396	970,153	815,003
<b>Total expenditure</b>		<u>939,757</u>	<u>30,396</u>	<u>970,153</u>	<u>815,003</u>
<b>Net movement in funds before other recognised gains/(losses)</b>		7,937,776	(21,682)	7,916,094	(37,344)
<b>Other recognised gains/(losses):</b>					
Gains/(Loss) on investment asset		-	18,798	18,798	26,456
<b>Net (expenditure)/income for the year</b>		<u>7,937,776</u>	<u>(2,884)</u>	<u>7,934,892</u>	<u>(10,888)</u>
Transfers between funds		(344)	344	-	-
		<u>7,937,432</u>	<u>(2,540)</u>	<u>7,934,892</u>	<u>(10,888)</u>
<b>Reconciliation of funds:</b>					
Total funds brought forward		421,691	534,355	956,046	966,933
<b>Total funds carried forward</b>	14	<u>8,359,123</u>	<u>531,815</u>	<u>8,890,938</u>	<u>956,045</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.  
The notes on pages 17 to 28 form part of these financial statements.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

**BALANCE SHEET  
AS AT 31 DECEMBER 2024**

---

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	10	7,384,587	-
Investments	11	469,407	457,085
		<u>7,853,994</u>	<u>457,085</u>
<b>Current assets</b>			
Debtors	12	191,709	145,652
Cash at bank and in hand		999,023	502,587
		<u>1,190,732</u>	<u>648,239</u>
Creditors: amounts falling due within one year	13	<u>(153,788)</u>	<u>(149,278)</u>
<b>Net current assets</b>		<u>1,036,944</u>	<u>498,961</u>
<b>Total assets less current liabilities</b>		<u><b>8,890,938</b></u>	<u><b>956,046</b></u>
<b>Charity funds</b>			
Restricted funds	14	531,815	534,355
Unrestricted funds			
General funds	14	760,735	207,890
Designated for halls	14	7,384,587	-
Designated for restoration	14	30,000	30,000
Designated for music	14	183,801	183,801
Total unrestricted funds		<u>8,359,123</u>	<u>421,691</u>
<b>Total funds</b>		<u><b>8,890,938</b></u>	<u><b>956,046</b></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

*D. C. Ryan*

**The Treasurer Mr Owen Ryan**  
Trustee

Date: 21 October 2025

The notes on pages 17 to 28 form part of these financial statements.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

	Note	2024 £	2023 £
<b>Cash flows from operating activities</b>			
Net cash providing/ used in operating activities	17	<u>486,052</u>	<u>(47,746)</u>
<b>Cash flows from investing activities</b>			
Dividends, interests and rents from investments		10,037	11,232
Proceeds from sale of investments		59,160	26,524
Purchase of investments		(57,396)	(23,933)
Movement in investment cash		<u>(1,417)</u>	<u>(11,596)</u>
Net cash provided by operating/investing activities		<u>496,436</u>	<u>2,227</u>
<b>Cash flows from financing activities</b>		-	-
<b>Net cash provided by financing activities</b>		-	-
<b>Change in cash and cash equivalents in the year</b>		<u>496,436</u>	<u>(45,519)</u>
Cash and cash equivalents at the beginning of the year	18,19	502,587	548,106
<b>Cash and cash equivalents at the end of the year</b>		<u>999,023</u>	<u>502,587</u>

The notes on pages 17 to 28 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**1. Accounting policies**

**1.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Parish Of Chelsea: St Luke's & Christ Church meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements aggregate the activities for the Parochial Church Council as well as the Christ Church DCC and St Luke's DCC as they are considered to be the same entity by the diocese.

From October 2024 the two Church Halls, previously contained within independent trusts received Charity Commission and Diocesan approval to wind up the trusts and transfer managing responsibility to the PCC.

**1.2 Going concern**

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the current level of funds held and the expected level of income and expenditure for the years 2025 and 2026 in authorising these financial statements.

The budgeted income and expenditure that now includes all income and expenditure from the Halls, is sufficient with the level of reserves for the charity, to be able to continue as a going concern.

**1.3 Funds**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**1. Accounting policies (continued)**

**1.4 Income**

All income is included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

No amount is included in the financial statements for volunteer time in line with the SORP. Further detail is given in the Trustees' Annual Report.

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion legacies will be notified to the charity; however, it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

**1.5 Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required, and the amount of the obligation can be measured reliably, it is categorised under the following headings:

- Expenditure on charitable activities includes salaries and expenses relating to the running of the PCC, choir, Sunday school and other activities.
- Other expenditure represents those items not falling into the categories above; and
- Irrecoverable VAT is charged as an expense against the charity for which expenditure arose.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment but not accrued as expenditure.

The Diocesan common fund is accounted for when payable, and any common fund unpaid at the balance sheet date is shown as a creditor.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**1. Accounting policies (continued)**

**1.6 Tangible fixed assets**

Fixed assets over £2,000 are capitalised and depreciated over their useful life as follows:

Fixtures and fittings: Straight line over 3 years.

All expenditure incurred during the year on consecrated buildings and movable church furnishing, whether maintenance or improvement, is written off as expenditure in the year in which it is incurred.

**Consecrated land and buildings and moveable church furnishings**

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011. No value is placed on moveable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC consider this to be inalienable property. All expenditure incurred during the year on consecrated or beneficed buildings and moveable furnishings, whether maintenance or improvements, is written off as incurred.

**1.7 Investments**

Fixed assets investments are stated at market value with changes recognised in 'net gains/(losses) on investments' in the SOFA.

**1.8 Debtors**

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**1.9 Liabilities and provisions**

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

**1.10 Financial instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**2. Income and endowments**

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Planned giving</b>				
Gift Aid donations	64,479		64,479	70,552
<b>Collections</b>				
Collections and open plate	23,454		23,454	33,929
Special Collections	-	3,864	3,864	12,415
<b>Tax recoverable</b>				
Tax recoverable	22,114		22,114	47,000
<b>Grants and legacies</b>				
Legacies and other grants	522,231		522,231	88,308
Hall Donations	415,577		415,577	205,795
Foodbank		4,850	4,850	15,788
Summer Programme	3,600		3,600	-
Other Church activities	5,961		5,961	
<b>Church hall valuations introduced</b>				-
Church hall valuations introduced	7,384,587		7,384,587	
	<u>8,442,003</u>	<u>8,714</u>	<u>8,450,717</u>	<u>473,787</u>

**2. Income and endowments – prior year**

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
<b>Planned giving</b>			
Gift Aid donations	70,552	-	70,552
<b>Collections</b>			
Collections and open plate	33,929	-	33,929
Special Collections	12,415	-	12,415
<b>Tax recoverable</b>			
Tax recoverable	47,000	-	47,000
<b>Grants and legacies</b>			
Legacies and other grants	87,366	-	87,366
Hall Donations	205,795	-	205,795
Foodbank	-	15,788	15,788
Summer Programme	-	-	-
Other Church activities	-	-	-
<b>Church hall valuations introduced</b>			
Church hall valuations introduced	-	-	-
	<u>457,057</u>	<u>15,788</u>	<u>472,845</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

**3. Activities for generating funds**

	<b>Unrestricted funds 2024</b>	<b>Restricted funds 2024</b>	<b>Total funds 2024</b>	<b>Total funds 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Summer fete and Christmas bazaar	20,612	-	20,612	16,211
Church and other rentals	373,166	-	373,166	250,342
Car parking	23,333	-	23,333	21,292
	<u>417,111</u>	<u>-</u>	<u>417,111</u>	<u>287,845</u>

All prior year funds were unrestricted.

**4. Income from investments**

	<b>Unrestricted funds 2024</b>	<b>Restricted funds 2024</b>	<b>Total funds 2024</b>	<b>Total funds 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Dividends and interest	10,037	-	10,037	11,232
	<u>10,037</u>	<u>-</u>	<u>10,037</u>	<u>11,232</u>

All prior year funds were unrestricted.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

5. Income from Church activities

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Other Income	8,383	-	8,383	4,795
	<u>8,383</u>	<u>-</u>	<u>8,383</u>	<u>4,795</u>

All prior year funds were unrestricted.

6. Other expenditure

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Foodbank (designated)	-	3,893	3,893	12,995
	<u>-</u>	<u>3,893</u>	<u>3,893</u>	<u>12,995</u>

All prior year funds were restricted.

7. Analysis of expenditure on charitable activities  
Summary by fund type

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Church activities	3,841		3,841	11,702
Parish expense	935,916	26,503	962,419	790,306
Foodbank		3,893	3,893	12,995
	<u>939,757</u>	<u>30,396</u>	<u>970,153</u>	<u>815,003</u>

7. Analysis of expenditure on charitable activities  
Summary by fund type – prior year

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Church activities	11,702		11,702
Parish expense	763,599	26,707	790,306
Foodbank		12,995	12,995
	<u>775,301</u>	<u>39,702</u>	<u>815,003</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

8. Analysis of expenditure by activities

	Direct costs 2024 £	Other 2024 £	Support costs 2024 £	Total funds 2024 £	Total funds 2023 £
Church activities	3,841	-	-	3,841	11,702
Parish expense	652,974	-	309,445	962,419	790,306
Foodbank	-	3,893	-	3,893	12,995
	<u>656,815</u>	<u>3,893</u>	<u>309,445</u>	<u>970,153</u>	<u>815,003</u>

8. Analysis of expenditure by activities

	Direct costs 2023 £	Other 2023 £	Support costs 2023 £	Total funds 2023 £	
Church activities	11,702	-	-	11,702	
Parish expense	561,843	-	228,463	790,306	
Foodbank	-	12,995	-	12,995	
	<u>573,545</u>	<u>12,995</u>	<u>228,463</u>	<u>815,003</u>	

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

8. Analysis of expenditure by activities (continued)  
Analysis of direct costs

	Total funds 2024 £	Total funds 2023 £
Donations paid	8,618	11,702
Running costs	49,271	25,178
Repairs and maintenance	58,330	72,029
Music & Choir Costs	94,820	89,535
Sunday School Costs	3,321	5,229
Parish Magazine Costs	11,754	13,900
Diocesan Common fund	191,610	165,120
Churchyard Upkeep	1,234	622
Other Ministry Costs	15,987	38,924
Staff Salaries Cost	188,757	149,469
Chancel Costs	8,065	1,836
	<b>631,767</b>	<b>573,544</b>

8. Analysis of expenditure by activities (continued)  
Analysis of support costs

	Total funds 2024 £	Total funds 2023 £
Printing and Stationery	24,332	27,148
Computer Costs	8,556	15,498
Insurance	34,852	30,237
Cleaning	63,366	33,984
Accountancy	33,451	28,887
Audit Remuneration	34,400	15,372
Legal & Professional	16,971	10,401
Utilities & Rates	59,757	49,898
Telephone & Internet	4,647	5,647
Bank Charges	4,525	4,378
Other Costs	24,588	7,013
	<b>309,445</b>	<b>228,463</b>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

9. Staff costs

	2024 £	2023 £
Wages and salaries	173,512	134,944
Social security costs	5,294	6,317
Other pension costs	9,951	8,208
	<u>188,757</u>	<u>149,469</u>

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 No.
	<u>6</u>	<u>8</u>

No employee received remuneration amounting to more than £60,000 in either year.

The total remuneration and benefits of the key management was £Nil (2023- £Nil). The key management comprises the Trustees and Rector who are not remunerated by the PCC.

10. Tangible fixed assets

	Church halls £	Furnishings and Equipment £
<b>Cost or valuation</b>		
At 1 January 2024		21,478
Additions	7,384,587	
At 31 December 2024	<u>7,384,587</u>	<u>21,478</u>
<b>Depreciation</b>		
At 1 January 2024	-	21,478
Charge for the year	-	
Additions	-	
At 31 December 2024	<u>-</u>	<u>21,478</u>
<b>Net book value</b>		
At 31 December 2024	<u>7,384,587</u>	<u>-</u>
At 31 December 2023	<u>-</u>	<u>-</u>

The Halls were transferred into the charity in October 2024. No depreciation has been provided for the period from the date of transfer to the end of the financial year on the grounds of materiality. Depreciation will be provided in 2025 and onwards in line with the depreciation policy

---

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

11. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2024	457,085
Additions	35,150i
Disposals	(40,209)
Revaluations	18,798
Movement in investment cash	(1,417)
At 31 December 2024	<u>469,407</u>
<b>Net book value</b>	
At 31 December 2024	<u>469,407</u>
At 31 December 2023	<u>457,085</u>

12. Debtors

	2024 £	2023 £
Trade debtors	39,001	37,124
Other debtors	152,708	108,528
	<u>191,709</u>	<u>145,652</u>

13. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	56,180	55,233
Accruals and deferred income	95,847	74,074
Other creditors	1,761	19,971
	<u>153,788</u>	<u>149,278</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

14. Statement of funds

Statement of funds - current year

	Balance at 1 January 2024 £	Income £	Expenditure £	Gains/ (losses) £	Transfers £	Balance at 31 December 2024 £
<b>Unrestricted funds</b>						
General funds – all funds	207,890	1,492,946	(939,757)	-	(344)	760,735
Designated for restoration	30,000	-	-	-	-	30,000
Designated for music	183,801	-	-	-	-	183,801
Designated for halls	-	7,384,587	-	-	-	7,384,587
	<u>421,691</u>	<u>8,877,533</u>	<u>(939,757)</u>	<u>-</u>	<u>(344)</u>	<u>8,359,123</u>
<b>Restricted funds</b>						
Restricted funds – all funds	535,043	3,864	(26,503)	18,798	-	531,202
Special collections	613	-	-	-	-	613
Foodbank	(1,301)	4,850	(3,893)	-	344	-
	<u>534,355</u>	<u>8,714</u>	<u>(30,396)</u>	<u>18,798</u>	<u>344</u>	<u>531,815</u>
Total of funds	<u>956,046</u>	<u>8,886,247</u>	<u>(970,153)</u>	<u>18,798</u>	<u>-</u>	<u>8,890,938</u>

**Restoration Fund:** This fund was initiated to provide resources for any future restoration and repair to the fabric of the church building at St Luke's. The church building at St Luke's is Grade I listed.

**Special Collections:** From time to time both churches make collections for specific charitable organisations, following religious services, on its own behalf and for other parties. These specific collections are accounted for separately and are paid over during the year to the nominated charities.

**Foodbank:** This fund represents amounts expended from the foodbank, which was set up in 2023.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

14. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2023 £	Income £	Expenditure £	Gains/ (losses) £	Balance at 31 December 2023 £
<b>Unrestricted funds</b>					
General funds – all funds	221,319	761,872	(775,301)	-	207,890
Designated for restoration	30,000	-	-	-	30,000
Designated for music	183,801	-	-	-	183,801
	<u>435,120</u>	<u>761,872</u>	<u>(775,301)</u>	<u>-</u>	<u>421,691</u>
<b>Restricted funds</b>					
Restricted funds – all funds	532,501	15,788	(39,702)	26,456	535,043
Special collections	613	-	-	-	613
Foodbank	(1,301)	-	-	-	(1,301)
	<u>531,813</u>	<u>15,788</u>	<u>(39,702)</u>	<u>26,456</u>	<u>534,355</u>
Total of funds	<u><b>966,933</b></u>	<u><b>77,660</b></u>	<u><b>(815,003)</b></u>	<u><b>26,456</b></u>	<u><b>956,046</b></u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

16. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Church halls	7,384,587	-	7,384,587
Fixed asset investments	-	469,407	469,407
Current assets	1,128,324	62,408	1,190,732
Creditors due within one year	(153,788)	-	(153,788)
<b>Total</b>	<b><u>8,359,123</u></b>	<b><u>531,815</u></b>	<b><u>8,890,938</u></b>

Analysis of net assets between funds - prior year

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Fixed asset investments	-	457,085	457,085
Current assets	570,969	77,270	648,239
Creditors due within one year	(149,278)	-	(149,278)
<b>Total</b>	<b><u>421,691</u></b>	<b><u>534,355</u></b>	<b><u>956,046</u></b>

17. Reconciliation of net movement in funds to net cash flow from operating activities

	2024 £	2023 £
Net income for the year (as per Statement of Financial Activities)	<u>7,916,094</u>	<u>(37,344)</u>
<b>Adjustments for:</b>		
Gains/(losses) on investments	6,129	14,845
Donation of Halls	(7,384,587)	-
Dividends, interests and rents from investments	(10,037)	(11,232)
Increase in debtors	(46,057)	(69,126)
Increase in creditors	4,510	55,111
	<u>486,052</u>	<u>(47,746)</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

---

18. Analysis of cash and cash equivalents

	2024	2023
	£	£
Cash in hand	999,023	502,587
	<u>999,023</u>	<u>502,587</u>

19. Analysis of changes in net debt

	At 1 January 2024	Cash flows	At 31 December 2024
		£	£
Cash at bank and in hand	502,587	496,436	999,023
	<u>502,587</u>	<u>496,436</u>	<u>999,023</u>

17. Related party transactions

There have been no related party transactions in the year.

---

# Accounts

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**CONTENTS**

---

	Page
<b>Legal and administrative information</b>	1
<b>Trustees' Report</b>	2 - 7
<b>Independent Auditors' Report</b>	8 - 11
<b>Statement of Financial Activities</b>	12
<b>Balance Sheet</b>	13
<b>Statement of Cash Flows</b>	14
<b>Notes to the accounts</b>	15 - 29

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Trustees**

The Reverend Prebendary Dr Brian Leathard  
The Reverend Sam Hole  
The Reverend Baxter McRolston (Appointed June 2023)  
Alexander Banbury  
Elizabeth Brutus  
Andrew Cameron (Resigned 28 March 2023)  
Fleur de Villiers (Deceased 7 February 2023)  
Nicola Ellard  
Elizabeth Watson-Steele  
Brenda Hagerty  
Richard Jordan  
Tim McKean  
Aidus McVeigh  
Jonathan Price  
Louisa Price  
Jacqueline Poysden  
Isabel Sinagola (Resigned 28 March 2023)  
Barbara Schwepcke

**Charity registered  
number** 1133092

**Principal office** The Parish Office  
ST Luke's Crypt  
Sydney Street  
London  
SW3 6NH

**Independent auditors** Haysmacintyre LLP  
10 Queen Street Place  
London  
EC4R 1AG

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

---

#### **Rector's Report to the Annual Parochial Church Meeting 2023**

2023 was, in many ways, a year for resetting the dial after the hiatus of the COVID years. Parish life re-blossomed, even though we had lost families who had decided to move away from London as a result of the pandemic and in continuing response to Brexit implementation.

Amidst our very substantial work -- with children and families, the Epiphany Party, Shrove Tuesday pancakes, ABC Club, and weekly Sunday School attendances of up to 110 children across the two churches, as well as half-term activities -- enables us to celebrate a church that is committed to Christian formation for children right now, rather than thinking of potential Christian futures. This became evidenced particularly in the monthly Family Eucharist, a 30-minute celebration of worship at Christ Church. Our Youth Work, too, developed substantially, not least in the Summer Programme - 130 young people over 3 weeks - and the Step Up programme at Easter, which brings safe study space with tutors for those who have little access to help revise for GCSE and A-Levels. Additionally, our regular fortnightly youth group was supplemented with a week in Taize, France, at half term and opportunities to meet through our participation in Youth Ministry in Communion with other Kensington area parishes.

At the other end of the age spectrum, 2023 saw the death of one of our most devoted parishioners, Fleur de Villiers, may she rest in peace. Fleur, a tough and feisty Christian, brought joy and transformation to so many situations both in church and the world. A devoted disciple of Jesus Christ.

We host every week, both a Foodbank, staffed by volunteers and serving up to 65 families and the winter Night Shelter of Glass Door in the Hall of Remembrance giving good food, warm sleeping and case work for our guests to move out of homelessness. Equally, on Wednesdays we host a club for older isolated members of the community, facilitated through our dedicated PCSO Miriam. The Summer Fair and St Nicholas Fair united our communities with their presence and vibrancy and are great incarnational witnesses to our mission.

Services have continued every day and the demand for baptisms, confirmation, weddings, funerals, and memorials, for donkeys on Palm Sunday as well as the well-known carol services for major charities, continue to grow. Everyday St Luke's opened its doors to those who would come in to pray, sit or rest awhile as well as for corporate worship. We believe over 500 people per week come into church other than for services. This is an amazing gift to be able to offer.

The Clergy have also spent many hours in our schools both leading collective worship as well as serving on their Governing Boards. Chelsea Academy, our local C of E Comprehensive School, as well as our primary schools in the Federation of Christ Church and Holy Trinity make strong use of our buildings for worship and celebration.

Parish life is deepened and challenged through studying together and this has been the case for 2023 also, particularly in the Annual Retreat at Douai Abbey and through the Lent and Autumn study programmes. The Parochial Church Council met regularly, and, between meetings, the Standing Committee was consulted on urgent matters.

Alas, we said goodbye at Easter to Fr Samuel Rylands, with Lily and Jos, but rejoice greatly in everything that they brought to our parish's life and energy. Fr Sam is now Vicar of St Andrew, Fulham Fields. Fr Sam Hole devoted great care to our teaching ministry and to our social media presence as well as to our worshipping life, for which I would want to express great gratitude. Equally, my thanks go to all those in the parish office, to wardens, PCC members and officers, musicians, to so many volunteers, worship participants, cleaning and maintenance staff, the Café team and to clergy spouses and families, for enabling us together to live out Christ's life and love in our parish.

**The Revd Prebendary Dr Brian Leathard, Rector**

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

---

(continued)

#### Finance Review

Total income was £777,659 (2022: £775,503) of which £761,871 (2022: £742,054) was unrestricted. This represented a total increase of 3% (decrease of 11% in 2022). Restricted income of £15,788 related to special collections and investment income (2021: £33,450).

Total donations of £474k were slightly reduced on 2022 (£485k). Donations via collections and open plate were £34k vs. £50k in 2022, a function of our churches reopening. Similarly, legacies and other donations of £87k in 2023 were higher than in 2022.

The PCC received grants for the Summer Programme of £17,920 from Young K&C in 2022, which meant a considerably expanded programme, reaching 130 youngsters. This was not repeated in 2023.

While we saw an increase in church rentals from £243k to £250k as the contract for the Covid-19 testing facility in the grounds of St Luke's came to an end in March 2022. This had contributed £111k of income and £33k in the 2021 and 2022 financial years respectively, and provided a great deal of support to our finances during the pandemic. Our car parking income also reduced by approximately half due to tenants' reduced requirements, however income from the Crypt offices remained stable.

The PCC continues to rely heavily on financial support from the Trustees of the Hall of Remembrance and of St Luke's Hall (donations received £206k vs. £267k in 2022). Despite this generous support, the PCC still recorded a deficit of £37k before investment losses. The PCC is consequently committed to reducing its reliance on the halls and has been actively looking at ways to both increase its income and urgently reduce its expenditure to achieve this.

Total parish expenditure decreased from £891k in 2022 to £815k. This was down to a combination of parish life reopening after the pandemic, a considerable decrease in Repairs and Maintenance from £142k in 2022 to £72k in 2023 (mostly for repairs at Christ Church, which was partially funded by the generosity of the trustees of the Hall of Remembrance) and higher utility costs following Russia's invasion of Ukraine in February 2022.

Music and choir costs rose from £71k in 2022 to £89k in 2023, which was largely as a result of a one-off cost for St Luke's choir to record a CD. This was funded through a bequest that had been designated for music.

The decrease in running costs from £31k in 2022 to £25k in 2023 is partly driven a greater number of parish events and partly due to increased costs of running the St Luke's summer fair, which correspondingly saw a considerable rise in income from 2021.

