

# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST PANCRAS, LONDON

England & Wales · Charity number 1133802

## Details

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**Other names** ST PANCRAS PCC, EUSTON ROAD, LONDON

**Status** Registered

**Legal form** Previously excepted

**Registered** 2010-01-27

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

## Contact

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**Address** St. Pancras Parish Church  
Euston Road  
London  
NW1 2BA

**Phone** 02073881461

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

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

## Activities

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

**Activities:** A Parish Church serving the ecclesiastical area of St Pancras in London

## Classification

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

## Geography

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

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£325,608	£341,042	-	-
2023-12-31	£388,483	£330,455	-	-
2022-12-31	£292,057	£254,783	-	-
2021-12-31	£272,399	£285,003	-	-
2020-12-31	£329,623	£348,249	-	-

## Trustees

Name	Role	Appointed
Rev LUCY CLARE WINKETT	Chair	2023-11-29
ANNE GILLIAN ROUSE BSC		
Agnes Ogunmuyiwa		2021-05-23
DOROTHEA JOY HACKMAN		
Dorothea Joy Laurencia Tangang Kouaghu		2024-10-13
Duncan Michael Lamont		2016-04-30
Hilary Kalmbach		2022-11-02
Professor Dorothy Sherman Severin		2021-05-23
Rev Jonathan James Wilton Lee KC		2024-09-19

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# Accounts

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# St Pancras Church Annual Report for 2024

*Presented at the  
Annual Parochial Church Meeting  
9:30 am 18<sup>th</sup> May 2025*

*Our Mission is to signify Christ's unconditional love, worship Almighty God, draw others to grace, and grow as a centre in our community, welcoming all.*

**Contact details:** St Pancras Parish Church, [www.stpancraschurch.org](http://www.stpancraschurch.org)  
Euston Road, London NW1 2BA Tel: 020 7388 1461 [office@stpancraschurch.org](mailto:office@stpancraschurch.org)

**Reverend Lucy Winkett**

**Priest in Charge St Pancras Euston and Rector St James's Piccadilly**

**Reverend Jonathan Lee**

**Associate Priest St Pancras Euston**

## 2024 at St Pancras Church 1704

### St Pancras Church Trustees: Parochial Church Council 2024

#### Clergy

Revd Lucy Winkett	licenced 29/11/23	Priest in Charge & PCC Chair
Revd Jonathan Lee	licenced 19/9/2024	Associate Priest
Revd Sarah Lee	PTO	Non-Stipendiary Part-Time Priest

#### Readers

none currently

#### Churchwardens

Dorothea Hackman	first elected 2011	PCC Lay Chair & Treasurer
Duncan Lamont	first elected 2017	

#### Deanery Synod

Dorothea Hackman and Duncan Lamont

#### Elected Members

#### Term ends

Agnes Ogunmuyiwa	2027	Deputy Churchwarden
Anne Rouse	2027	Hon PCC Secretary
Dorothy Severin	2027	Safeguarding Officer
Hilary Kalmbach	2025	
Dorothea Kouaghu	2025	
Freda James	2025	

## Electoral Roll 2024

1704 St Pancras Euston Road Parish facts and figures 2024			
Diocese of London	Edmonton Area, Camden Deanery		
Patron:	Dean & Chapter, St Paul's Cathedral		
36.53 Index of Multiple Deprivation average score. <i>The parish crosses 4 electoral wards, some with high deprivation, especially for living environment and access to housing and services</i>			
Population	6,462		
Electoral Roll 2025	(2024: 81, of whom 19 live in the parish) 41 (+8)		
	Baptisms 1	Weddings 3	Funerals 0
<i>Head counts</i>			
Average Sunday Attendance	Children: 1	Adults: 28	
Easter	Communicants 30	Total attendance: 43	
Christmas	Communicants 73	Total attendance: 181	
Common Fund	£42,600		

## **APCM Reports Sunday 18<sup>th</sup> May 2025**

### **Report of Priest in Charge: the Revd Lucy Winkett**

#### **PCC vision: St Pancras becomes again the vibrant heart of its community**

It has been an immense privilege to get to know St Pancras in my first full year as Priest in Charge. A huge amount has happened, with the leadership of the PCC, who have set clear priorities for the increased activity and mission of St Pancras Euston Road.

#### **Liturgy and Spiritual life**

The main Sunday Eucharist service has moved to 11am and Tuesday evening 'Sanctuary' Eucharist has been held since November 2024. The liturgy and music are being revised, the language inclusivised and congregations are gathering around the altar while numbers allow. A weekday pattern of prayer has been established and is being developed.