Much of the increase in Other Ministry Costs (from £38k in 2022 to £39k in 2023) was due to an expanded Summer Programme which, as noted above, drew in 130 children over a 3-week period. This was funded through a variety of grants as well as donations from the halls.

The parish's major recurring expense is its contribution of £165,120 (2022: £191,580) to the Common Fund, which is money given by every parish to provide and support clergy, and to further the London Diocese's work in every parish.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

---

(continued)

Although the majority of our Common Fund contribution returns to the PCC as clergy stipends and other support, as a wealthier parish we pay about 30% more than our 'Parish Standard Cost'. In doing so our churches in Chelsea help other parishes that are less able to meet their Common Fund costs continue to spread the Good News.

The balances on restricted funds, and an explanation of the purposes of each fund, is shown in the notes to the Financial Statements.

#### **Reserves policy**

It is the PCC's policy to maintain a balance on unrestricted funds which equates to six months of unrestricted expenditure. It is held to smooth out fluctuations in cash flow, to cover management and administration and to respond to any major expenditure that may arise.

This policy ensured that when Covid-19 closed our churches to physical worship, our PCC has been able to develop new ways of worshipping together and continue to support our parish activities, pay parish office staff salaries, and remain up to date with Common Fund payments.

At the end of 2023 the PCC currently has £421,690 (2022: £435,120) in unrestricted reserves and believes this is sufficient to meet this reserves policy. The PCC also notes that in 2023 the trustees of the two church halls have continued to be generous supporters of our parish's activities, the costs of which are not met by congregational giving and other PCC income. As noted below, the PCC is in the process of bringing the halls into the Parochial Church Council during 2023, which will further strengthen reserves.

#### **Pay policy**

The PCC commits to paying at least the London Living wage and encourages its suppliers and contractors to do the same. When setting pay levels and in accordance with a decision taken by the PCC on 7th November 2019 the PCC expects that pay rates would normally be increased by the September RPI multiplied by 1.25, subject to the RPI being below 5%, with increases applying from the beginning of the next calendar year.

Clergy stipends are paid by the Diocese of London to which the church contributes through its Common Fund contributions.

The Curate lives in accommodation provided by St Luke's Hall trustees, the costs of which are shared between our two churches. PCC Trustees and the Rector are considered key management roles and are not remunerated by the PCC. The Parish is committed to providing equal opportunities in employment.

#### **Volunteers**

It would not be possible for the PCC to operate as efficiently as it does without the number of volunteers that give up their time so willingly to make it possible for the PCC to stage its activities and carry out its objectives. These are too numerous to mention individually here but we would like to thank all volunteers who work so hard to make the churches within the parish the lively and vibrant community that it is. This help comes in so many and varied forms that it is not possible to place a financial worth on the time donated.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

---

The principal risks and uncertainties identified by the charity are as follows:

Risk identified	Action taken to mitigate the risk
Fire damage to churches	Appropriate levels of insurance cover to rebuild after damage. Fallback plans to use the halls or rent another building while work is taking place so that church services can continue.
Severe damage to halls that renders them unusable and leads to loss of income	Hall trustees have increased insurance cover for loss of income over a sustained period due to fire or building damage.
Safeguarding concerns	A safeguarding policy adopted by the PCC and reviewed annually is displayed in both Parish churches. Two safeguarding officers have been appointed for the Parish, with appropriate training provided by a third-party provider.
Burglary and forced entry, staff personal safety	Shield personal alarms are supplied to all staff. A lock up procedure has been adopted in the Parish office to ensure the building is secured and alarmed when unoccupied. Motion-sensor safety lights have been installed.
Counting and banking of cash	A policy has been adopted to secure cash donations after services/concerts. Counters always act in pairs, supervise each other in varying combinations and record and sign for the total to be banked.
Cyber risk including loss of data, hacking, theft of funds	Computer software is updated regularly. All staff are trained to deal with phishing and similar scams. GDPR and actions required in the event of a breach are a standing item for staff meetings at regular intervals.
Continuance of the Covid-19 pandemic	Cost control and forward cash flow planning; providing new avenues of congregational giving; online services; broadening range of contacts with parishioners.

### Objectives and Policies

The Investment Strategy is set by the Trustees. Currently, it is the policy of the Trustees to invest the bulk of cash on deposit with the CBF Church of England Deposit Fund and CAF Bank. Other balances are held on deposit with NatWest Bank Plc and Lloyds Bank Plc. Restricted Fund Investments are mainly held in Unit and Investment Trusts managed either by the CBF Church of England, or by professional fund managers as permitted by the relevant Acts and the Charity Commission guidelines.

The overall objective of the fund managers is to maintain an appropriate level of risk whilst retaining the real value of capital through long-term investments. Reports are received quarterly from the fund managers and the Treasurer meets annually and discusses the performance with the fund managers.

### Church Halls

During the financial year, both the PCC and the trustees of the two halls agreed to bring the halls into the Parochial Church Council, and this was approved by the Charity Commission during 2022. The consolidation commenced in October 2024.

### Public Benefit

The Charity confirms that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance and have referred to the Charity Commission's general guidance on public benefit when reviewing aims and objectives and in planning future activities.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

---

#### **Objects and governance structure**

The charity is established by a trust deed dated 29 June 1918. The object of the charity is to promote the whole mission of the Church in the ecclesiastical parish.

PCC members (trustees) are appointed in line with the Church Representation Rules, and include the incumbent, the associate vicar, the curate, churchwardens, and members elected by those members of the congregation who are on the electoral roll of the two churches. New members receive training in the workings of the PCC.

#### **Future Plans**

The PCC continues to regularly review all aspects of its work and engage with the local community. The Trustees will be looking at some key areas over the next 12 months:

- Making the most of operational facilities and increasing income
- Welcoming newcomers and encouraging others to visit and attend services
- Reviewing and considering our range of activities with a view to extending and improving the PCC's work in the local community
- Working towards a bronze Eco Church Award, which is an environmental award scheme for churches in England and Wales.

#### **Fundraising**

The PCC does not solicit funds via phone, email, direct mail or by using third party commercial fundraisers and does not fundraise via a general call for support. Funds are instead raised via the congregations and events held at the churches and halls. The Charity is committed to being accountable and responsible and if its fundraising approach changes in the future, the Charity will register with the UK fundraising regulator.

The Charity did not receive any complaints about fundraising activity during 2023.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

---

#### Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

#### Auditors

The auditors, Haysmacintyre LLP, have indicated their willingness to continue in office. A resolution proposing that Haysmacintyre LLP be reappointed as auditors of the charity for the forthcoming year will be put to members at the Annual General Meeting.

Approved by order of the members of the board of Trustees and signed on their behalf by:

*Brian Leathard*

.....  
**The Reverend Prebendary Dr B Leathard**  
Trustee

Date: 30 October 2024

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

#### Opinion

We have audited the financial statements of The Parochial Church Council of St Luke's and Christ Church Chelsea for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH (CONTINUED)

---

#### Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

---

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH (CONTINUED)

---

#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular unusual items; and
- Challenging assumptions and judgments made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' Report.

#### **Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH (CONTINUED)

---

*Haysmacintyre LLP*

**Haysmacintyre LLP**  
Statutory Auditors  
10 Queen Street Place  
London  
EC4R 1AG

Date: 31 October 2024

Haysmacintyre LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

---

	Note	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
<b>Income from:</b>					
Donations and legacies	2	457,999	15,788	473,787	485,393
Activities for generating funds	3	287,845	-	287,845	276,034
Investments	4	11,232	-	11,232	11,130
Other income	5	4,795	-	4,795	2,946
<b>Total income</b>		<u>761,871</u>	<u>15,788</u>	<u>777,659</u>	<u>775,503</u>
<b>Expenditure on:</b>					
Charitable activities	7	775,301	39,702	815,003	891,164
<b>Total expenditure</b>		<u>775,301</u>	<u>39,702</u>	<u>815,003</u>	<u>891,164</u>
<b>Net movement in funds before other recognised gains/(losses)</b>		(13,430)	(23,914)	(37,344)	(115,661)
<b>Other recognised gains/(losses):</b>					
Gains/(Loss) on investment asset		-	26,456	26,456	(89,674)
<b>Net movement in funds</b>		<u>(13,430)</u>	<u>2,542</u>	<u>(10,888)</u>	<u>(205,335)</u>
<b>Reconciliation of funds:</b>					
Total funds brought forward		435,120	531,813	966,933	1,172,268
<b>Total funds carried forward</b>	14	<u>421,690</u>	<u>534,355</u>	<u>956,045</u>	<u>966,933</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 15 to 29 form part of these financial statements.

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**BALANCE SHEET  
AS AT 31 DECEMBER 2023**

---

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	10	-	-
Investments	11	457,085	436,468
		<u>457,085</u>	<u>436,468</u>
<b>Current assets</b>			
Debtors	12	145,652	76,526
Cash at bank and in hand		502,587	548,106
		<u>648,239</u>	<u>624,632</u>
Creditors: amounts falling due within one year	13	(149,278)	(94,167)
		<u>498,961</u>	<u>530,465</u>
<b>Net current assets</b>		<u>498,961</u>	<u>530,465</u>
<b>Total assets less current liabilities</b>		<u><u>956,046</u></u>	<u><u>966,933</u></u>
<b>Charity funds</b>			
Restricted funds	14	534,355	531,813
Unrestricted funds			
General funds	14	207,890	221,319
Designated for restoration	14	30,000	30,000
Designated for music	14	183,801	183,801
		<u>421,691</u>	<u>435,120</u>
<b>Total funds</b>		<u><u>956,046</u></u>	<u><u>966,933</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

*Brian Leathard*

**The Reverend Prebendary Dr Brian Leathard**  
Trustee  
Date: 30 October 2024

The notes on pages 15 to 29 form part of these financial statements.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

	2023 £	2022 £
<b>Cash flows from operating activities</b>		
Net cash used in operating activities (note 17)	(47,746)	(103,020)
	<hr/>	<hr/>
<b>Cash flows from investing activities</b>		
Dividends, interests and rents from investments	11,232	11,130
Proceeds from sale of investments	26,524	39,041
Purchase of investments	(23,933)	(32,906)
Movement in investment cash	(11,596)	8,434
	<hr/>	<hr/>
<b>Net cash provided by investing activities</b>	2,227	25,699
	<hr/>	<hr/>
<b>Cash flows from financing activities</b>		
	<hr/>	<hr/>
<b>Net cash provided by financing activities</b>	-	-
	<hr/>	<hr/>
<b>Change in cash and cash equivalents in the year</b>	(45,519)	(77,321)
Cash and cash equivalents at the beginning of the year (note 18, 19)	548,106	625,427
	<hr/>	<hr/>
<b>Cash and cash equivalents at the end of the year</b>	502,587	548,106
	<hr/> <hr/>	<hr/> <hr/>

The notes on pages 15 to 29 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

**1. Accounting policies**

**1.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Parish Of Chelsea: St Luke's & Christ Church meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

**1.2 Consolidation**

The financial statements aggregate the activities for the Parochial Church Council as well as the Christ Church DCC and St Luke's DCC as they are considered to be the same entity by the diocese.

The two halls (Hall of Remembrance and St Luke's Hall) are not included in the consolidation as the management and trustees of the Halls consider these two as separate entities. However, during the financial year, both the PCC and the Trustees of the two halls agreed to bring the halls into the Parochial Church Council and this was approved by the Charity Commission during 2022. The process has concluded in the 2024 financial year.

**1.3 Going concern**

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 14 months from authorising these financial statements. The budgeted income and expenditure that now includes all consolidated income and expenditure from the Halls, is sufficient with the level of reserves for the charity, to be able to continue as a going concern.

**1.4 Funds**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be use in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

1. Accounting policies (continued)

1.5 Income

All income is included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

No amount is included in the financial statements for volunteer time in line with the SORP. Further detail is given in the Trustees' Annual Report.

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion legacies will be notified to the charity; however, it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

1.6 Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required, and the amount of the obligation can be measured reliably, it is categorised under the following headings:

- Expenditure on charitable activities includes salaries and expenses relating to the running of the PCC, choir, Sunday school and other activities.
- Other expenditure represents those items not falling into the categories above; and
- Irrecoverable VAT is charged as an expense against the charity for which expenditure arose.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

The Diocesan common fund is accounted for when payable, and any common fund unpaid at the balance sheet date is shown as a creditor.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

1. Accounting policies (continued)

1.7 Tangible fixed assets

Fixed assets over £2,000 are capitalised and depreciated over their useful life as follows: Fixtures and fittings: Straight line over 3 years.

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011.

All expenditure incurred during the year on consecrated buildings and movable church furnishings, whether maintenance or improvement, is written off as expenditure in the year in which it is incurred.

**Consecrated land and buildings and moveable church furnishings**

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011. No value is placed on moveable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC consider this to be inalienable property. All expenditure incurred during the year on consecrated or beneficed buildings and moveable furnishings, whether maintenance or improvements, is written off as incurred.

1.8 Investments

Fixed assets investments are stated at market value with changes recognised in 'net gains/(losses) on investments' in the SOFA.

1.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

1.11 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

2. Income and endowments

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
<b>Planned giving:</b>				
Gift Aid donations	70,552	-	70,552	69,206
<b>Collections:</b>				
Collections and Open plate	33,929	-	33,929	49,847
Special Collections	12,415	-	12,415	17,507
<b>Tax recoverable</b>				
Tax recoverable	47,000	-	47,000	19,902
<b>Grants and Legacies</b>				
Legacies and other	87,366	-	87,366	39,815
Hall Donations	205,795	-	205,795	266,796
Foodbank	-	15,788	15,788	4,380
Summer Programme	-	-	-	17,940
	<u>457,057</u>	<u>15,788</u>	<u>472,845</u>	<u>485,393</u>
Legacies	(405)	-	(405)	-
Grants	973	-	973	-
Government grants	374	-	374	-
<b>Subtotal</b>	<u>942</u>	<u>-</u>	<u>942</u>	<u>-</u>
<b>Total 2023</b>	<u><u>457,999</u></u>	<u><u>15,788</u></u>	<u><u>473,787</u></u>	<u><u>485,393</u></u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

3. Activities for generating funds

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Summer Fete and Christmas bazaar	16,211	16,211	20,801
Church and other rentals	250,342	250,342	243,025
Car Parking	21,292	21,292	12,208
	<u>287,845</u>	<u>287,845</u>	<u>276,034</u>

4. Income from investments

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Dividends and interest	<u>11,232</u>	<u>11,232</u>	<u>11,130</u>

5. Income from church activities

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Other Church Activities	<u>4,795</u>	<u>4,795</u>	<u>2,946</u>

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**6. Other expenditures**

	Restricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Foodbank	12,995	12,995	12,681
Special collections paid	-	-	17,603
	<u>12,995</u>	<u>12,995</u>	<u>30,284</u>

**7. Analysis of expenditure on charitable activities**

**Summary by fund type**

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Total 2022 £
Church activities	11,702	-	11,702	8,484
Parish expense	763,599	26,707	790,306	852,396
Foodbank	-	12,995	12,995	12,681
Special collections paid	-	-	-	17,603
	<u>775,301</u>	<u>39,702</u>	<u>815,003</u>	<u>891,164</u>

**8. Analysis of expenditure by activities**

	Direct costs 2023 £	Other 2023 £	Support costs 2023 £	Total funds 2023 £	Total funds 2022 £
Church activities	11,702	-	-	11,702	8,484
Parish expense	561,843	-	228,463	790,306	852,396
Foodbank	-	12,995	-	12,995	12,681
Special collections paid	-	-	-	-	17,603
	<u>573,545</u>	<u>12,995</u>	<u>228,463</u>	<u>815,003</u>	<u>891,164</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2023 £	Total funds 2022 £
Donations paid	11,702	8,484
Running Costs	25,178	30,870
Repairs and Maintenance	72,029	141,626
Music & Choir Costs	89,535	71,034
Sunday School Costs	5,229	6,473
Parish Magazine Costs	13,900	11,266
Diocesan Common fund	165,120	191,580
Churchyard Upkeep	622	7,367
Other Ministry Costs	38,924	38,383
Staff Salaries Cost	149,469	126,254
Chancel Costs	1,836	2,904
	<u>573,544</u>	<u>636,241</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

8. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2023 £	Total funds 2022 £
Printing and Stationery	27,148	24,166
Computer Costs	15,498	7,033
Insurance	30,237	28,047
Cleaning	33,984	44,853
Accountancy	28,887	28,110
Audit Remuneration	15,372	14,640
Legal & Professional	10,401	11,292
Utilities & Rates	49,898	50,552
Telephone & Internet	5,647	8,521
Bank Charges	4,378	4,560
Other Costs	7,013	2,865
	<u>228,463</u>	<u>224,639</u>

Included in Support costs are Governance costs totaling: £24,780 (2022: £24,840)

9. Staff costs

	2023 £	2022 £
Wages and salaries	134,944	114,172
Social security costs	6,317	5,016
Other pension costs	8,208	7,066
	<u>149,469</u>	<u>126,254</u>

The average number of persons employed by the Charity during the year was as follows:

	2023 No.	2022 No.
Employees	<u>8</u>	<u>6</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

9. Staff costs (continued)

No employee received remuneration amounting to more than £60,000 in either year.

The total remuneration and benefits of the key management was £Nil (2022- £Nil). The key management comprises the Trustees and Rector who are not remunerated by the PCC.

10. Tangible fixed assets

	<b>Furnishings and Equipment £</b>
<b>Cost or valuation</b>	
At 1 January 2023	21,478
At 31 December 2023	<u>21,478</u>
<b>Depreciation</b>	
At 1 January 2023	21,478
Charge for the year	-
At 31 December 2023	<u>21,478</u>
<b>Net book value</b>	
At 31 December 2023	<u>-</u>
At 31 December 2022	<u>-</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

11. Fixed asset investments

	<b>Listed investments</b> £
<b>Cost or valuation</b>	
At 1 January 2023	436,468
Additions	23,933
Disposals	(26,524)
Revaluations	34,804
Movement in investment cash	(11,596)
At 31 December 2023	<u>457,085</u>
<b>Net book value</b>	
At 31 December 2023	<u>457,085</u>
At 31 December 2022	<u>436,468</u>

12. Debtors

	2023 £	2022 £
Trade debtors	37,124	17,141
Other debtors	108,528	59,385
	<u>145,652</u>	<u>76,526</u>

13. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	55,233	52,091
Accruals and deferred income	74,074	23,367
Other creditors	19,971	18,709
	<u>149,278</u>	<u>94,167</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

14. Statement of funds

Statement of funds - current year

	Balance at 1 January 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2023 £
<b>Unrestricted funds</b>					
General Funds - all funds	221,319	761,872	(775,301)	-	207,890
Designated for restoration	30,000	-	-	-	30,000
Designated for music	183,801	-	-	-	183,801
	<u>435,120</u>	<u>761,872</u>	<u>(775,301)</u>	<u>-</u>	<u>421,691</u>
<b>Restricted funds</b>					
Restricted Funds - all funds	532,501	15,788	(39,702)	26,456	535,043
Special collections	613	-	-	-	613
Foodbank	(1,301)	-	-	-	(1,301)
	<u>531,813</u>	<u>15,788</u>	<u>(39,702)</u>	<u>26,456</u>	<u>534,355</u>
<b>Total of funds</b>	<u><u>966,933</u></u>	<u><u>777,660</u></u>	<u><u>(815,003)</u></u>	<u><u>26,456</u></u>	<u><u>956,046</u></u>

**Restoration Fund:** This fund was initiated to provide resources for any future restoration and repair to the fabric of the church building at St Luke's. The church building at St Luke's is Grade I listed.

**Special Collections:** From time to time both churches make collections for specific charitable organisations, following religious services, on its own behalf and for other parties. These specific collections are accounted for separately and are paid over during the year to the nominated charities.

**Foodbank:** This fund represents amounts towards providing a Foodbank received in 2023 and to be expended subsequently.

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

14. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2022 £
<b>Unrestricted funds</b>					
General Funds - all funds	323,947	750,569	(869,396)	-	205,120
Designated for restoration	30,000	-	-	-	30,000
Designated for music	200,000	-	-	-	200,000
	<u>553,947</u>	<u>750,569</u>	<u>(869,396)</u>	<u>-</u>	<u>435,120</u>
<b>Restricted funds</b>					
Restricted Funds - all funds	611,045	11,130	-	(89,674)	532,501
Special collections	276	17,940	(17,603)	-	613
Foodbank	7,000	4,380	(12,681)	-	(1,301)
	<u>618,321</u>	<u>33,450</u>	<u>(30,284)</u>	<u>(89,674)</u>	<u>531,813</u>
<b>Total of funds</b>	<u><u>1,172,268</u></u>	<u><u>784,019</u></u>	<u><u>(899,680)</u></u>	<u><u>(89,674)</u></u>	<u><u>966,933</u></u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

15. Summary of funds

Summary of funds - current year

	Balance at 1 January 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2023 £
General funds	435,120	761,872	(775,301)	-	421,691
Restricted funds	531,813	15,788	(39,702)	26,456	534,355
	<u>966,933</u>	<u>777,660</u>	<u>(815,003)</u>	<u>26,456</u>	<u>956,046</u>

Summary of funds - prior year

	Balance at 1 January 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2022 £
General funds	553,947	750,569	(869,396)	-	435,120
Restricted funds	618,321	33,450	(30,284)	(89,674)	531,813
	<u>1,172,268</u>	<u>784,019</u>	<u>(899,680)</u>	<u>(89,674)</u>	<u>966,933</u>

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023

---

16. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Fixed asset investments	-	457,085	457,085
Current assets	570,969	77,270	648,239
Creditors due within one year	(149,278)	-	(149,278)
<b>Total</b>	<b>421,691</b>	<b>534,355</b>	<b>956,046</b>

Analysis of net assets between funds - prior year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Fixed asset investments	-	436,468	436,468
Current assets	624,632	-	624,632
Creditors due within one year	(94,167)	-	(94,167)
<b>Total</b>	<b>530,465</b>	<b>436,468</b>	<b>966,933</b>

17. Reconciliation of net movement in funds to net cash flow from operating activities

	2023 £	2022 £
Net expenditure for the year (as per Statement of Financial Activities)	(37,344)	(115,661)
<b>Adjustments for:</b>		
Gains/(losses) on investments	14,845	(12,270)
Dividends, interests and rents from investments	(11,232)	(11,130)
Increase in debtors	(69,126)	(15,533)
Increase in creditors	55,111	51,574
<b>Net cash used in operating activities</b>	<b>(47,746)</b>	<b>(103,020)</b>

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**18. Analysis of cash and cash equivalents**

	2023 £	2022 £
Cash in hand	502,587	548,106
	<u>502,587</u>	<u>548,106</u>

**19. Analysis of changes in net debt**

	At 1 January 2023 £	Cash flows £	At 31 December 2023 £
Cash at bank and in hand	548,106	(45,519)	502,587
	<u>548,106</u>	<u>(45,519)</u>	<u>502,587</u>

**20. Related party transactions**

The PCC of St Luke and Christ Church Chelsea has related parties in the forms of Christ Church Chelsea Hall of Remembrance and St Luke's Chelsea Church Hall. During the year the charity received monthly voluntary Donations from St Luke's Chelsea Church Hall totaling £66,000 (2022: £86,960).

The charity received monthly voluntary Donations from Christ Church Chelsea Hall of Remembrance totaling of £139,200 (2022: £179,836).

**21. Post balance sheet events**

On 1 October 2024, the charity commenced the consolidation of its church halls. This process involves restructuring the management and operations of these facilities to improve efficiency and enhance the support to the community.

Whilst this event occurred after the balance sheet date, it is anticipated to have positive effect on the charity's long-term financial position and operational effectiveness.

---

# Accounts

---



ST. LUKE'S &  
CHRIST CHURCH  
CHELSEA

*One parish, two churches,  
giving heart and soul to the Chelsea community.*

**Annual Parochial Church Report**  
**Wednesday 17 May, 2023**

## **RECTOR'S REPORT 2022 – APCM 17 May 2023**

Is it over?' seemed to be the question behind so much of what we struggled with in our planning of worship, mission and pastoral care in 2022. Gradually, confidence returned after the worst impact of Covid, although, it must be said that caution and uncertainty has impacted many in our community as they seek to move forward in faith and witness. One very obvious example of this is the use of the common cup. Throughout 2022, as the chalice was reintroduced at the eucharist as a sign of our unity in Christ, the number of communicants receiving from the chalice has slowly increased and by the end of the year almost two thirds of communicants received in this manner. Throughout the year, masks and sanitiser remained available for use in church.

The Parish Church Council met regularly throughout the year and considered a wide range of topics. Some items were information sharing, some reporting, some required detailed discussion and decisions, not least impacting our use of resources. Our contribution to the Common Fund, rightly, one of the largest in the Episcopal Area, is our largest spend but enables not only our parish, but parishes across the Diocese, to sustain the presence of clergy now and into the future. We have been privileged to offer this level of support.

In 2022, along with our hugely successful Summer Programme, reaching 130 local youngsters across three weeks, we were able to introduce an Easter holiday programme of support called StepUp, in which teenagers facing public examinations had opportunity to study together alongside tutors in a range of subjects. Particularly for those who struggled with no quiet place to learn at home, or the need for skilled support in their learning, as well as for those who do not flourish in isolation, this proved enormously positive. Later in the year our flourishing youth group participated in Youth Ministry in Communion events locally and travelled with others for a half-term pilgrimage to Taize, an ecumenical religious community in France.

Children's' Work too has been revitalised. ABC each Thursday morning at Christ Church is strong and our informal Eucharistic worship for families at 0930 on the first Sunday of the month has seen huge growth, with up to 90 adults and 100 children present at this informal 30 minute eucharist. On the first Thursday of each month, at the weekday eucharist at St Luke's we have also introduced the opportunity of healing prayer and anointing, which communicants report as beneficial to their sense of wellbeing.

The FodbankClub, every Tuesday morning at St Luke's Vestry, continues its vital work, serving up to 60 individual guests but who represent somewhere in the region of 200 beneficiaries. Our volunteers, from the church community and beyond, enable this to happen with care, dignity and kindness and our thanks too to local donors and contributors. We have also been delighted to offer space and warmth to a group run weekly by our Neighbourhood Community Support officers, allowing older residents a chance to overcome isolation.

Looking forward from 2022 we are very conscious of the 200th Anniversary of St Luke's as the new Parish Church of Chelsea in 1824 and have begun planning an exciting programme marking this. Equally we have committed for three years to use some of the legacy money donated to the PIFFER Chapel, in memory of the Punjab Frontier Force marking the presence of regiments around St Luke's Abbottabad, Pakistan, prior to independence, by returning some of the accrued interest on that fund to that St Luke's, for their work with children and young girls and peacebuilding, in a scheme designed for us by the Archbishop of Canterbury's Anglican Communion Fund.

Another distinctive year in the life of St Luke and Christ Church Chelsea, two churches, one parish, putting heart and soul into Chelsea. My thanks, as always, extends to my colleagues, lay and clergy, their families and our volunteers for their support and expertise in making this, and so much more, a daily reality.

**The Revd Prebendary Dr Brian Leathard, Rector**

## **Church Warden Reports 2022**

### **St Luke's and Christ Church Chelsea - Churchwardens' Report**

In contrast to the year before, when the lingering remnants of restrictions were still with us, this year has been one in which our parish has gathered together and we have done it well: from Platinum Jubilee street parties to the solemn occasion of the funeral of Elizabeth II. The Summer Fete and Emergency Services Day and the St Nicholas Fair returned to their pre-covid glory with record breaking funds raised for great causes. We have once again started to gather for refreshments after services: a simple act that has done so much to strengthen relationships amongst our congregation.

#### **Our people**

We are grateful for our clergy, Father Brian, Father Sam and Father Samuel who have worked tirelessly throughout the year to support our parish in church as well as in the community. We acknowledge their work also serving Christ Church school through leading assemblies and RE lessons. We acknowledge in particular the contribution Father Samuel has made over his three years as curate in our parish. We wish him all the very best in his new role as incumbent of St Andrews, Fulham Fields.

The hardworking office team, John, Tracy, Alicia, Sue, Anna, Brenda and Millie have ensured the efficient and smooth running of our churches on a daily basis as well as supporting a very high volume of special services: weddings, funerals, baptisms and carol services.

So much of the work of the parish is done on a voluntary basis and we acknowledge the time and effort many have gifted, from working for the foodbank to setting up for youth group events. We thank in particular the volunteers who contribute to Sunday Eucharist: the sidespersons, bell-ringers, chalice bearers, readers and intercessors.

#### **Our governance**

The Parochial Church Council (PCC) comprising volunteers from our two churches, has continued to meet to consider the life and administration of the parish. In the past year, the PCC has considered new proposals related to living out our parish mission of outreach including a new children's choir and youth & community worker; ensured ongoing compliance with our safeguarding policy and reviewed various matters relating to both property and staffing including approving our new Staff Handbook.

The PCC has also continued to monitor our financial accounts to ensure good financial stewardship. Unfortunately, over the last year or so, we recognise the growing funding challenges facing our parish – related to the pandemic, cost of living crisis and underlying financial market performance of historical donations. In response, the 2024 St Luke's celebrations includes a focus on 'Generous Giving', led by a small group who will support our planning and ideas for achieving more sustainable financial health for our parish.

#### **Activities**

Many benefited from the special talks that were put on throughout this year: the Lent series was 'Go in Peace to Love and Serve the Lord' and we were particularly glad to hear from the Melanesian brothers. There was an Autumn series as well as a special series titled 'Ending Well: Thinking about Death and Dying'. Throughout the year, Fr Sam continued to run the Working Faith group and 14 parishioners also went away for the Douai Abbey retreat. A healing eucharist service was introduced and it has been a special addition to the week.

This is the third year the food bank has run from the vestry of St Luke's. Regular support for the homeless charity Glass Door has continued through the annual 'Sleep Out' event in October.

In the last year, various people from our parish have contributed to two initiatives: the first is the Eco-Church programme which has focused our attention on environmental concerns in our parish. The second is a planning group for next year's 200th anniversary of the consecration of St Luke's with a focus on activities and events that promote sustainability, celebrate our heritage and inspire us to generous giving.

### **Families and young people**

We are thankful for the care and support Anna Stamenova has provided for many young people and families in our parish in her role as Children and Youth Ministry Administrator. Thriving Sunday Schools operate out of both churches in term time supported by talented volunteers who maintain the attention of up to 90 children ranging in ages from 3 to 11, each week. The children benefited also from special holiday activities such as trips to local Museums, craft sessions as well as the annual Epiphany party and pancake day party.

The parish's youth group now encompasses all secondary school students and it has grown considerably under Father Samuel's leadership and also as it has connected into the Youth Ministry in Communion group. This year, some of our youth group travelled to Taizé in France. The church also ran the annual Summer Programme and a special programme, Step Up, to support those studying for exams.

Due to its popularity, the 9.30am all age services at Christ Church have now increased in frequency to become a monthly offering. The Thursday ABC Toddler group at Christ Church continues to provide a welcoming space for parents and carers to meet socially.

### **St Luke's**

St Luke's has continued to celebrate a large number of special services and events including our annual confirmation service presided over by Bishop Martin. We are very grateful for our verger Sue Buchan, supported by her husband Jeff, who ensures the smooth running of all these services and provides a faithful note of our PCC meetings.

For another year, we have been blessed with beautiful music, which underpins so much of our worship, created by our talented choristers, Director of Music, Jeremy Summerly and organist, Rupert Jeffcoat. It's always risky to single out specific moments but over the last year, particular standouts include the Advent Carol service, Holy Week music series and joint choir (St Luke's and Christ Church) musical offering for the recent Confirmation service.

Café Portico, although an independent business, continues to provide its quiet and informal 'gateway' to the church – its presence allowing St Luke's to safely remain open through the day while also offering a kind smile to many who need it – whether visitors and patients at the Royal Brompton Hospital across the road or those workers in the area seeking a moment for refreshment.

The renting out of the different spaces of St Luke's, including the Portico Café and halls, provide a necessary income stream to the parish, funding a proportion of the safe running of the church and community work including the Summer Programme. The PCC monitors this, working to balance fair market rent with maintaining the overall mission of the church. For example, voluntary groups doing community work such as our Scouts group meet for free.

It's always fun to see filming in the church – we welcomed "Call the Midwife", a big TV blockbuster which took over the front of the church for a few days - and this has provided income for more everyday but vital parish activities.

## **Christ Church**

Christ Church services benefit from talented choristers lead by our music director Gareth Wilson and organist Sam Ali. We appreciate the vital role they all play in leading us in sung worship each week. We are grateful also for our verger, Anna Stamenova and thank her for her continued care of our church and its people.

Simon Nicholls, Robin Morrissey and Nick Clark have, for nearly a year, served us fresh coffee and a bowl of biscuits each week after the 11am service. We are so grateful for their contribution to the life of our church.

Fleur de Villiers, who died earlier this year, was a faithful and well-regarded member of our parish. In her time at Christ Church, she contributed hugely to church life including time as synod member of Chelsea Deanery, church warden, sidesperson and PCC member. We are very grateful for her service and will miss her wise counsel.

Small but vital repairs have been made to the building throughout the year: the pews were sanded and revarnished, a leaking drain pipe replaced, the toilet fixed and the heating control system was upgraded. Volunteers have lent their time to care for the building and its contents: the hymn books were mended by 10 volunteers over two months, a group of mothers and nannies completed a spring clean of the toddler group toys and equipment. As ever, local volunteers continue tirelessly to tend the beautiful North and West gardens; this year they won the 'Best Roses' prize from the Chelsea Gardens Guild and the same from the Brighter Kensington and Chelsea Scheme.

The church remains busy throughout the week: Little Rainbows Day Nursery operates out of the vestry and Christ Church school uses the main building for assemblies, meetings and music practices. The tower continues to let out space for radio aerials. Chelsea Chamber Choir have used the church for practices as well as some concerts.

## **Seeking volunteers**

As we conclude our report this year, we refresh the invitation to others to join in. At first glance the volunteer church roles, for example, church warden, sidesperson or intercessor, may appear daunting or 'not for you'. In reality, many of us with these titles are 'muddling by' and learning the ropes from each other! So, if you have a little free time and are happy to lend a hand, please get in touch for a chat and we can see what might work for you.

In conclusion, together as Church Wardens, we pray for our two churches and all in our parish and ask that you pray for us too.

*Liz Brutus and Barbara Schwepcke, Nick Smith and Louisa and Jonathan Price*

## **Electoral Roll report**

The new roll for the whole parish is now **497** The roll at Christ Church is now **272** and St Luke's is **225**.

## **Chelsea Deanery Report 2023**

The Chelsea Deanery is a deanery made up of nine parishes from a broad range of traditions and backgrounds, as well as several hospital and school chaplaincies. Currently, the Area Dean is the Revd. Jenny Welsh of St Mary The Boltons, and the Synod Secretary is Joanna Hackett.

Over the last year, the Chelsea Deanery met at Holy Trinity Sloane Square in May, to discuss Mental Health, and especially the importance of good emotional mental health within a church setting.

We then met in November at St. Mellitus College, discussing Confident Discipleship; in particular, we heard from a couple of individuals from unusual backgrounds about their journeys towards ordination. In January, we met at St. Simon Zelotes when the topic for discussion was Refugees, and how they are being made welcome across our Deanery, in so many different ways. Every time we meet we hear from each individual parish in the Deanery about recent issues and challenges they have faced, and how they have addressed them, hopefully resolving them. The sharing of difficulties and their solutions can be valuable and inspiring for all.

*Nicola Ellard*

## **Children's Report January to December 2022**

### **Epiphany Party**

In January, after more than a year meeting on Zoom, we finally restarted our amazing Epiphany party. With lots of enthusiasm we celebrated the arrival of the three kings in person again.

### **Nurturing Your Child's Spirituality**

In early February, we offered two sessions to help all those interested explore tips for nurturing a child's spirituality. On Zoom with Mary Hawes, National Children's Advisor for the Church of England, and Mariella Ardron, Principal of Chelsea Academy, we explored how parents and other supportive adults might approach this profound responsibility with children from toddler to secondary school age.

### **Pancake Day**

We were pleased to welcome so many people from across our congregation to a Parish Pancake Party on Shrove Tuesday in the vestry at St. Luke's. The party was very successful, very well attended by adults and children and there were lots of crafts and activities for children. This year's attendees numbered 100-110 people, including 45 children.

### **Family Service**

The All-Age Service was renamed the Family Service and takes place at Christ Church at 9:30am on the first Sunday of each month. It is usually about a 30-35 minute service led by the clergy. It is very well received by our community, especially enjoyed by the children and their families, and is always very well attended.

### **ABC Parent and Toddler Group**

We meet at Christ Church on Thursdays from 10.00am –11.30am, including during half-term. We regularly have 25-35 children. This is a chance for them to play, learn about God and build friendships, and for parents and carers to enjoy some time together. The session begins with free play supported by our extensive collection of toys, as well as craft for busy, little hands. We tell a Bible story connected to the craft, sing songs together, and finish with a prayer and a march around the church to the tune "When the saints go marching in", accompanied by the children on various instruments. We provide refreshments and parents/carers bring biscuits and milk. Newcomers are always welcome, and no booking is required.

### **Sunday School**

We happily returned to the physical children's attendance. Sunday School usually begins with a simple session of worship modelled on the worship in church. The leader then tells the Bible story for the day, before helping the children to reflect on it through craft and other activities. Sunday School ends with singing and a prayer and children return to church during Communion. Luckily for us we still have very high children's attendance at both churches as children are enjoying the teaching we provide.

### **Training Days for Leaders and Helpers**

Once a term we continue to have a training day for leaders and helpers. This is to ensure the quality of our Sunday School provision, review what has happened and plan for the coming term. We are happy to say that so far, we have a lovely team of volunteers, who are happy to help and carry on with our wonderful Sunday School programme. However, we are always looking for additional volunteers to join the Sunday School team.

### **Youth Group**

This year the youth group had fun doing lots of different activities during our fortnightly meetings from celebrating birthdays, going on trips to go bowling, playing mini golf in Battersea Park, to having a bonfire night at St. Luke's and lots more. During our time together, we always had delicious food and refreshments, which we all very much appreciated. After the games, craft, lots of chat, we always ended with a short prayer in the church. In December, our youth group celebrated the end of the year with a



Christmas party at the ice-rink at Battersea Power Station. We had a great a time skating together and managed to avoid any major injuries(!), followed by hot chocolate and mince pies. Now the young people are looking forward to 2023. And we have lots of plans for them already.

### **S.T.E.P Up**

This year for the first time we started S.T.E.P Up (a Studying, Tutoring, and Exam Preparation week) for young people aged 15+ over the first week of the Easter holidays. Based at The Hut on Alpha Place, this programme provided a relaxed and quiet study space for young people preparing for their upcoming summer exams, alongside professional tutoring to aid them in their chosen subjects. The week was a huge success with those who attended. We had 14 young people who enjoyed the tutoring and were very grateful for this special opportunity, we all wish them well in the upcoming exams. A massive thank you to all those who supported this week through financial and practical giving, as well as all your prayers. We will continue with the programme next year.

### **Youth Ministry in Communion – Trip to Taizé, France**

During the October half-term, as part of the Youth Ministry in Communion Network, we took a group of ten young people to Taizé, an ecumenical monastic community in France. Taizé is a thriving community that attracts thousands of young people (aged 15-30) every week. When we visited, we were there with 2,000 other young people from nations across Europe, such as France, Germany, Netherlands, and Italy to name a few! The rhythm of a life together at Taizé consists of prayer and worship three times a day. Unsurprisingly, many of the young people were initially very sceptical about this. But if you ask them now, they will tell you how accessible they found the worship, despite most of the readings and songs were in foreign languages. It was a very moving and transformational experience for all of us - leaders and young people alike. Many of the group have already expressed their desire to go again next year, despite having the intimate experience of a 16-hour journey each way, together on a small coach! In particular, the young people have mentioned how encouraging it was to be with teenage Christians from so many different backgrounds, all gathering to worship together. For each of us there, it was a time to be still and discover the depths of God's love in Jesus Christ.

## Half Term

Children enjoyed lots of activities during year. We had many different art and crafts like making a beautiful collage about the creation of the world that reminded us of the beautiful things God done for us and mosaics with stones, creating wonderful paper flowers and lots more. On our Police Day the officers told the children about the very responsible jobs they do. We also visited the V&A for the first time after the pandemic and children were able to visit the galleries and do lots of drawings. And we never missed the opportunity to have a pizza for lunch after after each morning of fun!

## St. Luke's and Christ Church Summer Programme

The Summer Programme was in full flow again this year, running from Monday to Friday, 9.30-5pm each day. Over 130 children aged 8-13 attended, with a team of older young leader volunteers too, it meant we had over 80 children each day. Alongside a packed programme of arts, crafts, sports, home-cinema, cooking and other activities, the children also went on the high-ropes at Go Ape in Battersea Park, braved the rides at Southend Adventure Island, as well as the rollercoasters and zoo at Chessington! More importantly than all these activities, however, was the real sense that the Summer Programme offered a fun and safe space for the children to grow in friendships and confidence. The 2023 Summer Programme will run from 24 July to 11 August.



## Prudential Ride

Two years after the Pandemic, the RideLondon cycling event returned and it was great fun riding across central London. It was wonderful to have parents and their children join in and we all cycled together along the 8-mile traffic free route. We stopped in a festival zone where children participated in a slow cycling competition, while some adults gave interviews for TV channels. We had a break in the lovely gardens of St. Paul's Cathedral, where children played in the water fountains and this time the adults joined them! Everyone was very enthusiastic and inspired by the energetic atmosphere. We had fantastic experience and if you feel you have missed this amazing ride there is always next year!

## Eco Church

Since being awarded our Bronze Eco Church Award, we have been stepping up our efforts to consider how we can better care for God's creation. However, one of the major things we did in June was the Nature Trial. This was a major success with the Sunday Schools, and with a tailor-made session for the Youth Group too! The allocated week coincided with the Queen's 70th Jubilee Weekend so we aimed to find 70 varieties of God's creations. Being an inner-city church with relatively small gardens and only the remnants of our graveyard left, we had limited sources. Plus, beginners' naivety and sometimes over enthusiasm hindered results. Birds and most insects fled from Sunday School children although bees on the lavender attracted tiny fingers. Gardeners mowed the grass two days before obliterating dandelions, daisies and buttercups. The Youth Group and guests at our Jubilee Tea, identified plants, did the Nature Count and followed Treasure Trails. Racing to finish caused difficulties finding clues on gravestones or spying the clusters tiny orange flowers on Honeycomb Buddleia covered with insects. Prizes were packets of wildflower seeds - some of which were scattered on the lawn.

The daffodils the youth group planted in the Autumn of 2021 at St Luke's as part of our response to 'eco church' made the front of the Church brighter and more welcoming and will do for the years to come.

*Anna Stamenova*

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**  
**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**(Registered Charity No. 1133092)**

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

---

<b>CONTENTS</b>	<b>Page</b>
Legal and administrative information	3
Trustees' report	4
Independent auditor's report	9
Statement of financial activities	11
Balance sheet	12
Cash Flow Statement	13
Notes to the accounts	14

# THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

## LEGAL AND ADMINISTRATIVE DETAILS

---

### TRUSTEES

The Reverend Prebendary Dr Brian Leathard  
The Reverend Sam Hole  
The Reverend Samuel Rylands (Resigned December 2022)  
Alexander Banbury  
Elizabeth Brutus  
Andrew Cameron (Resigned 28 March 2023)  
Charles Combe  
Fleur de Villiers (Deceased 7 February 2023)  
John Ellard  
Nicola Ellard  
Elizabeth Watson-Steele  
Jamie Gibbs (Removed at last APCM)  
Brenda Hagerty  
Richard Jordan  
Tim McKean  
Aidus McVeigh  
Jonathan Price  
Louisa Price  
Jacqueline Poysden  
Isabel Sinagola (Resigned 28 March 2023cos)  
Nicholas Smith  
Barbara Schwepcke (Appointed 13 May 2022)

### CHARITY NUMBER

1133092

### PRINCIPAL OFFICE

The Parish Office  
St Luke's Crypt  
Sydney Street  
London  
SW3 6NH

### AUDITORS

Haysmacintyre LLP  
10 Queen Street Place  
London  
EC4R 1AG

## **THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

### **TRUSTEES' REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2022**

---

##### **Rector's Report to the Annual Parochial Church Meeting 2022**

The Trustees of Parochial Church Council of St Luke's & Christ Church (PCC) are delighted to present their report and accounts for the year ended 31st December 2022. The financial statements comply with the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) (effective 1 January 2019)

'Is it over?' seemed to be the question behind so much of what we struggled with in our planning of worship, mission and pastoral care in 2022. Gradually, confidence returned after the worst impact of Covid, although, it must be said that caution and uncertainty has impacted many in our community as they seek to move forward in faith and witness. One very obvious example of this is the use of the common cup. Throughout 2022, as the chalice was reintroduced at the eucharist as a sign of our unity in Christ, the number of communicants receiving from the chalice has slowly increased and by the end of the year almost two thirds of communicants received in this manner. Throughout the year, masks and sanitiser remained available for use in church.

The Parish Church Council met regularly throughout the year and considered a wide range of topics. Some items were information sharing, some reporting, some required detailed discussion and decisions, not least impacting our use of resources. Our contribution to the Common Fund, rightly, one of the largest in the Episcopal Area, is our largest spend but enables not only our parish, but parishes across the Diocese, to sustain the presence of clergy now and into the future. We have been privileged to offer this level of support.

In 2022, along with our hugely successful Summer Programme, reaching 130 local youngsters across three weeks, we were able to introduce an Easter holiday programme of support called StepUp, in which teenagers facing public examinations had opportunity to study together alongside tutors in a range of subjects. Particularly for those who struggled with no quiet place to learn at home, or the need for skilled support in their learning, as well as for those who do not flourish in isolation, this proved enormously positive. Later in the year our flourishing youth group participated in Youth Ministry in Communion events locally and travelled with others for a half-term pilgrimage to Taizé, an ecumenical religious community in France.

Childrens' Work too has been revitalised. ABC each Thursday morning at Christ Church is strong and our informal Eucharistic worship for families at 0930 on the first Sunday of the month has seen huge growth, with up to 90 adults and 100 children present at this informal 30-minute eucharist. On the first Thursday of each month, at the weekday eucharist at St Luke's we have also introduced the opportunity of healing prayer and anointing, which communicants report as beneficial to their sense of wellbeing.

The Foodbank Club, every Tuesday morning at St Luke's Vestry, continues its vital work, serving up to 60 individual guests but who represent somewhere in the region of 200 beneficiaries. Our volunteers, from the church community and beyond, enable this to happen with care, dignity and kindness and our thanks too to local donors and contributors. We have also been delighted to offer space and warmth to a group run weekly by our Neighbourhood Community Support officers, allowing older residents a chance to overcome isolation.

Looking forward from 2022 we are very conscious of the 200th Anniversary of St Luke's as the new Parish Church of Chelsea in 1824 and have begun planning an exciting programme marking this. Equally we have committed for three years to use some of the legacy money donated to the PIFFER Chapel, in memory of the Punjab Frontier Force marking the presence of regiments around St Luke's Abbottabad, Pakistan, prior to independence, by returning some of the accrued interest on that fund to St Luke's, for their work with children and young girls and peacebuilding, in a scheme designed for us by the Archbishop of Canterbury's Anglican Communion Fund.