New clergy have been appointed: the Revd Jonathan Lee, full time stipendiary Associate Priest and the Revd Sarah Lee as part time Self Supporting Minister.

The welcome service for the new Bishop of Edmonton, the Right Revd Anderson Jeremiah, has been held at St Pancras this year.

The farewell service for our long standing Director of Music Christopher Batchelor has been held.

#### **Opening up St Pancras sustainably for the future**

In partnership with St James's Piccadilly the following developments have taken place:

A weekday lunchtime concert series has started February 25

A 5 day a week food market has started May 25

Staffing re-structure and new appointments began July 2024

Communications and HR support has been received

Estates management and finance support appointments have been made

The gardens south and north have been re-planted with 2000 donated plants June 2024

Excess plants were donated to the Euston Foodbank.

A new website has been built and launched by the Associate Priest.

## **Public Events and Gatherings: highlights**

The Crypt gallery continues to host innovative and provocative interventions

The church hosted 'Ritual Bodies' in partnership with Arts and Christianity in the summer of 2024.

The Student Christian Movement held their conference at St Pancras in 2024 and the Women's Voices conference was held in May 25.

In June 2024 the Church hosted a controversial gathering with performances by Roger Waters, Yusuf Islam Cat Stephens and Lowkey attracting support and opprobrium in equal measure on the subject of Palestine.

Much has been done this year in the name of opening up St Pancras as much as possible, and importantly, experimenting with ways to become more financially sustainable with longer opening hours and more activity and gatherings in the church. The PCC's stated aim is for St Pancras to become the 'vibrant heart of its community'. Step by step, we honour the efforts and achievements of past generations by committing to working for a sustainable future together.

My thanks must go chiefly to the church wardens Dorothea and Duncan for their tireless work and leadership over the past year. And to all the PCC who have embarked on this new path together, to all of the paid staff especially Miriam, Christopher, Anne, Ronnie, Colin, Alain, Alam and Stuart. And to Jonathan and Sarah who in just a few short months have helped to breathe new life into the ministry of this important community hub.

Thanks be to God for each one and I look forward immensely to all that lies ahead.

Lucy Winkett

May 2025

## Report of Associate Priest: Revd Jonathan Lee



I start by recording sincere thanks from Revd Sarah and from me for the warm and hospitable welcome that we have received in the eight months since we arrived here, and for your ongoing support throughout these months. Particular, thanks to Revd Lucy for her guidance and advice, and to Dorothea, who, as a church warden and PCC treasurer, has been such an assistance and source of knowledge about the life of this church. I also want to record my thank Revd Sarah for her energy, perception and hard work as non-stipendiary priest (part time), not to mention her tolerance of me, as we have both begun to minister here.

It was a delight to arrive at St Pancras Church at a time when there was already an ambition among the PCC, and the congregation, for the church to open more and expand the church's contribution to community life in this parish. These months have, therefore, been the beginning of a period of change, which I hope has not been too difficult for too many people. Our church is already becoming a busier place during the week, which is good, but, as I often remind myself, business must never detract from Christlikeness. As we look backwards, we might ask ourselves, are we becoming a more welcoming and life-enhancing church; and are we becoming a church of people who worship, rejoice, struggle, laugh, weep, question, listen, support, pray and wonder together.

So, to a few highlights.

**Sunday Mornings:** Our Sunday services moved to 11am from the beginning of Advent. The choir now, mostly, sing downstairs among, rather than behind and above us. We are exploring congregational service settings so we can all participate in singing the Kyrie, Gloria, Sanctus and Agnus Dei, while retaining some services with choral settings. As the liturgical year has progressed, we have been refreshing our liturgy and, every week, we now gather together around the altar for the Eucharist. Thank you to Agnes for her assistance with welcoming

people on Sunday mornings, to all members of the congregation who have read or lead intercessions during our services and for those who assist in, often, unseen, roles with altar linen and flowers. I hope we might expand the number who are willing to participate, especially with the preparation and leading of intercessions.

**Sanctuary:** Since Advent it has been a delight to include 'Sanctuary' in our weekly pattern of worship each Tuesday. These early evening services have been brought to us and led by a team from St James's Piccadilly. They are calm, reflective and re-energising services: with music (in several genre); lay-led reflections, and a candlelit Eucharist, followed by food and opportunity to chat.

**Remembrance Day Civic Service:** As usual, St Pancras church hosted the Camden civic service for Remembrance Sunday. During what is undoubtedly our busiest Sunday service of the year, it was appropriate to join with members of the armed forces, civic leaders and leaders of other faith communities to remember those who served during wars and conflicts, particularly those who died or were injured, and to pray together for peace.