Another distinctive year in the life of St Luke and Christ Church Chelsea, two churches, one parish, putting heart and soul into Chelsea. My thanks, as always, extends to my colleagues, lay and clergy, their families and our volunteers for their support and expertise in making this, and so much more, a daily reality.

**The Revd Prebendary Dr Brian Leathard, Rector**

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

### TRUSTEES' REPORT (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2022

---

##### Financial review

Total income was £775,503 (2021: £875,986) of which £742,054 (2021: £835,683) was unrestricted. This represented a total decrease of 11% (increase of 37% in 2020). [Restricted income of £33,450 related to special collections and investment income (2021: £40,303).

Total donations of £485k were slightly reduced on 2021 (£514k). Donations via collections and open plate were £50k vs. £25k in 2021, a function of our churches reopening. Planned Giving was approximately £12k lower, which was predominantly due to a one-off donation in 2021. Similarly, legacies and other donations of £40k in 2022 were lower than 2021, which had been particularly high at £99k.

The PCC received grants for the Summer Programme of £17,920 from Young K&C in 2022, which meant a considerably expanded programme, reaching 130 youngsters.

While we saw an increase in church rentals as Covid-19 restrictions eased, overall rental income decreased from £306k to £243k as the contract for the Covid-19 testing facility in the grounds of St Luke's came to an end in March 2022. This had contributed £111k of income and £33k in the 2021 and 2022 financial years respectively, and provided a great deal of support to our finances during the pandemic. Our car parking income also reduced by approximately half due to tenants' reduced requirements, however income from the Crypt offices remained stable.

The PCC continues to rely heavily on financial support from the Trustees of the Hall of Remembrance and of St Luke's Hall (donations received £267k vs. £274k in 2021). Despite this generous support, the PCC still recorded a deficit of £118k before investment losses. The PCC is consequently committed to reducing its reliance on the halls and has been actively looking at ways to both increase its income and urgently reduce its expenditure to achieve this.

Total parish expenditure increased from £773k in 2021 to £860k. This was down to a combination of parish life reopening after the pandemic, a considerable increase in Repairs and Maintenance from £94k in 2021 to £142k in 2022 (mostly for repairs at Christ Church, which was partially funded by the generosity of the trustees of the Hall of Remembrance) and higher utility costs following Russia's invasion of Ukraine in February 2022.

Music and choir costs rose from £40k in 2021 to £71k in 2022, which was largely as a result of a one-off cost for St Luke's choir to record a CD. This was funded through a bequest that had been designated for music.

The increase in running costs from £18k in 2021 to £31k in 2022 is partly driven a greater number of parish events and partly due to increased costs of running the St Luke's summer fair, which correspondingly saw a considerable rise in income from 2021.

Much of the increase in Other Ministry Costs (from £25k in 2021 to £38k in 2022) was due to an expanded Summer Programme which, as noted above, drew in 130 children over a 3-week period. This was funded through a variety of grants as well as donations from the halls.

The parish's major recurring expense is its contribution of £191,580 (2021: £186,000) to the Common Fund, which is money given by every parish to provide and support clergy, and to further the London Diocese's work in every parish.

Although the majority of our Common Fund contribution returns to the PCC as clergy stipends and other support, as a wealthier parish we pay about 30% more than our 'Parish Standard Cost'. In doing so our churches in Chelsea help other parishes that are less able to meet their Common Fund costs continue to spread the Good News.

The balances on restricted funds, and an explanation of the purposes of each fund, is shown in the notes to the Financial Statements.

##### Reserves policy

It is the PCC's policy to maintain a balance on unrestricted funds which equates to six months of unrestricted expenditure. It is held to smooth out fluctuations in cash flow, to cover management and administration and to respond to any major expenditure that may arise.

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

### TRUSTEES' REPORT (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2022

---

This policy ensured that when Covid-19 closed our churches to physical worship, our PCC has been able to develop new ways of worshipping together and continue to support our parish activities, pay parish office staff salaries, and remain up to date with Common Fund payments.

At the end of 2022 the PCC currently has £433,200 (2021: £553,947) in unrestricted free reserves and believes this is sufficient to meet this reserves policy. The PCC also notes that in 2022 the trustees of the two church halls have continued to be generous supporters of our parish's activities, the costs of which are not met by congregational giving and other PCC income. As noted below, the PCC is in the process of bringing the halls into the Parochial Church Council during 2023, which will further strengthen reserves.

#### Pay policy

The PCC commits to paying at least the London Living wage and encourages its suppliers and contractors to do the same. When setting pay levels and in accordance with a decision taken by the PCC on 7<sup>th</sup> November 2019 the PCC expects that pay rates would normally be increased by the September RPI multiplied by 1.25, subject to the RPI being below 5%, with increases applying from the beginning of the next calendar year.

Clergy stipends are paid by the Diocese of London to which the church contributes through its Common Fund contributions.

The Curate lives in accommodation provided by St Luke's Hall trustees, the costs of which are shared between our two churches. PCC Trustees and the Rector are considered key management roles and are not remunerated by the PCC. The Parish is committed to providing equal opportunities in employment.

#### Volunteers

It would not be possible for the PCC to operate as efficiently as it does without the number of volunteers that give up their time so willingly to make it possible for the PCC to stage its activities and carry out its objectives. These are too numerous to mention individually here but we would like to thank all volunteers who work so hard to make the churches within the parish the lively and vibrant community that it is. This help comes in so many and varied forms that it is not possible to place a financial worth on the time donated.

#### The principal risks and uncertainties identified by the charity are as follows:

<b>Risk identified</b>	<b>Action taken to mitigate the risk</b>
Fire damage to churches	Appropriate levels of insurance cover to rebuild after damage. Fall-back plans to use the halls or rent another building while work is taking place so that church services can continue.
Severe damage to halls that renders them unusable and leads to loss of income	Hall trustees have increased insurance cover for loss of income over a sustained period due to fire or building damage.
Safeguarding concerns	A safeguarding policy adopted by the PCC and reviewed annually is displayed in both Parish churches. Two safeguarding officers have been appointed for the Parish, with appropriate training provided by a third-party provider.
Burglary and forced entry, staff personal safety	Shield personal alarms are supplied to all staff. A lock up procedure has been adopted in the Parish office to ensure the building is secured and alarmed when unoccupied. Motion-sensor safety lights have been installed.
Counting and banking of cash	A policy has been adopted to secure cash donations after services/concerts. Counters always act in pairs, supervise each other in varying combinations and record and sign for the total to be banked.
Cyber risk including loss of data, hacking, theft of funds	Computer software is updated regularly. All staff are trained to deal with phishing and similar scams. GDPR and actions required in the event of a breach are a standing item for staff meetings at regular intervals.

# THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

## TRUSTEES' REPORT (continued)

### FOR THE YEAR ENDED 31 DECEMBER 2022

---

Continuance of the Covid-19 pandemic	Cost control and forward cash flow planning; providing new avenues of congregational giving; online services; broadening range of contacts with parishioners.
--------------------------------------	---

#### Investment Policy and Objectives

The Investment Strategy is set by the Trustees. Currently, it is the policy of the Trustees to invest the bulk of cash on deposit with the CBF Church of England Deposit Fund and CAF Bank. Other balances are held on deposit with NatWest Bank Plc and Lloyds Bank Plc. Restricted Fund Investments are mainly held in Unit and Investment Trusts managed either by the CBF Church of England, or by professional fund managers as permitted by the relevant Acts and the Charity Commission guidelines.

The overall objective of the fund managers is to maintain an appropriate level of risk whilst retaining the real value of capital through long-term investments. Reports are received quarterly from the fund managers and the Treasurer meets annually and discusses the performance with the fund managers.

#### Church Halls

During the financial year, both the PCC and the trustees of the two halls agreed to bring the halls into the Parochial Church Council, and this was approved by the Charity Commission during 2022. The process should conclude in the 2023 financial year.

#### Auditors

Haysmacintyre LLP has expressed their willingness to continue in office as auditors. A resolution proposing that Haysmacintyre LP be reappointed as auditors of the charity for the forthcoming year will be put to members at the Annual General Meeting.

#### Public Benefit

The Charity confirms that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance and have referred to the Charity Commission's general guidance on public benefit when reviewing aims and objectives and in planning future activities.

#### Objects and governance structure

The charity is established by a trust deed dated 29 June 1918. The object of the charity is to promote the whole mission of the Church in the ecclesiastical parish.

PCC members (trustees) are appointed in line with the Church Representation Rules, and include the incumbent, the associate vicar, the curate, churchwardens, and members elected by those members of the congregation who are on the electoral roll of the two churches. New members receive training in the workings of the PCC.

#### Future Plans

The PCC continues to regularly review all aspects of its work and engage with the local community. The Trustees will be looking at some key areas over the next 12 months:

- Making the most of operational facilities and increasing income
- Welcoming newcomers and encouraging others to visit and attend services
- Reviewing and considering our range of activities with a view to extending and improving the PCC's work in the local community
- Working towards a bronze Eco Church Award, which is an environmental award scheme for churches in England and Wales.

#### Fundraising

The PCC does not solicit funds via phone, email, direct mail or by using third party commercial fundraisers and does not fundraise via a general call for support. Funds are instead raised via the congregations and events held at the churches and halls. The Charity is committed to being accountable and responsible and if its fundraising approach changes in the future, the Charity will register with the UK fundraising regulator.

The Charity did not receive any complaints about fundraising activity during 2022.

TRUSTEES' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

---

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year. In preparing these accounts, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- State whether applicable UK Accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Make judgements and estimates that are reasonable and prudent.
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the board of Trustees and dated:

*B Leathard*

.....  
The Reverend Prebendary Dr B Leathard  
**Trustee**

**Date:** 18 October 2023

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

### STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)

#### FOR THE YEAR ENDED 31 DECEMBER 2022

---

#### Independent auditor's report to the trustees of The Parish Church of Chelsea: St Luke's & Christ Church

##### Opinion

We have audited the financial statements of The Parochial Church Council of St Luke's and Christ Church Chelsea for the year-ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow statement, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

##### Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

##### Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

##### Responsibilities of trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 8, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

### STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)

#### FOR THE YEAR ENDED 31 DECEMBER 2022

---

control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to charity law and regulation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as Charities Act 2011 and consider other factors such as relevant taxes.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular unusual items; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees as a body for our audit work, for this report, or for the opinions we have formed.



**Haysmacintyre LLP**  
**Statutory Auditors**

**Date:** 27 October 2023

**10 Queen Street Place**  
**London**  
**EC4R 1AG**

Haysmacintyre LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
<b>INCOME:</b>					
Donations & Legacies		463,073	22,320	485,393	513,990
Activities for generating funds		276,034	-	276,034	345,549
Investments		-	11,130	11,130	10,067
Church Activities		2,946	-	2,946	6,380
<b>Total income</b>	2	<b>742,053</b>	<b>33,450</b>	<b>775,503</b>	<b>875,986</b>
<b>EXPENDITURE:</b>					
Church Activities		860,880	30,284	891,164	772,994
<b>Total Expenditure</b>	3	<b>860,880</b>	<b>30,284</b>	<b>891,164</b>	<b>772,994</b>
<b>Net (expenditure) before gains</b>		(118,827)	3,166	(115,661)	102,992
<b>(Loss)/Gains on investment assets</b>	6	-	(89,674)	(89,674)	58,780
<b>Transfers between funds</b>		-	-	-	-
<b>Net movement in funds</b>		(118,827)	(86,508)	(205,335)	161,772
<b>Reconciliation of funds:</b>					
Total funds brought forward		553,947	618,321	1,172,268	1,010,496
<b>Total funds carried forward</b>		<b>435,120</b>	<b>531,813</b>	<b>966,933</b>	<b>1,172,268</b>

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

The notes on pages 14 to 22 form part of the financial statements.

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

BALANCE SHEET

AS AT 31 DECEMBER 2022

		2022		2021	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Fixed Assets	5		-		-
Investments	6		436,468		528,441
<b>TOTAL FIXED ASSETS</b>			<u>436,468</u>		<u>528,441</u>
<b>CURRENT ASSETS</b>					
Debtors	7	76,526		60,993	
Cash at bank and in hand		548,106		625,427	
		<u>624,632</u>		<u>686,420</u>	
<b>Liabilities:</b>					
Creditors: amounts falling due within one year	8	(94,165)		(42,593)	
<b>NET CURRENT ASSETS</b>			<u>530,467</u>		<u>643,827</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>966,935</u>		<u>1,172,268</u>
Restricted income funds	9		523,299		618,321
Unrestricted funds					
- General			229,835		323,947
- Designated for restoration			30,000		30,000
- Designated for music			183,801		200,000
<b>TOTAL CHARITY FUNDS</b>			<u>966,935</u>		<u>1,172,268</u>

The notes on pages 14 to 22 form part of the financial statements.

The accounts were approved by the Trustees on 18 October 2023 and were signed below on their behalf by:

*B Leathard*

.....  
The Reverend Prebendary Dr B Leathard  
Trustee

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

CASH FLOW STATEMENT

AS AT 31 DECEMBER 2022

	2022		2021	
	£	£	£	£
<b>Cash flows from operating activities:</b>				
<i>Net cash provided by/ (used in) by operating activities</i>		(90,750)		74,211
<b>Cash flows from investing activities:</b>				
Purchase of investments	(32,906)		(28,135)	
Sale of investments	39,041		20,533	
Movement in investment cash	8,434		10,289	
Dividends and interest	11,130		10,067	
<i>Net cash inflow from investing activities</i>		13,429		12,754
<b>Change in cash and cash equivalents in the year</b>		(77,321)		86,965
Cash and cash equivalents at the beginning of the year		625,427		538,462
Cash and cash equivalents at the end of the reporting period		548,106		625,427
<b>Reconciliation of net movements in funds to net cash flow from operating activities</b>			<b>2022</b>	<b>2021</b>
			£	£
<b>Net (expenditure)/income for the year (as per the statement of financial activities)</b>			(115,661)	102,992
<b>Net movement in funds for the year (as per the statement of financial activities)</b>				
Adjustments for:				
Depreciation charges			-	-
Interest and dividends			(11,130)	(10,067)
(Increase)/decrease in debtors			(15,533)	17,171
Increase/(decrease) in creditors			51,574	(35,885)
Net cash inflow/(outflow) from operating activities			(90,750)	74,211
<b>Analysis of cash and cash equivalents</b>			<b>2022</b>	<b>2021</b>
			£	£
Cash held in current accounts and short-term deposits			548,106	625,427

No statement of changes in net debt and been presented as the charity has no borrowings and consequently no net debt.

The notes on page 14 to 22 form part of the financial statements.

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

---

**1. ACCOUNTING POLICIES**

The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements have been prepared in accordance with the Charities Act 2011 together with the 'Statement of Recommended Practice' for Charities (SORP, second edition), and the applicable accounting standard (FRS102).

The financial statements include all transactions, assets, and liabilities for which the Parochial Church Council (PCC) is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body or those which are informal gatherings of church members.

**Consolidation**

The financial statements aggregate the activities for the Parochial Church Council as well as the Christ Church DCC and St Luke's DCC as they are considered to be the same entity by the diocese.

The two halls (Hall of Remembrance and St Luke's Hall) are not included in the consolidation as the management and trustees of the Halls consider these two as separate entities. However, during the financial year, both the PCC and the Trustees of the two halls agreed to bring the halls into the Parochial Church Council and this was approved by the Charity Commission during 2022. The process should conclude in the 2023 financial year.

**Going concern**

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity, and the continued commitment from the halls, to be able to continue as a going concern.

**Funds**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**Income**

All income is included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

No amount is included in the financial statements for volunteer time in line with the SORP. Further detail is given in the Trustees' Annual Report.

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion legacies will be notified to the charity; however, it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

---

1. ACCOUNTING POLICIES (continued)

**Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required, and the amount of the obligation can be measured reliably, it is categorised under the following headings:

- Expenditure on charitable activities includes salaries and expenses relating to the running of the PCC, choir, Sunday school and other activities.
- Other expenditure represents those items not falling into the categories above; and
- Irrecoverable VAT is charged as an expense against the charity for which expenditure arose.

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the recipient will receive the grants. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

The Diocesan common fund is accounted for when payable, and any common fund unpaid at the balance sheet date is shown as a creditor.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

**Tangible fixed assets**

Fixed assets over £2,000 are capitalised and depreciated over their useful life as follows: Fixtures and fittings: Straight line over 3 years.

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011.

All expenditure incurred during the year on consecrated buildings and movable church furnishing, whether maintenance or improvement, is written off as expenditure in the year in which it is incurred.

**Consecrated land and buildings and moveable church furnishings**

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011. No value is placed on moveable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC consider this to be inalienable property. All expenditure incurred during the year on consecrated or beneficed buildings and moveable furnishings, whether maintenance or improvements, is written off as incurred.

**Investments**

Fixed assets investments are stated at market value with changes recognised in 'net gains/(losses) on investments' in the SOFA.

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**NOTES TO THE ACCOUNTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

---

**ACCOUNTING POLICIES (continued)**

**Debtors**

Debtors and other debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid net of any discounts due.

**Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any discounts due.

**Financial Instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

2. INCOME AND ENDOWMENTS	Unrestricted funds	Restricted funds	Total 2022	Total 2021
	£	£	£	£
<b>2(a) Donations &amp; legacies</b>				
<b>Planned giving:</b>				
Gift Aid donations	69,206	-	69,206	81,337
<b>Collections:</b>				
Collections and Open plate	49,847	-	49,847	24,678
Special Collections	17,507	-	17,507	19,375
<b>Tax recoverable:</b>				
Tax recoverable	19,902	-	19,902	11,821
<b>Grants and Legacies:</b>				
Legacies and other	39,815	-	39,815	98,735
Hall Donations	266,796	-	266,796	274,183
Foodbank	-	4,380	4,380	3,861
Summer Programme	-	17,940	17,940	-
	<u>463,073</u>	<u>22,320</u>	<u>485,393</u>	<u>513,990</u>
<b>2(b) Activities for generating funds</b>				
Summer Fete and Christmas bazaar	20,801	-	20,801	13,240
Church and other rentals	243,025	-	243,025	306,059
Car Parking	12,208	-	12,208	26,250
	<u>276,034</u>	<u>-</u>	<u>276,034</u>	<u>345,549</u>
<b>2(c) Income from investments</b>				
Dividends and interest	-	11,130	11,130	10,067
	<u>-</u>	<u>11,130</u>	<u>11,130</u>	<u>10,067</u>
<b>2(d) Income from church activities</b>				
Other Church Activities	2,946	-	2,946	6,380
	<u>2,946</u>	<u>-</u>	<u>2,946</u>	<u>6,380</u>
<b>Total income</b>	<u><u>742,054</u></u>	<u><u>33,450</u></u>	<u><u>775,504</u></u>	<u><u>875,986</u></u>

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

3. EXPENDITURE	Unrestricted funds	Unrestricted funds	Restricted funds	Total	Total
	£	£	£	2022 £	2021 £
3(a) Church activities	Direct Cost	Support Cost			
Donations paid	8,484	-	-	8,484	8,598
<b>Parish Expenses:</b>					
Running Costs	30,870	-	-	30,870	18,249
Repairs and Maintenance	141,626	-	-	141,626	94,043
Music & Choir Costs	71,034	-	-	71,034	39,761
Sunday School Costs	6,473	-	-	6,473	3,529
Parish Magazine Costs	11,266	-	-	11,266	9,601
Diocesan Common fund	191,580	-	-	191,580	186,000
Printing and Stationery	-	24,166	-	24,166	20,876
Computer Costs	-	7,033	-	7,033	27,827
Insurance	-	28,047	-	28,047	27,894
Churchyard Upkeep	7,367	-	-	7,367	4,130
Other Ministry Costs	11,928	-	-	11,928	5,819
Summer Programme	-	-	26,455	26,455	19,380
Curate Costs	-	-	-	-	20,069
Cleaning	-	44,853	-	44,853	41,699
Staff Salaries Cost	126,254	-	-	126,254	127,355
Accountancy	-	28,110	-	28,110	25,620
Audit Remuneration	-	14,310	-	14,310	12,000
Legal & Professional	-	11,292	-	11,292	7,065
Chancel Costs	2,904	-	-	2,904	2,465
Utilities & Rates	-	50,552	-	50,552	33,503
Telephone & Internet	-	8,521	-	8,521	8,374
Bank Charges	-	4,560	-	4,560	3,073
Bad Debt	-	-	-	-	1,592
Other Costs	-	2,865	-	2,865	1,512
	<u>609,786</u>	<u>224,309</u>	<u>26,455</u>	<u>860,550</u>	<u>750,034</u>
<b>Other:</b>					
Special collections paid	-	-	17,603	17,603	14,401
Foodbank	-	-	12,681	12,681	8,559
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total expenditure</b>	<u><u>609,786</u></u>	<u><u>224,309</u></u>	<u><u>56,739</u></u>	<u><u>890,834</u></u>	<u><u>772,994</u></u>

Included in Support costs are Governance costs totalling: £25,932 (2021: £19,605)

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

4. EMPLOYEES	2022 Number	2021 Number
<b>Number of employees</b>		
The average monthly number of employees during the year was:		
All employees	6	7
	<u>6</u>	<u>7</u>
	<b>£</b>	<b>£</b>
<b>Employment costs</b>		
Wages and salaries	114,172	112,047
Social security	5,016	8,662
Other pension costs	7,066	6,646
	<u>126,254</u>	<u>127,355</u>
	<u>126,254</u>	<u>127,355</u>

There were no employees whose annual remuneration was £60,000 or more. The total remuneration and benefits of the key management was £Nil (2021-£Nil). The key management comprises the Trustees and Rector who are not remunerated by the PCC.

5. TANGIBLE FIXED ASSETS	Furnishings and Equipment	2022 Total
	£	£
<b>Cost or Valuation</b>		
At 1 January 2022	21,478	21,478
Additions	-	-
	<u>21,478</u>	<u>21,478</u>
As 31 December 2022	<u>21,478</u>	<u>21,478</u>
	<u>21,478</u>	<u>21,478</u>
<b>Depreciation</b>		
At 1 January 2022	21,478	21,478
Charge for the year	-	-
	<u>21,478</u>	<u>21,478</u>
At 31 December 2022	<u>21,478</u>	<u>21,478</u>
	<u>21,478</u>	<u>21,478</u>
<b>Net Book Value</b>		
At 31 December 2022	-	-
	<u>-</u>	<u>-</u>
At 31 December 2021	-	-
	<u>-</u>	<u>-</u>

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

<b>6.</b>	<b>FIXED ASSET INVESTMENTS</b>	<b>Listed Investments £</b>
	Market value at 1 January 2022	528,441
	Additions at cost	32,906
	Disposals proceeds	(39,041)
	Realised and unrealised gains and losses	(89,674)
	Movement in investment cash	8,434
	Other	1,537
	<b>Market value at 31 December 2022</b>	<u><u>436,468</u></u>

<b>7.</b>	<b>DEBTORS</b>	<b>2022 £</b>	<b>2021 £</b>
	Trade debtors	17,141	18,652
	Other debtors	59,385	42,341
		<u>76,526</u>	<u>60,993</u>

<b>8.</b>	<b>CREDITORS: amounts falling due within one year</b>	<b>2022 £</b>	<b>2021 £</b>
	Trade creditors	52,089	12,684
	Accruals and deferred income	23,367	10,048
	Other creditors	18,709	19,861
		<u>94,165</u>	<u>42,593</u>

**9. RESTRICTED FUNDS**

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	<b>Balance as at 1 January 2022 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Movement in funds</b>		<b>Balance at 31 December 2022 £</b>
				<b>Unrealised Gain £</b>	<b>Transfers £</b>	
Restoration fund	611,045	11,130	-	(89,674)	-	532,501
Special collections	276	17,507	(17,603)	-	-	180
Foodbank	7,000	4,380	(12,681)	-	-	(1,301)
Summer Programme	-	17,940	(26,455)	-	-	(8,515)
	<u>618,321</u>	<u>51,390</u>	<u>(56,739)</u>	<u>(89,674)</u>	<u>-</u>	<u>523,298</u>

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

9. RESTRICTED FUNDS (continued)

Prior Year 2021	Balance as at 1 January 2021 £	Income £	Movement in funds			Balance at 31 December 2021 £
			Expenditure £	Unrealised Gain £	Transfers £	
Restoration fund	542,198	10,067	-	58,780	-	611,045
Special collections	-	23,236	(22,960)	-	-	276
Foodbank	-	7,000	-	-	-	7,000
	<u>542,198</u>	<u>40,303</u>	<u>(22,960)</u>	<u>58,780</u>	<u>-</u>	<u>618,321</u>

**Restoration Fund:** This fund was initiated to provide resources for any future restoration and repair to the fabric of the church building at St Luke's. The church building at St Luke's is Grade I listed.

**Special Collections:** From time to time both churches make collections for specific charitable organisations, following religious services, on its own behalf and for other parties. These specific collections are accounted for separately and are paid over during the year to the nominated charities.

**Foodbank:** This fund represents amounts towards providing a Foodbank received in 2022 and to be expended subsequently.

10. ANALYSIS OF NET ASSETS BETWEEN FUNDS 2022	Unrestricted £	Restricted £	Total £
Fund balances at 31 December 2022 are represented by:			
Fixed Assets	-	-	-
Investments	-	436,468	436,468
Current assets	624,632	-	624,632
Creditors: amounts falling due within one year	(94,165)	-	(94,165)
	<u>530,467</u>	<u>436,468</u>	<u>966,935</u>
<b>ANALYSIS OF NET ASSETS BETWEEN FUNDS 2021</b>	<b>Unrestricted £</b>	<b>Restricted £</b>	<b>Total £</b>
Fund balances at 31 December 2021 are represented by:			
Fixed Assets	-	-	-
Investments	-	528,441	528,441
Current assets	596,540	89,880	686,420
Creditors: amounts falling due within one year	(42,593)	-	(42,593)
	<u>553,947</u>	<u>618,321</u>	<u>1,172,268</u>

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**NOTES TO THE ACCOUNTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**11. RELATED PARTIES**

The PCC of St Luke and Christ Church Chelsea has related parties in the forms of Christ Church Chelsea Hall of Remembrance and St Luke's Chelsea Church Hall. During the year the charity received monthly voluntary Donations from St Luke's Chelsea Church Hall totalling £86,960 (2021: £105,463).

The charity received monthly voluntary Donations from Christ Church Chelsea Hall of Remembrance totalling of £179,836 (2021: £168,720).

**12. STATEMENT OF FINANCIAL ACTIVITIES FOR PRIOR YEAR**

	Notes	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £
<b>INCOME:</b>				
Donations & Legacies		483,754	30,236	513,990
Activities for generating funds		345,549	-	345,549
Investments		-	10,067	10,067
Church Activities		6,380	-	6,380
<b>Total income</b>	2	<b>835,683</b>	<b>40,303</b>	<b>875,986</b>
<b>EXPENDITURE:</b>				
Church Activities		750,034	22,960	772,994
<b>Total Expenditure</b>	3	<b>750,034</b>	<b>22,960</b>	<b>772,994</b>
<b>Net (expenditure) before gains</b>		85,649	17,343	102,992
<b>Gains on investment assets</b>	6	-	58,780	58,780
<b>Transfers between funds</b>		-	-	-
<b>Net movement in funds</b>		85,649	76,123	161,772
<b>Reconciliation of funds:</b>				
Total funds brought forward		468,298	542,198	1,010,496
<b>Total funds carried forward</b>		<b>553,947</b>	<b>618,321</b>	<b>1,172,268</b>

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**  
**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**(Registered Charity No. 1133092)**

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

---

<b>CONTENTS</b>	<b>Page</b>
Legal and administrative information	3
Trustees' report	4
Independent auditor's report	9
Statement of financial activities	11
Balance sheet	12
Cash Flow Statement	13
Notes to the accounts	14

# THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

## LEGAL AND ADMINISTRATIVE DETAILS

---

### TRUSTEES

The Reverend Prebendary Dr Brian Leathard  
The Reverend Sam Hole  
The Reverend Samuel Rylands (Resigned December 2022)  
Alexander Banbury  
Elizabeth Brutus  
Andrew Cameron (Resigned 28 March 2023)  
Charles Combe  
Fleur de Villiers (Deceased 7 February 2023)  
John Ellard  
Nicola Ellard  
Elizabeth Watson-Steele  
Jamie Gibbs (Removed at last APCM)  
Brenda Hagerty  
Richard Jordan  
Tim McKean  
Aidus McVeigh  
Jonathan Price  
Louisa Price  
Jacqueline Poysden  
Isabel Sinagola (Resigned 28 March 2023cos)  
Nicholas Smith  
Barbara Schwepcke (Appointed 13 May 2022)

### CHARITY NUMBER

1133092

### PRINCIPAL OFFICE

The Parish Office  
St Luke's Crypt  
Sydney Street  
London  
SW3 6NH

### AUDITORS

Haysmacintyre LLP  
10 Queen Street Place  
London  
EC4R 1AG

## **THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

### **TRUSTEES' REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

---

#### **Rector's Report to the Annual Parochial Church Meeting 2022**

The Trustees of Parochial Church Council of St Luke's & Christ Church (PCC) are delighted to present their report and accounts for the year ended 31st December 2022. The financial statements comply with the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) (effective 1 January 2019)

'Is it over?' seemed to be the question behind so much of what we struggled with in our planning of worship, mission and pastoral care in 2022. Gradually, confidence returned after the worst impact of Covid, although, it must be said that caution and uncertainty has impacted many in our community as they seek to move forward in faith and witness. One very obvious example of this is the use of the common cup. Throughout 2022, as the chalice was reintroduced at the eucharist as a sign of our unity in Christ, the number of communicants receiving from the chalice has slowly increased and by the end of the year almost two thirds of communicants received in this manner. Throughout the year, masks and sanitiser remained available for use in church.

The Parish Church Council met regularly throughout the year and considered a wide range of topics. Some items were information sharing, some reporting, some required detailed discussion and decisions, not least impacting our use of resources. Our contribution to the Common Fund, rightly, one of the largest in the Episcopal Area, is our largest spend but enables not only our parish, but parishes across the Diocese, to sustain the presence of clergy now and into the future. We have been privileged to offer this level of support.

In 2022, along with our hugely successful Summer Programme, reaching 130 local youngsters across three weeks, we were able to introduce an Easter holiday programme of support called StepUp, in which teenagers facing public examinations had opportunity to study together alongside tutors in a range of subjects. Particularly for those who struggled with no quiet place to learn at home, or the need for skilled support in their learning, as well as for those who do not flourish in isolation, this proved enormously positive. Later in the year our flourishing youth group participated in Youth Ministry in Communion events locally and travelled with others for a half-term pilgrimage to Taize, an ecumenical religious community in France.

Childrens' Work too has been revitalised. ABC each Thursday morning at Christ Church is strong and our informal Eucharistic worship for families at 0930 on the first Sunday of the month has seen huge growth, with up to 90 adults and 100 children present at this informal 30-minute eucharist. On the first Thursday of each month, at the weekday eucharist at St Luke's we have also introduced the opportunity of healing prayer and anointing, which communicants report as beneficial to their sense of wellbeing.

The Foodbank Club, every Tuesday morning at St Luke's Vestry, continues its vital work, serving up to 60 individual guests but who represent somewhere in the region of 200 beneficiaries. Our volunteers, from the church community and beyond, enable this to happen with care, dignity and kindness and our thanks too to local donors and contributors. We have also been delighted to offer space and warmth to a group run weekly by our Neighbourhood Community Support officers, allowing older residents a chance to overcome isolation.

Looking forward from 2022 we are very conscious of the 200th Anniversary of St Luke's as the new Parish Church of Chelsea in 1824 and have begun planning an exciting programme marking this. Equally we have committed for three years to use some of the legacy money donated to the PIFFER Chapel, in memory of the Punjab Frontier Force marking the presence of regiments around St Luke's Abbottabad, Pakistan, prior to independence, by returning some of the accrued interest on that fund to St Luke's, for their work with children and young girls and peacebuilding, in a scheme designed for us by the Archbishop of Canterbury's Anglican Communion Fund.

Another distinctive year in the life of St Luke and Christ Church Chelsea, two churches, one parish, putting heart and soul into Chelsea. My thanks, as always, extends to my colleagues, lay and clergy, their families and our volunteers for their support and expertise in making this, and so much more, a daily reality.

**The Revd Prebendary Dr Brian Leathard, Rector**

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

### TRUSTEES' REPORT (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2022

---

#### Financial review

Total income was £775,503 (2021: £875,986) of which £742,054 (2021: £835,683) was unrestricted. This represented a total decrease of 11% (increase of 37% in 2020). [Restricted income of £33,450 related to special collections and investment income (2021: £40,303).

Total donations of £485k were slightly reduced on 2021 (£514k). Donations via collections and open plate were £50k vs. £25k in 2021, a function of our churches reopening. Planned Giving was approximately £12k lower, which was predominantly due to a one-off donation in 2021. Similarly, legacies and other donations of £40k in 2022 were lower than 2021, which had been particularly high at £99k.

The PCC received grants for the Summer Programme of £17,920 from Young K&C in 2022, which meant a considerably expanded programme, reaching 130 youngsters.

While we saw an increase in church rentals as Covid-19 restrictions eased, overall rental income decreased from £306k to £243k as the contract for the Covid-19 testing facility in the grounds of St Luke's came to an end in March 2022. This had contributed £111k of income and £33k in the 2021 and 2022 financial years respectively, and provided a great deal of support to our finances during the pandemic. Our car parking income also reduced by approximately half due to tenants' reduced requirements, however income from the Crypt offices remained stable.

The PCC continues to rely heavily on financial support from the Trustees of the Hall of Remembrance and of St Luke's Hall (donations received £267k vs. £274k in 2021). Despite this generous support, the PCC still recorded a deficit of £118k before investment losses. The PCC is consequently committed to reducing its reliance on the halls and has been actively looking at ways to both increase its income and urgently reduce its expenditure to achieve this.

Total parish expenditure increased from £773k in 2021 to £860k. This was down to a combination of parish life reopening after the pandemic, a considerable increase in Repairs and Maintenance from £94k in 2021 to £142k in 2022 (mostly for repairs at Christ Church, which was partially funded by the generosity of the trustees of the Hall of Remembrance) and higher utility costs following Russia's invasion of Ukraine in February 2022.

Music and choir costs rose from £40k in 2021 to £71k in 2022, which was largely as a result of a one-off cost for St Luke's choir to record a CD. This was funded through a bequest that had been designated for music.

The increase in running costs from £18k in 2021 to £31k in 2022 is partly driven a greater number of parish events and partly due to increased costs of running the St Luke's summer fair, which correspondingly saw a considerable rise in income from 2021.

Much of the increase in Other Ministry Costs (from £25k in 2021 to £38k in 2022) was due to an expanded Summer Programme which, as noted above, drew in 130 children over a 3-week period. This was funded through a variety of grants as well as donations from the halls.

The parish's major recurring expense is its contribution of £191,580 (2021: £186,000) to the Common Fund, which is money given by every parish to provide and support clergy, and to further the London Diocese's work in every parish.

Although the majority of our Common Fund contribution returns to the PCC as clergy stipends and other support, as a wealthier parish we pay about 30% more than our 'Parish Standard Cost'. In doing so our churches in Chelsea help other parishes that are less able to meet their Common Fund costs continue to spread the Good News.

The balances on restricted funds, and an explanation of the purposes of each fund, is shown in the notes to the Financial Statements.

#### Reserves policy

It is the PCC's policy to maintain a balance on unrestricted funds which equates to six months of unrestricted expenditure. It is held to smooth out fluctuations in cash flow, to cover management and administration and to respond to any major expenditure that may arise.

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

### TRUSTEES' REPORT (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2022

---

This policy ensured that when Covid-19 closed our churches to physical worship, our PCC has been able to develop new ways of worshipping together and continue to support our parish activities, pay parish office staff salaries, and remain up to date with Common Fund payments.

At the end of 2022 the PCC currently has £433,200 (2021: £553,947) in unrestricted free reserves and believes this is sufficient to meet this reserves policy. The PCC also notes that in 2022 the trustees of the two church halls have continued to be generous supporters of our parish's activities, the costs of which are not met by congregational giving and other PCC income. As noted below, the PCC is in the process of bringing the halls into the Parochial Church Council during 2023, which will further strengthen reserves.

#### Pay policy

The PCC commits to paying at least the London Living wage and encourages its suppliers and contractors to do the same. When setting pay levels and in accordance with a decision taken by the PCC on 7<sup>th</sup> November 2019 the PCC expects that pay rates would normally be increased by the September RPI multiplied by 1.25, subject to the RPI being below 5%, with increases applying from the beginning of the next calendar year.

Clergy stipends are paid by the Diocese of London to which the church contributes through its Common Fund contributions.

The Curate lives in accommodation provided by St Luke's Hall trustees, the costs of which are shared between our two churches. PCC Trustees and the Rector are considered key management roles and are not remunerated by the PCC. The Parish is committed to providing equal opportunities in employment.

#### Volunteers

It would not be possible for the PCC to operate as efficiently as it does without the number of volunteers that give up their time so willingly to make it possible for the PCC to stage its activities and carry out its objectives. These are too numerous to mention individually here but we would like to thank all volunteers who work so hard to make the churches within the parish the lively and vibrant community that it is. This help comes in so many and varied forms that it is not possible to place a financial worth on the time donated.

#### The principal risks and uncertainties identified by the charity are as follows:

<b>Risk identified</b>	<b>Action taken to mitigate the risk</b>
Fire damage to churches	Appropriate levels of insurance cover to rebuild after damage. Fall-back plans to use the halls or rent another building while work is taking place so that church services can continue.
Severe damage to halls that renders them unusable and leads to loss of income	Hall trustees have increased insurance cover for loss of income over a sustained period due to fire or building damage.
Safeguarding concerns	A safeguarding policy adopted by the PCC and reviewed annually is displayed in both Parish churches. Two safeguarding officers have been appointed for the Parish, with appropriate training provided by a third-party provider.
Burglary and forced entry, staff personal safety	Shield personal alarms are supplied to all staff. A lock up procedure has been adopted in the Parish office to ensure the building is secured and alarmed when unoccupied. Motion-sensor safety lights have been installed.
Counting and banking of cash	A policy has been adopted to secure cash donations after services/concerts. Counters always act in pairs, supervise each other in varying combinations and record and sign for the total to be banked.
Cyber risk including loss of data, hacking, theft of funds	Computer software is updated regularly. All staff are trained to deal with phishing and similar scams. GDPR and actions required in the event of a breach are a

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

### TRUSTEES' REPORT (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2022

---

	standing item for staff meetings at regular intervals.
Continuance of the Covid-19 pandemic	Cost control and forward cash flow planning; providing new avenues of congregational giving; online services; broadening range of contacts with parishioners.

#### Investment Policy and Objectives

The Investment Strategy is set by the Trustees. Currently, it is the policy of the Trustees to invest the bulk of cash on deposit with the CBF Church of England Deposit Fund and CAF Bank. Other balances are held on deposit with NatWest Bank Plc and Lloyds Bank Plc. Restricted Fund Investments are mainly held in Unit and Investment Trusts managed either by the CBF Church of England, or by professional fund managers as permitted by the relevant Acts and the Charity Commission guidelines.

The overall objective of the fund managers is to maintain an appropriate level of risk whilst retaining the real value of capital through long-term investments. Reports are received quarterly from the fund managers and the Treasurer meets annually and discusses the performance with the fund managers.

#### Church Halls

During the financial year, both the PCC and the trustees of the two halls agreed to bring the halls into the Parochial Church Council, and this was approved by the Charity Commission during 2022. The process should conclude in the 2023 financial year.

#### Auditors

Haysmacintyre LLP has expressed their willingness to continue in office as auditors. A resolution proposing that Haysmacintyre LP be reappointed as auditors of the charity for the forthcoming year will be put to members at the Annual General Meeting.

#### Public Benefit

The Charity confirms that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to public benefit guidance and have referred to the Charity Commission's general guidance on public benefit when reviewing aims and objectives and in planning future activities.

#### Objects and governance structure

The charity is established by a trust deed dated 29 June 1918. The object of the charity is to promote the whole mission of the Church in the ecclesiastical parish.

PCC members (trustees) are appointed in line with the Church Representation Rules, and include the incumbent, the associate vicar, the curate, churchwardens, and members elected by those members of the congregation who are on the electoral roll of the two churches. New members receive training in the workings of the PCC.

#### Future Plans

The PCC continues to regularly review all aspects of its work and engage with the local community. The Trustees will be looking at some key areas over the next 12 months:

- Making the most of operational facilities and increasing income
- Welcoming newcomers and encouraging others to visit and attend services
- Reviewing and considering our range of activities with a view to extending and improving the PCC's work in the local community
- Working towards a bronze Eco Church Award, which is an environmental award scheme for churches in England and Wales.

#### Fundraising

The PCC does not solicit funds via phone, email, direct mail or by using third party commercial fundraisers and does not fundraise via a general call for support. Funds are instead raised via the congregations and events held at the churches and halls. The Charity is committed to being accountable and responsible and if its fundraising approach changes in the future, the Charity will register with the UK fundraising regulator.

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**TRUSTEES' REPORT (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

---

The Charity did not receive any complaints about fundraising activity during 2022.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year. In preparing these accounts, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- State whether applicable UK Accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Make judgements and estimates that are reasonable and prudent.
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the board of Trustees and dated:

.....  
The Reverend Prebendary Dr B Leathard  
**Trustee**

## THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

### STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)

FOR THE YEAR ENDED 31 DECEMBER 2022

---

#### Independent auditor's report to the trustees of The Parish Church of Chelsea: St Luke's & Christ Church

##### Opinion

We have audited the financial statements of The Parochial Church Council of St Luke's and Christ Church Chelsea for the year-ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow statement, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

##### Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

##### Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

##### Responsibilities of trustees for the financial statements

**STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

---

As explained more fully in the trustees' responsibilities statement set out on page 8, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to charity law and regulation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as Charities Act 2011 and consider other factors such as relevant taxes.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular unusual items; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees as a body for our audit work, for this report, or for the opinions we have formed.

**Haysmacintyre LLP**  
**Statutory Auditors**  
**Date:**

**10 Queen Street Place**  
**London**  
**EC4R 1AG**

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)

FOR THE YEAR ENDED 31 DECEMBER 2022

Haysmacintyre LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

	Notes	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
<b>INCOME:</b>					
Donations & Legacies		463,073	22,320	485,393	513,990
Activities for generating funds		276,034	-	276,034	345,549
Investments		-	11,130	11,130	10,067
Church Activities		2,946	-	2,946	6,380
<b>Total income</b>	2	<b>742,053</b>	<b>33,450</b>	<b>775,503</b>	<b>875,986</b>
<b>EXPENDITURE:</b>					
Church Activities		860,880	30,284	891,164	772,994
<b>Total Expenditure</b>	3	<b>860,880</b>	<b>30,284</b>	<b>891,164</b>	<b>772,994</b>
<b>Net (expenditure) before gains</b>		(118,827)	3,166	(115,661)	102,992
<b>(Loss)/Gains on investment assets</b>	6	-	(89,674)	(89,674)	58,780
<b>Transfers between funds</b>		-	-	-	-
<b>Net movement in funds</b>		(118,827)	(86,508)	(205,335)	161,772
<b>Reconciliation of funds:</b>					
Total funds brought forward		553,947	618,321	1,172,268	1,010,496
<b>Total funds carried forward</b>		<b>435,120</b>	<b>531,813</b>	<b>966,933</b>	<b>1,172,268</b>

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

The notes on pages 14 to 22 form part of the financial statements.

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

BALANCE SHEET

AS AT 31 DECEMBER 2022

		2022		2021	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Fixed Assets	5		-		-
Investments	6		436,468		528,441
<b>TOTAL FIXED ASSETS</b>			<u>436,468</u>		<u>528,441</u>
<b>CURRENT ASSETS</b>					
Debtors	7	76,526		60,993	
Cash at bank and in hand		548,106		625,427	
		<u>624,632</u>		<u>686,420</u>	
<b>Liabilities:</b>					
Creditors: amounts falling due within one year	8	(94,167)		(42,593)	
<b>NET CURRENT ASSETS</b>			<u>530,465</u>		<u>643,827</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>966,933</u>		<u>1,172,268</u>
Restricted income funds	9		531,813		618,321
Unrestricted funds					
- General			221,319		323,947
- Designated for restoration			30,000		30,000
- Designated for music			183,801		200,000
<b>TOTAL CHARITY FUNDS</b>			<u>966,933</u>		<u>1,172,268</u>

The notes on pages 14 to 22 form part of the financial statements.

The accounts were approved by the Trustees on 2023 and were signed below on their behalf by:

.....  
 The Reverend Prebendary Dr B Leathard  
**Trustee**

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

CASH FLOW STATEMENT

AS AT 31 DECEMBER 2022

	2022		2021	
	£	£	£	£
<b>Cash flows from operating activities:</b>				
<i>Net cash provided by/ (used in) by operating activities</i>		(90,750)		74,211
<b>Cash flows from investing activities:</b>				
Purchase of investments	(32,906)		(28,135)	
Sale of investments	39,041		20,533	
Movement in investment cash	8,434		10,289	
Dividends and interest	11,130		10,067	
<i>Net cash inflow from investing activities</i>		13,429		12,754
<b>Change in cash and cash equivalents in the year</b>		(77,321)		86,965
Cash and cash equivalents at the beginning of the year		625,427		538,462
Cash and cash equivalents at the end of the reporting period		548,106		625,427

**Reconciliation of net movements in funds to net cash flow from operating activities**

	2022	2021
	£	£
<b>Net (expenditure)/income for the year (as per the statement of financial activities)</b>	(115,661)	102,992
<b>Net movement in funds for the year (as per the statement of financial activities)</b>		
Adjustments for:		
Depreciation charges	-	-
Interest and dividends	(11,130)	(10,067)
(Increase)/decrease in debtors	(15,533)	17,171
Increase/(decrease) in creditors	51,574	(35,885)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(90,750)</b>	<b>74,211</b>

**Analysis of cash and cash equivalents**

	2022	2021
	£	£
Cash held in current accounts and short-term deposits	548,106	625,427

No statement of changes in net debt and been presented as the charity has no borrowings and consequently no net debt.

The notes on page 14 to 22 form part of the financial statements.

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

---

**1. ACCOUNTING POLICIES**

The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements have been prepared in accordance with the Charities Act 2011 together with the 'Statement of Recommended Practice' for Charities (SORP, second edition), and the applicable accounting standard (FRS102).

The financial statements include all transactions, assets, and liabilities for which the Parochial Church Council (PCC) is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body or those which are informal gatherings of church members.

**Consolidation**

The financial statements aggregate the activities for the Parochial Church Council as well as the Christ Church DCC and St Luke's DCC as they are considered to be the same entity by the diocese.

The two halls (Hall of Remembrance and St Luke's Hall) are not included in the consolidation as the management and trustees of the Halls consider these two as separate entities. However, during the financial year, both the PCC and the Trustees of the two halls agreed to bring the halls into the Parochial Church Council and this was approved by the Charity Commission during 2022. The process should conclude in the 2023 financial year.

**Going concern**

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity, and the continued commitment from the halls, to be able to continue as a going concern.

**Funds**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**Income**

All income is included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

No amount is included in the financial statements for volunteer time in line with the SORP. Further detail is given in the Trustees' Annual Report.

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion legacies will be notified to the charity; however, it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

---

1. ACCOUNTING POLICIES (continued)

**Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required, and the amount of the obligation can be measured reliably, it is categorised under the following headings:

- Expenditure on charitable activities includes salaries and expenses relating to the running of the PCC, choir, Sunday school and other activities.
- Other expenditure represents those items not falling into the categories above; and
- Irrecoverable VAT is charged as an expense against the charity for which expenditure arose.

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the recipient will receive the grants. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

The Diocesan common fund is accounted for when payable, and any common fund unpaid at the balance sheet date is shown as a creditor.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

**Tangible fixed assets**

Fixed assets over £2,000 are capitalised and depreciated over their useful life as follows: Fixtures and fittings: Straight line over 3 years.

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011.

All expenditure incurred during the year on consecrated buildings and movable church furnishing, whether maintenance or improvement, is written off as expenditure in the year in which it is incurred.

**Consecrated land and buildings and moveable church furnishings**

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011. No value is placed on moveable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC consider this to be inalienable property. All expenditure incurred during the year on consecrated or beneficed buildings and moveable furnishings, whether maintenance or improvements, is written off as incurred.

**Investments**

Fixed assets investments are stated at market value with changes recognised in 'net gains/(losses) on investments' in the SOFA.

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**NOTES TO THE ACCOUNTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

---

**ACCOUNTING POLICIES (continued)**

**Debtors**

Debtors and other debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid net of any discounts due.

**Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any discounts due.

**Financial Instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

2.	INCOME AND ENDOWMENTS	Unrestricted funds	Restricted funds	Total 2022	Total 2021
		£	£	£	£
2(a)	<b>Donations &amp; legacies</b>				
	<b>Planned giving:</b>				
	Gift Aid donations	69,206	-	69,206	81,337
	<b>Collections:</b>				
	Collections and Open plate	49,847	-	49,847	24,678
	Special Collections	17,507	-	17,507	19,375
	<b>Tax recoverable:</b>				
	Tax recoverable	19,902	-	19,902	11,821
	<b>Grants and Legacies:</b>				
	Legacies and other	39,815	-	39,815	98,735
	Hall Donations	266,796	-	266,796	274,183
	Special Collections	-	4,380	4,380	3,861
	Summer Programme	-	17,940	17,940	-
		<u>463,073</u>	<u>22,320</u>	<u>485,393</u>	<u>513,990</u>
2(b)	<b>Activities for generating funds</b>				
	Summer Fete and Christmas bazaar	20,801	-	20,801	13,240
	Church and other rentals	243,025	-	243,025	306,059
	Car Parking	12,208	-	12,208	26,250
		<u>276,034</u>	<u>-</u>	<u>276,034</u>	<u>345,549</u>
2(c)	<b>Income from investments</b>				
	Dividends and interest	-	11,130	11,130	10,067
		<u>-</u>	<u>11,130</u>	<u>11,130</u>	<u>10,067</u>
2(d)	<b>Income from church activities</b>				
	Other Church Activities	2,946	-	2,946	6,380
		<u>2,946</u>	<u>-</u>	<u>2,946</u>	<u>6,380</u>
	<b>Total income</b>	<u><u>742,054</u></u>	<u><u>33,450</u></u>	<u><u>775,504</u></u>	<u><u>875,986</u></u>

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

3. EXPENDITURE	Unrestricted funds	Unrestricted funds	Restricted funds	Total	Total
	£	£	£	2022	2021
				£	£
3(a) Church activities	Direct Cost	Support Cost			
Donations paid	8,484		-	8,484	8,598
<b>Parish Expenses:</b>					
Running Costs	30,870		-	30,870	18,249
Repairs and Maintenance	141,626		-	141,626	94,043
Music & Choir Costs	71,034		-	71,034	39,761
Depreciation on Computer Equipment	-		-	-	-
Sunday School Costs	6,473		-	6,473	3,529
Parish Magazine Costs	11,266		-	11,266	9,601
Diocesan Common fund	191,580		-	191,580	186,000
Printing and Stationery		24,166	-	24,166	20,876
Computer Costs		7,033	-	7,033	27,827
Insurance		28,047	-	28,047	27,894
Churchyard Upkeep	7,367		-	7,367	4,130
Other Ministry Costs	38,383		-	38,383	25,199
Curate Costs	-	-	-	-	20,069
Cleaning		44,853	-	44,853	41,699
Staff Salaries Cost	126,254		-	126,254	127,355
Accountancy		28,110	-	28,110	25,620
Audit Remuneration		14,640	-	14,640	12,000
Legal & Professional		11,292	-	11,292	7,065
Chancel Costs	2,904		-	2,904	2,465
Utilities & Rates		50,552	-	50,552	33,503
Telephone & Internet		8,521	-	8,521	8,374
Bank Charges		4,560	-	4,560	3,073
Bad Debt		-	-	-	1,592
Other Costs		2,865	-	2,865	1,512
	-----	-----	-----	-----	-----
		-			-
	636,241	224,639	-	860,880	750,034
	-----	-----	-----	-----	-----
<b>Other:</b>					
Special collections paid	-	-	30,284	30,284	22,960
	-----	-----	-----	-----	-----
<b>Total expenditure</b>	636,241	224,639	<b>30,284</b>	<b>891,164</b>	<b>772,994</b>
	=====	=====	=====	=====	=====

Included in Support costs are Governance costs totalling : £25,932 (2021:£19,605)

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**NOTES TO THE ACCOUNTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

---

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

4. EMPLOYEES	2022 Number	2021 Number
<b>Number of employees</b>		
The average monthly number of employees during the year was:		
All employees	6	7
	<u>        </u>	<u>        </u>
	£	£
<b>Employment costs</b>		
Wages and salaries	114,172	112,047
Social security	5,016	8,662
Other pension costs	7,066	6,646
	<u>        </u>	<u>        </u>
	<u>126,254</u>	<u>127,355</u>

There were no employees whose annual remuneration was £60,000 or more. The total remuneration and benefits of the key management was £Nil (2021-£Nil). The key management comprises the Trustees and Rector who are not remunerated by the PCC.

5. TANGIBLE FIXED ASSETS	Furnishings and Equipment	2022 Total
	£	£
<b>Cost or Valuation</b>		
At 1 January 2022	21,478	21,478
Additions	-	-
	<u>        </u>	<u>        </u>
As 31 December 2022	21,478	21,478
	<u>        </u>	<u>        </u>
<b>Depreciation</b>		
At 1 January 2022	21,478	21,478
Charge for the year	-	-
	<u>        </u>	<u>        </u>
At 31 December 2022	21,478	21,478
	<u>        </u>	<u>        </u>
<b>Net Book Value</b>		
At 31 December 2022	-	-
	<u>        </u>	<u>        </u>
At 31 December 2021	-	-
	<u>        </u>	<u>        </u>

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

<b>6.</b>	<b>FIXED ASSET INVESTMENTS</b>		<b>Listed Investments £</b>
	Market value at 1 January 2022		528,441
	Additions at cost		32,906
	Disposals proceeds		(39,041)
	Realised and unrealised gains and losses		(89,674)
	Movement in investment cash		8,434
	Other		1,537
	<b>Market value at 31 December 2022</b>		<u><u>436,468</u></u>
<b>7.</b>	<b>DEBTORS</b>	<b>2022 £</b>	<b>2021 £</b>
	Trade debtors	17,141	18,652
	Other debtors	59,385	42,341
		<u>76,526</u>	<u>60,993</u>
<b>8.</b>	<b>CREDITORS: amounts falling due within one year</b>	<b>2022 £</b>	<b>2021 £</b>
	Trade creditors	52,091	12,684
	Accruals and deferred income	23,367	10,048
	Other creditors	18,709	19,861
		<u>94,167</u>	<u>42,593</u>
<b>9.</b>	<b>RESTRICTED FUNDS</b>		

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance as		Movement in funds			Balance at
	at 1 January	Income	Expenditur e	Unrealised	Transfers	31 December
	2022			Gain		2022
	£	£	£	£	£	£
Restoration fund	611,045	11,130	-	(89,674)	-	532,501
Special collections	276	17,940	(17,603)	-	-	613
Foodbank	7,000	4,380	(12,681)	-	-	(1,301)
	<u>618,321</u>	<u>33,450</u>	<u>(30,284)</u>	<u>(89,674)</u>	<u>-</u>	<u>531,813</u>

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2022

9. RESTRICTED FUNDS (continued)

Prior Year 2021	Balance as		Movement in funds			Balance at
	at 1 January	Income	Expenditur	Unrealised	Transfers	31 December
	2021		e	Gain		2021
	£	£	£	£	£	£
Restoration fund	542,198	10,067	-	58,780	-	611,045
Special collections	-	23,236	(22,960)	-	-	276
Foodbank	-	7,000	-	-	-	7,000
	<u>542,198</u>	<u>40,303</u>	<u>(22,960)</u>	<u>58,780</u>	<u>-</u>	<u>618,321</u>

**Restoration Fund:** This fund was initiated to provide resources for any future restoration and repair to the fabric of the church building at St Luke's. The church building at St Luke's is Grade I listed.

**Special Collections:** From time to time both churches make collections for specific charitable organisations, following religious services, on its own behalf and for other parties. These specific collections are accounted for separately and are paid over during the year to the nominated charities.

**Foodbank:** This fund represents amounts towards providing a Foodbank received in 2022 and to be expended subsequently.

10. ANALYSIS OF NET ASSETS BETWEEN FUNDS 2022

	Unrestricted	Restricted	Total
	£	£	£
Fund balances at 31 December 2022 are represented by:			
Fixed Assets	-	-	-
Investments	-	436,468	436,468
Current assets	624,632	-	624,632
Creditors: amounts falling due within one year	(94,167)	-	(94,167)
	<u>530,465</u>	<u>436,468</u>	<u>966,933</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS 2021

	Unrestricted	Restricted	Total
	£	£	£
Fund balances at 31 December 2021 are represented by:			
Fixed Assets	-	-	-
Investments	-	528,441	528,441
Current assets	596,540	89,880	686,420
Creditors: amounts falling due within one year	(42,593)	-	(42,593)
	<u>553,947</u>	<u>618,321</u>	<u>1,172,268</u>

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**NOTES TO THE ACCOUNTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**11. RELATED PARTIES**

The PCC of St Luke and Christ Church Chelsea has related parties in the forms of Christ Church Chelsea Hall of Remembrance and St Luke's Chelsea Church Hall. During the year the charity received monthly voluntary Donations from St Luke's Chelsea Church Hall totalling £86,960 (2021: £105,463).

The charity received monthly voluntary Donations from Christ Church Chelsea Hall of Remembrance totalling of £179,836 (2021: £168,720).

**12. STATEMENT OF FINANCIAL ACTIVITIES FOR PRIOR YEAR**

	Notes	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £
<b>INCOME:</b>				
Donations & Legacies		483,754	30,236	513,990
Activities for generating funds		345,549	-	345,549
Investments		-	10,067	10,067
Church Activities		6,380	-	6,380
<b>Total income</b>	<b>2</b>	<b>835,683</b>	<b>40,303</b>	<b>875,986</b>
<b>EXPENDITURE:</b>				
Church Activities		750,034	22,960	772,994
<b>Total Expenditure</b>	<b>3</b>	<b>750,034</b>	<b>22,960</b>	<b>772,994</b>
<b>Net (expenditure) before gains</b>		85,649	17,343	102,992
<b>Gains on investment assets</b>	<b>6</b>	-	58,780	58,780
<b>Transfers between funds</b>		-	-	-
<b>Net movement in funds</b>		85,649	76,123	161,772
<b>Reconciliation of funds:</b>				
Total funds brought forward		468,298	542,198	1,010,496
<b>Total funds carried forward</b>		<b>553,947</b>	<b>618,321</b>	<b>1,172,268</b>

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

---

# Accounts

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**  
**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**(Registered Charity No. 1133092)**

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

<b>CONTENTS</b>	<b>Page</b>
Legal and administrative information	3
Trustees' report	4
Independent auditor's report	8
Statement of financial activities	11
Balance sheet	12
Cash Flow Statement	13
Notes to the accounts	14

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**LEGAL AND ADMINISTRATIVE DETAILS**

---

**TRUSTEES**

The Reverend Prebendary Dr Brian Leathard  
The Reverend Sam Hole  
The Reverend Samuel Rylands  
Alexander Banbury  
Elizabeth Brutus  
Andrew Cameron  
Charles Combe  
Rachael Drake (Resigned June 2021)  
John Ellard  
Nicola Ellard  
Kate Elwell (Resigned July 2021)  
Jamie Gibbs  
Brenda Hagerty  
Richard Jordan  
Tim McKean  
Aidus McVeigh  
Jonathan Price (Appointed 19 May 2021)  
Louisa Price (Appointed 19 May 2021)  
Jacqueline Poysden  
Isabel Sinagola  
Nicholas Smith  
Fleur de Villiers  
Atholl Taylor-Hudson (Deceased 29 November 2021)  
Elizabeth Watson-Steele

**CHARITY NUMBER**

1133092

**PRINCIPAL OFFICE**

The Parish Office  
St Luke's Crypt  
Sydney Street  
London  
SW3 6NH

**AUDITORS**

Haysmacintyre LLP  
10 Queen Street Place  
London  
EC4R 1AG

**Rector's Report to the Annual Parochial Church Meeting 2022**

"With you: whoever you are, whatever your story" – so runs the strapline of our newly re-invigorated website. It is a deliberate choice of words, not only chosen to describe the inclusivity, welcome and embrace which we believe our parish can offer, but chosen also to echo the fundamental Christian belief in a God who so totally identifies with humankind that in Jesus of Nazareth, God with us, Emmanuel, we have a pattern of living which weaves together the human and the divine. As we have slowly come to terms with living with COVID 19 over the past year, so we have also come to realise more profoundly the human need for community – being together, we have at last understood that this is more than the sum of the parts.

As the people of God in this parish, we have in this last year, delighted in Father Samuel's priesting and the birth of Felicity to Emily and Father Sam. We have been grieved by some sudden and unexpected deaths in our congregation. We have been sad to lose faithful families to lives scattered across the country and far beyond as they have decided to leave London. We have been enriched by the presence of refugees in our midst with their stories of both loss and hope. We have been thrilled to baptize, confirm and marry parishioners in growing numbers once again as people seek God's blessing in the sacraments and we have also opened our doors to many as they have sought healing in memorial services for loved ones whose funerals had to take place at the time of severe COVID restrictions. All of this, of course, is woven into the fundamental life of worship which has, with change in medium, but without interruption, continued everyday in morning prayer and every Sunday in the eucharist. How many of us delighted to see the streets full of the cross, the choirs, the donkey and so many parishioners young and old processing between our churches once again on Palm Sunday 2022!

Like the journey of faith itself, our parish life is never static. This past year has seen both continuance and innovation in response to our parish's situation. The Autumn Talks on "Forgotten Books of the Bible" and Lent Course on "The Christian Life" respectively, drew large numbers to participate. The Working Faith group with its monthly meeting over supper for younger adults has grown to 40 regular attenders. The Bible Study Group has diversified to a hybrid model in the PIFFER Chapel enabling both in-person and online participation. Our children's activities (even with delayed pizza delivery!) have proven hugely attractive and enriching. We have added a monthly children and family focused eucharist at 9.30 at Christ Church, strictly lasting no more than 40 minutes, which, with a little more settling will prove an important development. Our Youth Group flourishes, with 12-15 participants fortnightly, now sharing their opportunities and challenges with other churches in similar traditions in the Kensington Episcopal area. Our Uniformed Organisations thrive under dedicated leadership and relationships with our parish School continue to blossom. The Summer Programme in 2021 drew in 8-15 year olds from across the community – up to 80 a day for three weeks – and this year was supplemented in the Easter holidays by a week of Study opportunity for teenagers facing GCSE and A Levels, who were able to benefit from space, quiet, young tutors and IT – individuals but together in learning.

Douai Abbey was, once again, the venue for our parish retreat in a cold and frosty January in which space, time and the hospitality of the monks gave people a chance to thaw in their experiences of the last lockdown season and to reflect on the missing episodes of Christ's life – as evidenced by the gaps in the Gospels, relating this to the gaps in our own lives, not least the gaps in community caused by COVID.

None of this – and so much more – would have been possible without the creativity, positivity and imagination of many, supported by the dedication, hard work and loyalty of both our amazing staff and volunteers. Thanks in this form seems too little for the depth of gratitude we owe to so many in our parish's life. The office team, the Church Wardens and Deputies, the PCC members, the Hall Trustees, Musicians, Café staff and the ready and willing volunteers, all contributing to worship, service and pastoral care. And thanks, not least to my fellow priests Father Sam and Father Samuel making this parish truly what it is: "With you: whoever you are, whatever your story".

**The Revd Prebendary Dr Brian Leathard, Rector**

TRUSTEES' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

---

**Financial review**

Total income was £875,986 (2020: £638,503) of which £835,683 (2020: £629,770) was unrestricted. This represented a total increase of 37% (decrease of 30% in 2020). Restricted income of £40,303 related to special collections, investment income and donations towards the Foodbank (2020: £8,733 related to special collection and investment income). The Crypt offices, church vestries and parking spaces on the forecourt of St Luke's continue to be let and provide the PCC with total other income of £332,309 (2020: £168,291).

The parish's major recurring expense is its contribution of £186,000 (2020: £186,000), to the Common Fund, which is money given by every parish to provide and support clergy, and to further the London Diocese's work in every parish.

Although the majority of our Common Fund contribution returns to the PCC as clergy stipends and other support, as a wealthier parish we pay about 30% more than our 'Parish Standard Cost'. In doing so our churches in Chelsea help other parishes that are less able to meet their Common Fund costs continue to spread the Good News.

The ongoing Covid-19 Pandemic posed a risk to our income. In order to mitigate this, the PCC reviewed and reduced our spending. We also appealed to parishioners to maintain or enhance giving wherever possible.

Continuing government restrictions meant that church bookings, usually a major source of income, remained far lower than those seen in 2019. However, we have been fortunate that our long-term tenants all paid their rent in full throughout the pandemic, and we have continued to receive generous financial support from the Trustees of the Hall of Remembrance and St Luke's Hall.

In the second quarter of the year, we also signed a contract to host Covid-19 testing facility in the grounds of ST Luke's. The rent received from this contract provided a great deal of support to our finances and has continued until March 2022.

As the year progressed, we saw a gradual increase in church bookings in line with the easing of Covid-19 restrictions and were delighted that 90% of our regular carol concert bookings returned in December.

The overall outcome to our reserves has consequently been less damaging than we had initially feared.

The balances on restricted funds, and an explanation of the purposes of each fund, is shown in the notes to the Financial Statements.

**Reserves policy**

It is the PCC's policy to maintain a balance on unrestricted funds which equates to six months of unrestricted expenditure. It is held to smooth out fluctuations in cash flow, to cover management and administration and to respond to any major expenditure that may arise. This policy ensured that when Covid-19 closed our churches to physical worship, our PCC has been able to develop new ways of worshipping together and continue to support our parish activities, pay parish office staff salaries, and remain up to date with Common Fund payments.

At the end of 2021 the PCC currently has £546,169 (2020: £468,298) in unrestricted free reserves and believes this is sufficient to meet this reserves policy, noting that in 2021 the trustees of the two church halls have continued to be generous supporters of our parish's activities, the costs of which are not met by congregational giving and other PCC income.

**Pay policy**

The PCC commits to paying at least the London Living wage and encourages its suppliers and contractors to do the same. When setting pay levels and in accordance with a decision taken by the PCC on 7<sup>th</sup> November 2019 the PCC expects that pay rates would normally be increased by the September RPI multiplied by 1.25, subject to the RPI being below 5%, with increases applying from the beginning of the next calendar year.

Clergy stipends are paid by the Diocese of London to which the church contributes through its Common Fund contributions.

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**TRUSTEES' REPORT (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

The Curate lives in accommodation provided by St Luke's Hall trustees, the costs of which are shared between our two churches. PCC Trustees and the Rector are considered key management roles and are not remunerated by the PCC. The Parish is committed to providing equal opportunities in employment.

**Volunteers**

It would not be possible for the PCC to operate as efficiently as it does without the number of volunteers that give up their time so willingly to make it possible for the PCC to stage its activities and carry out its objectives. These are too numerous to mention individually here but we would like to thank all volunteers who work so hard to make the churches within the parish the lively and vibrant community that it is. This help comes in so many and varied forms that it is not possible to place a financial worth on the time donated.

**The principal risks and uncertainties identified by the charity are as follows:**

<b>Risk identified</b>	<b>Action taken to mitigate the risk</b>
Fire damage to churches	Appropriate levels of insurance cover to rebuild after damage. Fall-back plans to use the halls or rent another building while work is taking place so that church services can continue.
Severe damage to halls that renders them unusable and leads to loss of income	Hall trustees have increased insurance cover for loss of income over a sustained period due to fire or building damage.
Safeguarding concerns	A safeguarding policy adopted by the PCC and reviewed annually is displayed in both Parish churches. Two safeguarding officers have been appointed for the Parish, with appropriate training provided by a third-party provider.
Burglary and forced entry, staff personal safety	Shield personal alarms are supplied to all staff. A lock up procedure has been adopted in the Parish office to ensure the building is secured and alarmed when unoccupied. Motion-sensor safety lights have been installed.
Counting and banking of cash	A policy has been adopted to secure cash donations after services/concerts. Counters always act in pairs, supervise each other in varying combinations and record and sign for the total to be banked.
Cyber risk including loss of data, hacking, theft of funds	Computer software is updated regularly. All staff are trained to deal with phishing and similar scams. GDPR and actions required in the event of a breach are a standing item for staff meetings at regular intervals.
Continuance of the Covid-19 pandemic	Cost control and forward cash flow planning; providing new avenues of congregational giving; online services; broadening range of contacts with parishioners.

**Investment Policy and Objectives**

The Investment Strategy is set by the Trustees. Currently, it is the policy of the Trustees to invest the bulk of cash on deposit with the CBF Church of England Deposit Fund and CAF Bank. Smaller balances are held on deposit with NatWest Bank Plc and Lloyds Bank Plc. Restricted Fund Investments are mainly held in Unit and Investment Trusts managed either by the CBF Church of England, or by professional fund managers as permitted by the relevant Acts and the Charity Commission guidelines.

The overall objective of the fund managers is to maintain an appropriate level of risk whilst retaining the real value of capital through long-term investments. Reports are received quarterly from the fund managers and the Treasurer meets annually and discusses the performance with the fund managers.

TRUSTEES' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

---

**Capital expenditure**

As recommended in the 2016 Quinquennial review the final repairs were completed on the stonework and rainwater management equipment at St Luke's.

**Auditors**

Haysmacintyre LLP has expressed their willingness to continue in office as auditors. A resolution proposing that Haysmacintyre LP be reappointed as auditors of the charity for the forthcoming year will be put to members at the Annual General Meeting.

**Objects and governance structure**

The charity is established by a trust deed dated 29 June 1918. The object of the charity is to promote the whole mission of the Church in the ecclesiastical parish.

PCC members (trustees) are appointed in line with the Church Representation Rules, and include the incumbent, the associate vicar, the curate, churchwardens and members elected by those members of the congregation who are on the electoral roll of the two churches. New members receive training in the workings of the PCC.

**Future Plans**

The PCC continues to regularly review all aspects of its work and engage with the local community. The Trustees will be looking at some key areas over the next 12 months:

- Making the most of operational facilities and increasing income
- Welcoming newcomers and encouraging others to visit and attend services
- Reviewing and considering our range of activities with a view to extending and improving the PCC's work in the local community
- Working towards a bronze Eco Church Award, which is an environmental award scheme for churches in England and Wales.

**Fundraising**

The PCC does not solicit funds via phone, email, direct mail or by using third party commercial fundraisers and does not fundraise via a general call for support. Funds are instead raised via the congregations and events held at the churches and halls. The Charity is committed to being accountable and responsible and if its fundraising approach changes in the future, the Charity will register with the UK fundraising regulator.

The Charity did not receive any complaints about fundraising activity during 2021.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year. In preparing these accounts, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- State whether applicable UK Accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

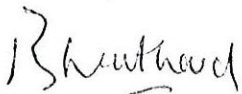
THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

TRUSTEES' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

---

On behalf of the board of Trustees and dated:



.....  
The Reverend Prebendary Dr B Leathard  
Trustee

Date: 18 May 2022

**Independent auditor's report to the trustees of The Parish Church of Chelsea: St Luke's & Christ Church**

**Opinion**

We have audited the financial statements of The Parochial Church Council of St Luke's and Christ Church Chelsea for the year-ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**Basis for opinion**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

**Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF  
THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees for the financial statements**

As explained more fully in the trustees' responsibilities statement set out on page 8, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to charity law and regulation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as Charities Act 2011 and consider other factors such as relevant taxes.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular unusual items; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF**

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees as a body for our audit work, for this report, or for the opinions we have formed.



**Haysmacintyre LLP**  
**Statutory Auditors**  
**Date: 25 October 2022**

**10 Queen Street Place**  
**London**  
**EC4R 1AG**

Haysmacintyre LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
<b>INCOME:</b>					
Donations & Legacies		483,754	30,236	513,990	460,879
Activities for generating funds		345,549	-	345,549	168,446
Investments		-	10,067	10,067	8,733
Church Activities		6,380	-	6,380	445
<b>Total income</b>	2	<u>835,683</u>	<u>40,303</u>	<u>875,986</u>	<u>638,503</u>
<b>EXPENDITURE:</b>					
Church Activities		750,034	22,960	772,994	691,715
<b>Total Expenditure</b>	3	<u>750,034</u>	<u>22,960</u>	<u>772,994</u>	<u>691,715</u>
<b>Net (expenditure) before gains</b>		85,649	17,343	102,992	(53,212)
<b>Gains on investment assets</b>	6	-	58,780	58,780	43,246
<b>Transfers between funds</b>		-	-	-	-
<b>Net movement in funds</b>		85,649	76,123	161,772	(9,966)
<b>Reconciliation of funds:</b>					
<b>Total funds brought forward</b>		468,298	542,198	1,010,496	1,020,462
<b>Total funds carried forward</b>		<u>553,947</u>	<u>618,321</u>	<u>1,172,268</u>	<u>1,010,496</u>

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

The notes pages 14 to 22 form part of the financial statements.

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

BALANCE SHEET

AS AT 31 DECEMBER 2021

		2021		2020	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Fixed Assets	5		-		-
Investments	6		528,441		472,348
<b>TOTAL FIXED ASSETS</b>			<u>528,441</u>		<u>472,348</u>
<b>CURRENT ASSETS</b>					
Debtors	7	60,993		78,164	
Cash at bank and in hand		625,427		538,462	
		<u>686,420</u>		<u>616,626</u>	
<b>Liabilities:</b>					
Creditors: amounts falling due within one year	8	(42,593)		(78,478)	
<b>NET CURRENT ASSETS</b>			<u>643,827</u>		<u>538,148</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>1,172,268</u>		<u>1,010,496</u>
Restricted income funds	9		618,321		542,198
Unrestricted funds					
- General			323,947		238,298
- Designated for restoration			30,000		30,000
- Designated for music			200,000		200,000
<b>TOTAL CHARITY FUNDS</b>			<u>1,172,268</u>		<u>1,010,496</u>

The notes on pages 14 to 22 form part of the financial statements.

The accounts were approved by the Trustees on 18 May 2022 and were signed below on their behalf by:

*B Leathard*

.....  
The Reverend Prebendary Dr B Leathard  
Trustee

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

CASH FLOW STATEMENT

AS AT 31 DECEMBER 2021

	2021		2020	
	£	£	£	£
<b>Cash flows from operating activities:</b>				
<i>Net cash provided by/ (used in) by operating activities</i>		74,211		(29,844)
<b>Cash flows from investing activities:</b>				
Purchase of investments	(28,135)		(80,141)	
Sale of investments	20,533		87,523	
Movement in investment cash	10,289		(7,640)	
Dividends and interest	10,067		8,733	
<i>Net cash inflow from investing activities</i>		12,754		8,475
<b>Change in cash and cash equivalents in the year</b>		86,965		(21,369)
Cash and cash equivalents at the beginning of the year		538,462		559,831
Cash and cash equivalents at the end of the reporting period		625,427		538,462
<b>Reconciliation of net movements in funds to net cash flow from operating activities</b>			<b>2021</b>	<b>2020</b>
			£	£
<b>Net (expenditure) for the year (as per the statement of financial activities)</b>			102,992	(53,212)
<b>Net movement in funds for the year (as per the statement of financial activities)</b>				
Adjustments for:				
Depreciation charges			-	-
Interest and dividends			(10,067)	(8,733)
(Increase) in debtors			17,171	(9,331)
(Increase)/decrease in creditors			(35,885)	41,432
<b>Net cash inflow/(outflow) from operating activities</b>			74,211	(29,844)
<b>Analysis of cash and cash equivalents</b>			<b>2021</b>	<b>2020</b>
			£	£
Cash held in current accounts and short-term deposits			625,427	538,462

No statement of changes in net debt and been presented as the charity has no borrowings and consequently no net debt.

The notes on page 14 to 22 form part of the financial statements.

**1. ACCOUNTING POLICIES**

The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements have been prepared in accordance with the Charities Act 2011 together with the 'Statement of Recommended Practice' for Charities (SORP, second edition), and the applicable accounting standard (FRS102).

The financial statements include all transactions, assets and liabilities for which the Parochial Church Council (PCC) is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body or those which are informal gatherings of church members.

**Consolidation**

The financial statements aggregate the activities for the Parochial Church Council as well as the Christ Church DCC and St Luke's DCC as they are considered to be the same entity by the diocese.

The two halls (Hall of Remembrance and St Luke's Hall) are however not included in the consolidation as the management and trustees of the Halls consider these two as separate entities.

Legal advice is being sought to determine if the halls themselves should be brought into the Parochial Church Council or register themselves as separate entities.

**Going concern**

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

**Funds**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**Income**

All income is included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

No amount is included in the financial statements for volunteer time in line with the SORP. Further detail is given in the Trustees' Annual Report.

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion legacies will be notified to the charity; however, it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

**1. ACCOUNTING POLICIES (continued)**

**Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required, and the amount of the obligation can be measured reliably, it is categorised under the following headings:

- Expenditure on charitable activities includes salaries and expenses relating to the running of the PCC, choir, Sunday school and other activities;
- Other expenditure represents those items not falling into the categories above; and
- Irrecoverable VAT is charged as an expense against the charity for which expenditure arose.

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the recipient will receive the grants. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

The Diocesan common fund is accounted for when payable, and any common fund unpaid at the balance sheet date is shown as a creditor.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

**Tangible fixed assets**

Fixed assets over £2,000 are capitalised and depreciated over their useful life as follows: Fixtures and fittings: Straight line over 3 years.

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011.

All expenditure incurred during the year on consecrated buildings and movable church furnishing, whether maintenance or improvement, is written off as expenditure in the year in which it is incurred.

**Consecrated land and buildings and moveable church furnishings**

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011. No value is placed on moveable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC consider this to be inalienable property. All expenditure incurred during the year on consecrated or beneficed buildings and moveable furnishings, whether maintenance or improvements, is written off as incurred.

**Investments**

Fixed assets investments are stated at market value with changes recognised in 'net gains/(losses) on investments' in the SOFA.

**ACCOUNTING POLICIES (continued)**

**Debtors**

Debtors and other debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid net of any discounts due.

**Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any discounts due.

**Financial Instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

2.	INCOME AND ENDOWMENTS	Unrestricted funds	Restricted funds	Total 2021	Total 2020
		£	£	£	£
2(a)	<b>Donations &amp; legacies</b>				
	<b>Planned giving:</b>				
	Gift Aid donations	81,337	-	81,337	69,994
	<b>Collections:</b>				
	Collections and Open plate	24,678	-	24,678	24,509
	Special Collections	-	23,236	23,236	-
	<b>Tax recoverable:</b>				
	Tax recoverable	11,821	-	11,821	28,234
	<b>Grants and Legacies:</b>				
	Legacies and other	91,735	7,000	98,735	118,242
	Hall Donations	274,183	-	274,183	219,900
		<u>483,754</u>	<u>30,236</u>	<u>513,990</u>	<u>460,879</u>
2(b)	<b>Activities for generating funds</b>				
	Parish magazine (advertising)	-	-	-	-
	Summer Fete and Christmas bazaar	13,240	-	13,240	155
	Church and other rentals	306,059	-	306,059	149,941
	Car Parking	26,250	-	26,250	18,350
		<u>345,549</u>	<u>-</u>	<u>345,549</u>	<u>168,446</u>
2(c)	<b>Income from investments</b>				
	Dividends and interest	-	10,067	10,067	8,733
		<u>-</u>	<u>10,067</u>	<u>10,067</u>	<u>8,733</u>
2 (d)	<b>Income from church activities</b>				
	Fees – weddings, funerals and other church activities	6,380	-	6,380	445
		<u>6,380</u>	<u>-</u>	<u>6,380</u>	<u>445</u>
	<b>Total income</b>	<u><u>835,683</u></u>	<u><u>40,303</u></u>	<u><u>875,986</u></u>	<u><u>638,503</u></u>

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

3.	EXPENDITURE	Unrestricted funds	Restricted funds	Total 2021	Total 2020
		£	£	£	£
3(a)	<b>Church activities</b>				
	Donations paid	8,598	-	8,598	5,913
	<b>Parish Expenses:</b>				
	Running Costs	18,249	-	18,249	8,737
	Repairs and Maintenance	94,043	-	94,043	66,725
	Music & Choir Costs	39,761	-	39,761	40,806
	Depreciation on Computer Equipment	-	-	-	-
	Sunday School Costs	3,529	-	3,529	3,498
	Parish Magazine Costs	9,601	-	9,601	8,870
	Diocesan Common fund	186,000	-	186,000	186,000
	Printing and Stationery	20,876	-	20,876	11,195
	Computer Costs	27,827	-	27,827	12,637
	Insurance	27,894	-	27,894	29,190
	Churchyard Upkeep	4,130	-	4,130	2,599
	Other Ministry Costs	25,199	-	25,199	16,426
	Curate Costs	20,069	-	20,069	26,309
	Cleaning	41,699	-	41,699	38,502
	Staff Salaries Cost	127,355	-	127,355	116,591
	Accountancy	25,620	-	25,620	13,891
	Audit Remuneration	12,000	-	12,000	22,697
	Legal & Professional	7,065	-	7,065	4,199
	Chancel Costs	2,465	-	2,465	4,368
	Utilities & Rates	33,503	-	33,503	26,222
	Telephone & Internet	8,374	-	8,374	8,231
	Bank Charges	3,073	-	3,073	2,155
	Bad Debt	1,592	-	1,592	6,395
	Other Costs	1,512	-	1,512	29,559
		<u>750,034</u>	<u>-</u>	<u>750,034</u>	<u>691,715</u>
	<b>Other:</b>				
	Special collections paid	-	22,960	22,960	-
	<b>Total expenditure</b>	<u><u>750,034</u></u>	<u><u>22,960</u></u>	<u><u>772,994</u></u>	<u><u>691,715</u></u>

4. EMPLOYEES	2021 Number	2020 Number
Number of employees		
The average monthly number of employees during the year was:		
All employees	<u>7</u>	<u>6</u>
	£	£
<b>Employment costs</b>		
Wages and salaries	112,047	112,044
Social security	8,662	9,007
Other pension costs	6,646	7,689
	<u>127,355</u>	<u>128,740</u>

Total redundancy and termination payments amounted to £ Nil (2020: £Nil).

There were no employees whose annual remuneration was £60,000 or more. The total remuneration and benefits of the key management was £Nil (2020-£Nil). The key management comprises the Trustees and Rector who are not remunerated by the PCC.

5. TANGIBLE FIXED ASSETS

	Furnishings and Equipment	2021 Total
	£	£
<b>Cost or Valuation</b>		
At 1 January 2021	21,478	21,478
Additions	-	-
	<u>-</u>	<u>-</u>
As 31 December 2021	<u>-</u>	<u>-</u>
<b>Depreciation</b>		
At 1 January 2021	21,478	21,478
Charge for the year	-	-
	<u>-</u>	<u>-</u>
At 31 December 2021	<u>-</u>	<u>-</u>
<b>Net Book Value</b>		
At 31 December 2021	<u>-</u>	<u>-</u>
At 31 December 2020	<u>-</u>	<u>-</u>

## NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

## 9. RESTRICTED FUNDS (continued)

	Balance as at 1 January 2020 £	Income £	Expenditure £	Movement in funds		Balance at 31 December 2020 £
				Unrealised Gain £	Transfers £	
Restoration fund	518,539	8,733	(28,320)	43,246	-	542,198
Special collections	-	-	-	-	-	-
	<u>518,539</u>	<u>8,733</u>	<u>(28,320)</u>	<u>43,246</u>	<u>-</u>	<u>542,198</u>

**Restoration Fund:** This fund was initiated to provide resources for any future restoration and repair to the fabric of the church building at St Luke's. The church building at St Luke's is grade I listed.

**Special Collections:** From time to time both churches make collections for specific charitable organisations, following religious services, on its own behalf and for other parties. These specific collections are accounted for separately and are paid over during the year to the nominated charities.

**Foodbank:** This fund represents amounts towards providing a Foodbank received in 2021 and to be expended subsequently.

## 10. ANALYSIS OF NET ASSETS BETWEEN FUNDS 2021

	Unrestricted £	Restricted £	Total £
Fund balances at 31 December 2021 are represented by:			
Fixed Assets	-	-	-
Investments	-	528,441	528,441
Current assets	596,540	89,880	686,420
Creditors: amounts falling due within one year	(42,593)	-	(42,593)
	<u>553,947</u>	<u>618,321</u>	<u>1,172,268</u>

## ANALYSIS OF NET ASSETS BETWEEN FUNDS 2020

	Unrestricted £	Restricted £	Total £
Fund balances at 31 December 2020 are represented by:			
Fixed Assets	-	-	-
Investments	-	472,348	472,348
Current assets	546,776	69,850	616,626
Creditors: amounts falling due within one year	(78,478)	-	(78,478)
	<u>468,298</u>	<u>542,198</u>	<u>1,010,496</u>

## NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

**11. RELATED PARTIES**

The PCC of St Luke and Christ Church Chelsea has related parties in the forms of Christ Church Chelsea Hall of Remembrance and St Luke's Chelsea Church Hall. During the year the charity received monthly voluntary Donations from St Luke's Chelsea Church Hall totalling £105,463 (2020: £80,700).

The charity received monthly voluntary Donations from Christ Church Chelsea Hall of Remembrance totalling of £168,720 (2020: £139,200).

At the balance sheet date, the balance due from/to St Luke's Chelsea Church Hall was £nil (2020: £ Nil) and £nil from/to Christ Church Chelsea Hall of Remembrance (2020: £Nil).

**12. STATEMENT OF FINANCIAL ACTIVITIES FOR PRIOR YEAR**

	Notes	Unrestricted Funds 2020 £	Restricted Funds 2020 £	Total Funds 2020 £
<b>INCOME:</b>				
Donations & Legacies		460,879	-	460,879
Activities for generating funds		168,446	-	168,446
Investments		-	8,733	8,733
Church Activities		445	-	445
<b>Total income</b>	2	<b>629,770</b>	<b>8,733</b>	<b>638,503</b>
<b>EXPENDITURE:</b>				
Church Activities		663,395	28,320	691,715
<b>Total Expenditure</b>	3	<b>663,395</b>	<b>28,320</b>	<b>691,715</b>
<b>Net (expenditure) before gains</b>		<b>(33,625)</b>	<b>(19,587)</b>	<b>(53,212)</b>
<b>Gains on investment assets</b>	6	-	43,246	43,246
<b>Transfers between funds</b>		-	-	-
<b>Net movement in funds</b>		<b>(33,625)</b>	<b>23,659</b>	<b>(9,966)</b>
<b>Reconciliation of funds:</b>				
Total funds brought forward		501,923	518,539	1,020,462
<b>Total funds carried forward</b>		<b>468,298</b>	<b>542,198</b>	<b>1,010,496</b>

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

---

# Accounts

---

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**  
**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**(Registered Charity No. 1133092)**

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

---

<b>CONTENTS</b>	<b>Page</b>
Legal and administrative information	3
Trustees' report	4
Independent auditor's report	9
Statement of financial activities	12
Balance sheet	13
Cash Flow Statement	14
Notes to the accounts	15

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**LEGAL AND ADMINISTRATIVE DETAILS**

---

**TRUSTEES**

The Reverend Prebendary Dr Brian Leathard  
The Reverend Sam Hole  
The Reverend John Russell (Resigned April 2020)  
The Reverend Samuel Rylands (appointed 2 September 2020)  
Alexander Banbury  
Elizabeth Brutus  
Andrew Cameron  
Charles Combe  
Rachael Drake  
John Ellard  
Nicola Ellard  
Kate Elwell  
Jamie Gibbs  
Brenda Hagerty (appointed 2 September 2020)  
Simon Hills (Resigned March 2020)  
Richard Jordan  
Elizabeth Watson-Steele  
Tim McKean  
Aidus McVeigh  
Helen Morgan Edwards (Resigned September 2020)  
Jacqueline Poysden (appointed 2 September 2020)  
Isabel Sinagola (appointed 2 September 2020)  
Nicholas Smith  
Atholl Taylor-Hudson  
Fleur de Villiers

**CHARITY NUMBER**

1133092

**AUDITORS**

Haysmacintyre LLP  
10 Queen Street Place  
London  
EC4R 1AG

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

---

**Rector's Report to the Annual Parochial Church Meeting 2021**

Every survey of the past year has pointed out how this has been a year like no other. Indeed so. On the other hand, it has also been, in the life of our parish, a year like every other. These two contrasting truths are what has made this past year such a difficult one to review, but also such an important one to acknowledge.

Firstly then, a year like no other. As it became clear that the pandemic was spreading with huge speed it was obvious that I should return a month early from sabbatical. I, of course, had every trust that Fr Sam and the Parish Office team could cope with everything necessary in their creative and caring way. But for me, it felt just wrong not to be among the people whose 'cure of souls' I hold. With Lockdown 1 imminent, we made plans to stay in contact with the vulnerable, isolated and lonely. We committed ourselves to phoning all on our electoral roll for whom we had concerns. This resulted in the amazingly well received outreach programme each week, with Julie and Tracy delivering up to 75 meals each Tuesday.

Equally, at this time the House of Bishops decided that all public worship must cease in our parish churches. Many of our congregations took exception to the fact that the clergy were also prohibited from saying daily prayers in our churches, even if we were alone. There ensued for many in the Church of England a sense that we had perhaps vacated the very spot we needed to occupy- we had left unoccupied our sacred spaces, our churches, and exited from public engagement. Locked churches speak forcibly of hopelessness and abandonment, the very absence of God. For many this was compounded in 2020 as we were unable to mark even the most important Christian Festival of Holy Week, and Easter. Advent is usually a time when we hardly dare breathe, our churches are full daily, often several times over, with Carol Services- yet silence reigned in both our churches. Weddings and Baptisms were postponed, re-arranged and cancelled with sad repetitiveness. Funerals were regularly bleak with the sense of sudden loss, often without goodbyes, spilling over into restricted funeral rites.

Groups and meetings fell away too. Some, particularly support groups- like AA, outreach groups- like our Youth Group, were sorely missed. Strangely, other meetings were not missed and this year of stripping out has certainly revealed areas of unnecessary bureaucracy and a culture of meetings which develop a life of their own, without necessarily impacting outcomes.

But, above all, we missed each other- we missed being with each other in worship, we missed those occasional conversations in the Gardens, the chat outside Christ Church school gate or in Waitrose. We missed the soaring of the spirit which we find through the music of our choirs and organists. We came to realise how we need each other and we affirmed that whatever comes next surely can't just be the same as what was before. There seemed, amidst all the loss, a sense of a new direction for the future.

Secondly, this was, of course, a year like every other. The church's year was kept, albeit on-line, and here we must thank the tenacity and technical savvy of Fr Sam. Week by week electronic messaging, use of social media platforms and live-streaming has enabled us to have a presence in the virtual world we could barely have dreamt of previously. Our children's work flourished both on a weekly basis and around the feast days with on-line egg panting for Easter, crown making for Epiphany and pancake tossing for Shrove Tuesday among other things. Necessity proved indeed to be the mother of invention.

As we attempted to stay in touch with people, we had some wonderfully generous responses to need. Parishioners donated money for use in the provision of meals to the isolated and help in keeping children connected while home-schooling. This generosity was also witnessed in the giving of time by members of our churches and the local community, along with Mutual Aid, in setting up the Foodbank Club in October 2020- rapidly gaining in strength to be a powerful resource for this community in the issue of food insecurity here in Chelsea. We're now serving 65 families each week, including over 100 children from the streets of our parish.

The Summer Programme, so crucially important during the summer holidays, seemed to hang in the balance until the very last minute in 2020. When we decided to go ahead, we were aware that we were somewhat out on a limb- but it proved invaluable, providing social contact, friendship and the most basic contentment to 80 youngsters in our parish. Gone were the trips and outings, at heart, they just wanted to be together, to play, to tell their stories, to laugh and cry with each other.

And there was a great outpouring of relief, that Samuel Rylands managed to return-eventually- from being stranded with the Melanesian Brothers in the Solomon Islands. Samuel and Lily moved into the flat in St Luke's Street in July and ordination as Deacon happened, duly if weirdly, in an almost empty St Paul's Cathedral. Samuel's ministry among us as a

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**TRUSTEES' REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

---

Deacon has brought new strengths, particularly in youth work and an ability to bring Chelsea Football Club into much of his preaching.

Now we are facing the re-opening of our life amidst the stunning blossom of this spring. It feels almost as if the natural world has taken our loss to heart and produced a more abundant burgeoning of colour and hope than ever before. Worship, which never stopped in its daily and weekly rhythm, is back physically, baptisms and marriages are pouring in!

We are in good heart in this community, via the love of God expressed in so many people and in so many ways through commitment, care and compassion over the past year. Thank you for the part you have played in making this a year unlike any other and yet a year like every year in which following in the steps of Jesus of Nazareth is our way, our truth and our life.

**The Revd Prebendary Dr Brian Leathard, Rector**

TRUSTEES' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2020

---

**Financial review**

Total income was £638,503 (2019: £917,200) of which £629,770 (2019: £896,553) was unrestricted. Total receipts decreased by 30% (increased by 16% in 2019). Restricted income of £8,733 (2019: £20,647) related to special collection and investment income. The Crypt offices, church vestries and parking spaces on the forecourt of St Luke's continue to be let and provide the PCC with total other income of £168, (2019: £233,699),

The parish's major recurring expense is its contribution of £186,000 (2019: £180,000), to the Common Fund, which is money given by every parish to provide and support clergy, and to further the London Diocese's work in every parish.

Although the majority of our Common Fund contribution returns to the PCC as clergy stipends and other support, as a wealthier parish we pay about 30% more than our 'Parish Standard Cost'. In doing so our churches in Chelsea help other parishes that are less able to meet their Common Fund costs continue to spread the Good News.

The Covid Pandemic posed a risk to our income. In order to mitigate this, the PCC reviewed and reduced our spending. We also appealed to parishioners to maintain or enhance giving wherever possible. The overall outcome was less damaging to our reserves than initially feared.

The balances on restricted funds, and an explanation of the purposes of each fund, is shown in the notes to the Financial Statements.

**Reserves policy**

It is the PCC's policy to maintain a balance on unrestricted funds which equates to six months of unrestricted expenditure. It is held to smooth out fluctuations in cash flow, to cover management and administration and to respond to any major expenditure that may arise. This policy has ensured that in 2020, as Covid-19 closed our churches to physical worship, our PCC has been able to develop new ways of worshiping together and continue to support our parish activities, pay parish office staff salaries and remain up to date with Common Fund payments.

At the end of 2020 the PCC currently has £468,298 (2019: £501,923) in unrestricted free reserves and believes this is sufficient to meet this reserves policy, noting that in 2019 the trustees of the two church halls have continued to be generous supporters of our parish's activities, the costs of which are not met by congregational giving and other PCC income.

**Pay policy**

The PCC commits to paying at least the London Living wage and encourages its suppliers and contractors to do the same. When setting pay levels and in accordance with a decision taken by the PCC on 7<sup>th</sup> November 2019 the PCC expects that pay rates would normally be increased by the September RPI multiplied by 1.25, subject to the RPI being below 5%, with increases applying from the beginning of the next calendar year.

Clergy stipends are paid by the Diocese of London to which the church contributes through its Common Fund contributions.

The Curate lives in accommodation provided by St Luke's Hall trustees, the costs of which are shared between our two churches. PCC Trustees and the Rector are considered key management roles and are not remunerated by the PCC. The Parish is committed to providing equal opportunities in employment.

**Volunteers**

It would not be possible for the PCC to operate as efficiently as it does without the number of volunteers that give up their time so willingly to make it possible for the PCC to stage its activities and carry out its objectives. These are too numerous to mention individually here but we would like to thank all volunteers who work so hard to make the churches within the parish the lively and vibrant community that it is. This help comes in so many and varied forms that it is not possible to place a financial worth on the time donated.

The principal risks and uncertainties identified by the charity are as follows:

Risk identified	Action taken to mitigate the risk
Fire damage to churches	Appropriate levels of insurance cover to rebuild after damage. Fall-back plans to use the halls or rent another building while work is taking place so that church services can continue.
Severe damage to halls that renders them unusable and leads to loss of income	Hall trustees have increased insurance cover for loss of income over a sustained period due to fire or building damage.
Safeguarding concerns	A safeguarding policy adopted by the PCC and reviewed annually is displayed in both Parish churches. Two safeguarding officers have been appointed for the Parish, with appropriate training provided by a third-party provider.
Burglary and forced entry, staff personal safety	Shield personal alarms are supplied to all staff. A lock up procedure has been adopted in the Parish office to ensure the building is secured and alarmed when unoccupied. Motion-sensor safety lights have been installed.
Counting and banking of cash	A policy has been adopted to secure cash donations after services/concerts. Counters always act in pairs, supervise each other in varying combinations and record and sign for the total to be banked.
Cyber risk including loss of data, hacking, theft of funds	Computer software is updated regularly. All staff are trained to deal with phishing and similar scams. GDPR and actions required in the event of a breach are a standing item for staff meetings at regular intervals.
Continuance of the Covid-19 pandemic	Cost control and forward cash flow planning; providing new avenues of congregational giving; online services; broadening range of contacts with parishioners.

### Investment Policy and Objectives

The Investment Strategy is set by the Trustees. Currently, it is the policy of the Trustees to invest the bulk of cash on deposit with the CBF Church of England Deposit Fund and CAF Bank. Smaller balances are held on deposit with NatWest Bank Plc and Lloyds Bank Plc. Restricted Fund Investments are mainly held in Unit and Investment Trusts managed either by the CBF Church of England, or by professional fund managers as permitted by the relevant Acts and the Charity Commission guidelines.

The overall objective of the fund managers is to maintain an appropriate level of risk whilst retaining the real value of capital through long-term investments. Reports are received quarterly from the fund managers and the Treasurer meets annually and discusses the performance with the fund managers.

### Capital expenditure

As recommended in the 2016 Quinquennial review the final repairs were completed on the stonework and rainwater management equipment at St Luke's.

### Auditors

Haysmacintyre LLP have expressed their willingness to continue in office as auditors. A resolution proposing that Haysmacintyre LLP be reappointed as auditors of the charity for the forthcoming year will be put to members at the Annual General Meeting.

TRUSTEES' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2020

---

**Future Plans**

The PCC continues to regularly review all aspects of its work and engage with the local community. The Trustees will be looking at some key areas over the next 12 months:

- Making the most of operational facilities and increasing income
- Welcoming newcomers and encouraging others to visit and attend services
- Reviewing and considering our range of activities with a view to extending and improving the PCC's work in the local community

**Fundraising**

The PCC does not solicit funds via phone, email, direct mail or by using third party commercial fundraisers and does not fundraise via a general call for support. Funds are instead raised via the congregations and events held at the churches and halls. The Charity is committed to being accountable and responsible and if its fundraising approach changes in the future, the Charity will register with the UK fundraising regulator.

The Charity did not receive any complaints about fundraising activity during 2020.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year. In preparing these accounts, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- State whether applicable UK Accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the board of Trustees and dated:



.....  
The Reverend Prebendary Dr B Leathard  
**Trustee**

Date: 27 October 2021

**INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF  
THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**Independent auditor's report to the trustees of The Parish Church of Chelsea: St Luke's & Christ Church**

**Opinion**

We have audited the financial statements of The Parochial Church Council of St Luke's and Christ Church Chelsea for the year-ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of the charity's net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**Basis for opinion**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

**Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees for the financial statements**

As explained more fully in the trustees' responsibilities statement set out on page 8, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to charity law and regulation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as Charities Act 2011 and consider other factors such as relevant taxes.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to manual accounting journals. Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular unusual items; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of our report**

**INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF  
THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees as a body for our audit work, for this report, or for the opinions we have formed.



**Haysmacintyre LLP**  
**Statutory Auditors**  
**Date: 28 October 2021**

**10 Queen Street Place**  
**London**  
**EC4R 1AG**

Haysmacintyre LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted Funds 2020 £	Restricted Funds 2020 £	Total Funds 2020 £	Total Funds 2019 £
<b>INCOME:</b>					
Donations & Legacies		460,879	-	460,879	627,758
Activities for generating funds		168,446	-	168,446	249,614
Investments		-	8,733	8,733	5,834
Church Activities		445	-	445	33,994
<b>Total income</b>	2	<b>629,770</b>	<b>8,733</b>	<b>638,503</b>	<b>917,200</b>
<b>EXPENDITURE:</b>					
Church Activities		663,395	28,320	691,715	984,572
<b>Total Expenditure</b>	3	<b>663,395</b>	<b>28,320</b>	<b>691,715</b>	<b>984,572</b>
<b>Net (expenditure) before gains</b>		(33,625)	(19,587)	(53,212)	(67,372)
<b>Gains on investment assets</b>	6	-	43,246	43,246	37,191
<b>Transfers between funds</b>		-	-	-	-
<b>Net movement in funds</b>		(33,625)	23,659	(9,966)	(30,181)
<b>Reconciliation of funds:</b>					
Total funds brought forward		501,923	518,539	1,020,462	1,050,643
<b>Total funds carried forward</b>		<b>468,298</b>	<b>542,198</b>	<b>1,010,496</b>	<b>1,020,462</b>

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.

The notes pages 15 to 23 form part of the financial statements.

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

BALANCE SHEET

AS AT 31 DECEMBER 2020

		2020		2019	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Fixed Assets	5		-		-
Investments	6		472,348		428,844
<b>TOTAL FIXED ASSETS</b>			<u>472,348</u>		<u>428,844</u>
<b>CURRENT ASSETS</b>					
Debtors	7	78,164		68,833	
Cash at bank and in hand		538,462		559,831	
		616,626		628,664	
<b>Liabilities:</b>					
Creditors: amounts falling due within one year	8	(78,478)		(37,046)	
<b>NET CURRENT ASSETS</b>			<u>538,148</u>		<u>591,618</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>1,010,496</u>		<u>1,020,462</u>
Restricted income funds	9		542,198		518,539
Unrestricted funds					
- General			238,298		271,923
- Designated for restoration			30,000		30,000
- Designated for music			200,000		200,000
<b>TOTAL CHARITY FUNDS</b>			<u>1,010,496</u>		<u>1,020,462</u>

The notes on pages 15 to 23 form part of the financial statements.

The accounts were approved by the Trustees on 2021 and were signed below on its behalf by:

  
 .....  
 The Reverend Prebendary Dr B Leathard  
 Trustee

Date: 27 October 2021

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

CASH FLOW STATEMENT

AS AT 31 DECEMBER 2020

	2020		2019	
	£	£	£	£
<b>Cash flows from operating activities:</b>				
<i>Net cash (used in) by operating activities</i>		(29,844)		(73,874)
<b>Cash flows from investing activities:</b>				
Purchase of investments	(80,141)		(61,216)	
Sale of investments	87,523		167,032	
Movement in investment cash	(7,640)		22,199	
Dividends and interest	8,733		5,834	
<i>Net cash inflow from investing activities</i>		8,475		133,849
<b>Change in cash and cash equivalents in the year ended 31 December 2020</b>		(21,369)		59,975
Cash and cash equivalents at the beginning of the year		559,831		499,856
Cash and cash equivalents at the end of the reporting period		538,462		559,831
<b>Reconciliation of net movements in funds to net cash flow from operating activities</b>			<b>2020</b>	<b>2019</b>
			£	£
<b>Net (expenditure) for the year (as per the statement of financial activities)</b>			(53,212)	(67,372)
<b>Net movement in funds for the year (as per the statement of financial activities)</b>				
Adjustments for:				
Depreciation charges			-	6,072
Interest and dividends			(8,733)	(5,834)
(Increase)/decrease in debtors			(9,331)	20,488
Increase/(decrease) in creditors			41,432	(27,228)
Net cash (outflow) from operating activities			(29,844)	(73,874)
<b>Analysis of cash and cash equivalents</b>			<b>2020</b>	<b>2019</b>
			£	£
Cash held in current accounts and short-term deposits			538,462	559,831

No statement of changes in net debt and been presented as the charity has no borrowings and consequently no net debt.

The notes on page 15 to 23 form part of the financial statements.

## 1. ACCOUNTING POLICIES

The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements have been prepared in accordance with the Charities Act 2011 together with the 'Statement of Recommended Practice' for Charities (SORP, second edition), and the applicable accounting standard (FRS102).

The financial statements include all transactions, assets and liabilities for which the Parochial Church Council (PCC) is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body or those which are informal gatherings of church members.

### **Consolidation**

The financial statements aggregate the activities for the Parochial Church Council as well as the Christ Church DCC and St Luke's DCC as they are considered to be the same entity by the diocese.

The two halls (Hall of Remembrance and St Luke's Hall) are however not included in the consolidation as the management and trustees of the Halls consider these two as separate entities.

Legal advice is being sought to determine if the halls themselves should be brought into the Parochial Church Council or register themselves as separate entities.

### **Going concern**

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

### **Funds**

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

### **Income**

All income is included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

No amount is included in the financial statements for volunteer time in line with the SORP. Further detail is given in the Trustees' Annual Report.

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion legacies will be notified to the charity; however, it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

**1. ACCOUNTING POLICIES (continued)**

**Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required, and the amount of the obligation can be measured reliably, it is categorised under the following headings:

- Expenditure on charitable activities includes salaries and expenses relating to the running of the PCC, choir, Sunday school and other activities;
- Other expenditure represents those items not falling into the categories above; and
- Irrecoverable VAT is charged as an expense against the charity for which expenditure arose.

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the recipient will receive the grants. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

The Diocesan common fund is accounted for when payable, and any common fund unpaid at the balance sheet date is shown as a creditor.

Fund-raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

**Tangible fixed assets**

Fixed assets over £2,000 are capitalised and depreciated over their useful life as follows: Fixtures and fittings: Straight line over 3 years.

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011.

All expenditure incurred during the year on consecrated buildings and movable church furnishing, whether maintenance or improvement, is written off as expenditure in the year in which it is incurred.

**Consecrated land and buildings and moveable church furnishings**

Consecrated and benefice property is excluded from the accounts by virtue of the exemption claimed by the Church of England under s.10(2)(a)(c) of the Charities Act 2011. No value is placed on moveable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC consider this to be inalienable property. All expenditure incurred during the year on consecrated or beneficed buildings and moveable furnishings, whether maintenance or improvements, is written off as incurred.

**Investments**

Fixed assets investments are stated at market value with changes recognised in 'net gains/(losses) on investments' in the SOFA.

**ACCOUNTING POLICIES (continued)**

**Debtors**

Debtors and other debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid net of any discounts due.

**Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any discounts due.

**Financial Instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2020

2.	INCOME AND ENDOWMENTS	Unrestricted funds	Restricted funds	Total 2020	Total 2019
		£	£	£	£
2(a)	<b>Donations &amp; legacies</b>				
	<b>Planned giving:</b>				
	Gift Aid donations	69,994	-	69,994	36,880
	<b>Collections:</b>				
	Collections and Open plate	24,509	-	24,509	24,505
	Special Collections	-	-	-	14,813
	<b>Tax recoverable:</b>				
	Tax recoverable	28,234	-	28,234	23,723
	<b>Grants and Legacies:</b>				
	Legacies and other	118,242	-	118,242	330,988
	Hall Donations	219,900	-	219,900	196,849
		<u>460,879</u>	<u>-</u>	<u>460,879</u>	<u>627,758</u>
2(b)	<b>Activities for generating funds</b>				
	Parish magazine (advertising)	25	-	25	2,350
	Summer Fete and Christmas bazaar	130	-	130	13,565
	Church and other rentals	149,941	-	149,941	209,064
	Car Parking	18,350	-	18,350	24,635
		<u>168,446</u>	<u>-</u>	<u>168,446</u>	<u>249,614</u>
2(c)	<b>Income from investments</b>				
	Dividends and interest	-	8,733	8,733	5,834
		<u>-</u>	<u>8,733</u>	<u>8,733</u>	<u>5,834</u>
2 (d)	<b>Income from church activities</b>				
	Fees – weddings, funerals and other church activities	445	-	445	33,994
		<u>445</u>	<u>-</u>	<u>445</u>	<u>33,994</u>
	<b>Total income</b>	<u><u>629,770</u></u>	<u><u>8,733</u></u>	<u><u>638,503</u></u>	<u><u>917,200</u></u>

THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2020

3.	EXPENDITURE	Unrestricted funds	Restricted funds	Total 2020	Total 2019
		£	£	£	£
3(a)	<b>Church activities</b>				
	Donations paid	5,913	-	5,913	-
	<b>Parish Expenses:</b>				
	Running Costs	8,737	-	8,737	20,789
	Repairs and Maintenance	38,405	28,320	66,725	290,854
	Music & Choir Costs	40,806	-	40,806	54,191
	Depreciation on Computer Equipment	-	-	-	6,072
	Sunday School Costs	3,498	-	3,498	12,835
	Parish Magazine Costs	8,870	-	8,870	12,715
	Diocesan Common fund	186,000	-	186,000	180,000
	Printing and Stationery	11,195	-	11,195	14,098
	Computer Costs	12,637	-	12,637	10,129
	Insurance	29,190	-	29,190	36,679
	Churchyard Upkeep	2,599	-	2,599	1,196
	Other Ministry Costs	16,426	-	16,426	15,479
	Curate Costs	26,309	-	26,309	20,253
	Cleaning	38,502	-	38,502	49,495
	Staff Salaries Cost	116,591	-	116,591	139,902
	Accountancy	13,891	-	13,891	13,312
	Audit Remuneration	22,697	-	22,697	45,582
	Legal & Professional	4,199	-	4,199	-
	Chancel Costs	4,368	-	4,368	3,300
	Utilities & Rates	26,222	-	26,222	29,221
	Telephone & Internet	8,231	-	8,231	8,411
	Postage	2,639	-	2,639	3,315
	Bank Charges	2,155	-	2,155	1,931
	Bad Debt	6,395	-	6,395	-
	Other Costs	26,920	-	26,920	-
		<u>663,395</u>	<u>28,320</u>	<u>691,715</u>	<u>969,759</u>
	<b>Other:</b>				
	Special collections paid	-	-	-	14,813
	<b>Total expenditure</b>	<u><u>663,395</u></u>	<u><u>28,320</u></u>	<u><u>691,715</u></u>	<u><u>984,572</u></u>

4. EMPLOYEES	2020 Number	2019 Number
<b>Number of employees</b>		
The average monthly number of employees during the year was:		
All employees	6	5
	<u>          </u>	<u>          </u>
	<b>£</b>	<b>£</b>
<b>Employment costs</b>		
Wages and salaries	112,044	122,407
Social security	9,007	10,403
Other pension costs	7,689	7,092
	<u>          </u>	<u>          </u>
	<u>128,740</u>	<u>139,902</u>

Total redundancy and termination payments amounted to £Nil (2019: £Nil).

There were no employees whose annual remuneration was £60,000 or more. The total remuneration and benefits of the key management was £Nil (2019-£Nil). The key management comprises the Trustees and Rector who are not remunerated by the PCC.

5. TANGIBLE FIXED ASSETS

	Furnishings and Equipment	2020 Total
	£	£
<b>Cost or Valuation</b>		
At 1 January 2020	21,478	21,478
Additions	-	-
	<u>          </u>	<u>          </u>
As 31 December 2020	-	-
	<u>          </u>	<u>          </u>
<b>Depreciation</b>		
At 1 January 2020	21,478	21,478
Charge for the year	-	-
	<u>          </u>	<u>          </u>
At 31 December 2020	-	-
	<u>          </u>	<u>          </u>
<b>Net Book Value</b>		
At 31 December 2020	-	-
	<u>          </u>	<u>          </u>
At 31 December 2019	-	-
	<u>          </u>	<u>          </u>
	^	^

<b>6.</b>	<b>FIXED ASSET INVESTMENTS</b>	<b>Listed Investments £</b>
	Market value at 1 January 2020	428,844
	Additions at cost	80,141
	Disposals at proceeds	(87,523)
	Realised and unrealised gains and losses	43,246
	Movement in investment cash	7,640
	<b>Market value at 31 December 2020</b>	<u><u>472,348</u></u>

<b>7.</b>	<b>DEBTORS</b>	<b>2020 £</b>	<b>2019 £</b>
	Trade debtors	5,350	17,173
	Other debtors	72,814	51,660
		<u>78,164</u>	<u>68,833</u>

<b>8.</b>	<b>CREDITORS: amounts falling due within one year</b>	<b>2020 £</b>	<b>2019 £</b>
	Trade creditors	55,255	4,293
	Accruals and deferred income	19,800	28,000
	Other creditors	3,423	4,753
		<u>78,478</u>	<u>37,046</u>

**9. RESTRICTED FUNDS**

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance as at 1 January 2020 £	Income £	Movement in funds			Balance at 31 December 2020 £
			Expenditure £	Unrealised Gain £	Transfers £	
Restoration fund	518,539	8,733	(28,320)	43,246	-	542,198
Special collections	-	-	-	-	-	-
	<u>518,539</u>	<u>8,733</u>	<u>(28,320)</u>	<u>43,246</u>	<u>-</u>	<u>542,198</u>

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2020

9. RESTRICTED FUNDS (continued)

	Balance as at 1 January 2019 £	Income £	Movement in funds			Balance at 31 December 2019 £
			Expenditure £	Unrealised Gain £	Transfers £	
Restoration fund	632,639	5,834	(157,125)	37,191	-	518,539
Special collections	-	14,813	(14,813)	-	-	-
	<u>632,639</u>	<u>20,647</u>	<u>(171,938)</u>	<u>37,191</u>	<u>-</u>	<u>518,539</u>

**Restoration Fund:** This fund was initiated to provide resources for any future restoration and repair to the fabric of the church building at St Luke's. The church building at St Luke's is grade 1 listed.

**Special Collections:** From time to time both churches make collections for specific charitable organisations, following religious services, on its own behalf and for other parties. These specific collections are accounted for separately and are paid over during the year to the nominated charities.

10. ANALYSIS OF NET ASSETS BETWEEN FUNDS 2020

	Unrestricted £	Restricted £	Total £
Fund balances at 31 December 2020 are represented by:			
Fixed Assets	-	-	-
Investments	-	472,348	472,348
Current assets	546,876	69,850	616,726
Creditors: amounts falling due within one year	(78,478)	-	(78,478)
	<u>468,298</u>	<u>542,198</u>	<u>1,010,496</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS 2019

	Unrestricted £	Restricted £	Total £
Fund balances at 31 December 2019 are represented by:			
Fixed Assets	-	-	-
Investments	-	428,844	428,844
Current assets	538,969	89,695	628,664
Creditors: amounts falling due within one year	(37,046)	-	(37,046)
	<u>501,923</u>	<u>518,539</u>	<u>1,020,462</u>

**THE PARISH OF CHELSEA: ST LUKE'S & CHRIST CHURCH**

**NOTES TO THE ACCOUNTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**11. RELATED PARTIES**

The PCC of St Luke and Christ Church Chelsea has related parties in the forms of Christ Church Chelsea Hall of Remembrance and St Luke's Chelsea Church Hall. During the year the charity received monthly voluntary Donations from St Luke's Chelsea Church Hall totalling £80,700 (2019: £69,450).

The charity received monthly voluntary Donations from Christ Church Chelsea Hall of Remembrance totalling of £139,200 (2019: £127,399).

At the balance sheet date, the balance due from St Luke's Chelsea Church Hall was £Nil (2019: £1,672) and £Nil from Christ Church Chelsea Hall of Remembrance (2019: £1,248 due from).

**12. STATEMENT OF FINANCIAL ACTIVITIES FOR PRIOR YEAR**

	Notes	Unrestricted Funds 2019 £	Restricted Funds 2019 £	Total Funds 2019 £
<b>INCOME:</b>				
Donations & Legacies		612,945	14,813	627,758
Activities for generating funds		249,614	-	249,614
Investments		-	5,834	5,834
Church Activities		33,994	-	33,994
<b>Total income</b>	2	<u>896,553</u>	<u>20,647</u>	<u>917,200</u>
<b>EXPENDITURE:</b>				
Church Activities		812,634	171,938	984,572
Other		-	-	-
<b>Total Expenditure</b>	3	<u>812,634</u>	<u>171,938</u>	<u>984,572</u>
<b>Net income/(expenditure) before gains/(losses)</b>	6	83,919	(151,291)	(67,372)
<b>Gains on investment assets</b>		-	37,191	37,191
<b>Transfers between funds</b>		-	-	-
<b>Net movement in funds</b>		83,919	(114,100)	(30,181)
<b>Reconciliation of funds:</b>				
Total funds brought forward		418,004	632,639	1,050,643
<b>Total funds carried forward</b>		<u>501,923</u>	<u>518,539</u>	<u>1,020,462</u>

All income and expenditure derive from continuing activities.

The statement of financial activities includes all gains and losses recognised during the year.