**Advent and Lent Courses:** Daytime courses were offered in both Advent and Lent. A small group met together during Advent for a course titled 'Life in the Comma'. In Lent we sought to offer a hybrid course, 'Climate Justice & Discipleship' (partly on-line, hosted by the Diocese of London, and partly in-person). A small number followed the on-line events, but there were too few to pursue the in-person discussions.

**Christmas and Easter:** Both these major festivals have provided highlights. At Christmas – when I was warned that London empties and that many regular attendees would be away visiting relatives - we welcomed sixty-two to midnight communion and one hundred and nineteen on Christmas Morning. Easter was notable for the Good Friday ecumenical walk of witness (nine out of thirty-six participants were from St Pancras); the eleven plus one new born revived the 7am Easter Morning Eucharist held in the church garden; and the sixty-seven who gathered for the 11am Easter Eucharist, at which the choir sang Mozart's 'Sparrow Mass'.

**Music:** A special mention is appropriate for Dr. Christopher Batchelor, who retired in March 2025 after 37 years as director of music here at St Pancras. Chris' contribution to the life and worship of this church, and the wider London choral scene, is incalculable. I record our

thanks to Chris for this and my own thanks to Chris for his welcome, assistance and friendship during the few months that we worked alongside each other. We will remember fondly, the glorious valedictory evensong and reception for Chris, which was held on 23 March 2025.

It is, I believe, right for the church and the PCC to take time to pause and reflect on how best, after Chris' retirement, to continue to build an attractive and vibrant musical offering to enhance the worship here. This will be one of the tasks for the new PCC in the immediate months after the 2025 APCM. In the interim we are thankful for the energy and musicality of David Ho-yi Chan, who has been providing guidance in respect of our choral music, rehearsing and conducting our singers, playing the organ(s) on Sundays and occasionally composing new works. David has kindly agreed to do this until the end of September this year.

**Schools:** Over the last eight months we have welcomed visits of children from three local primary schools. These visits have included opportunities for children to learn about the church building, the liturgical life of this church and the Christian faith. Revd Sarah and I have each been leading assemblies for the children of St Mary and St Pancras Church of England Primary School and we have welcomed the children and staff to a special service for them in church, as well as to our lunchtime Christmas 'carols for all'.

**Students:** With university buildings and halls of residence in the parish it has been lovely to welcome a few students to our services (on Sundays, Tuesdays and Wednesdays). We are thankful for their willingness to participate in services, and we recently enjoyed a relaxed pizza-night together.

**Conferences and speaking events:** Under the lead of Revd Sarah, St Pancras Church has recently (10 May) hosted the 2025 'Women's Voices' conference, an ecumenical conference for women in ministry from all denominations: clergy, lay ministers, ordinands, and women exploring their calling. Hosted on the day by Revd Lucy and Revd Sarah, over eighty women attended from across the country with principal speakers being the Rt Revd and Rt Hon Dame Sarah Mullally, Bishop of London, Revd Dr Liz Shercliff, Chine McDonald, Dr Karen O'Donnell, Revd Dr Mariama Ifode-Blease and Revd Dr Ayla Lepine.

Having hosted the SCM student day-conference last June, we are preparing for their return visit next month. We are also preparing to host the annual lecture of the London Churches Refugee Fund, also in June.

**Concerts:** Since January we have been trialling the reintroduction of concerts. These are continuing to take place every Tuesday and Thursday lunchtimes between 1.10pm and 2pm. These are proving to be popular (the average audience is about thirty people) and there are now about one hundred people on our mailing lists. We are hoping to continue to grow the lunchtime audiences. Regular early evening concerts proved to be less popular, so this run of concerts was stopped at Easter. In addition, we have hosted several larger concerts, with notable events being: Handel's 'Messiah' performed by CORO London Chamber Choir and orchestra; 'Guitar greats unite in a tribute to William Lovelady'; and 'Upon Your Heart - A Passiontide Concert' by choral scholars of St James's Piccadilly.

**The Crypt:** I am thankful to Anne, who has continued to manage the Crypt Gallery and to fill it with a remarkable range of exhibits from different artists. During the year, we have also fitted in re-wiring the crypt and refreshing its lighting. Thanks to Stuart, our head of estates, for overseeing this (and other estates work).

**Street Food Market:** We have changed and expanded the food offering behind our south garden with the recent opening of a Street Food Market. The two semi-permanent food caravans have been replaced with, currently, four pop-up style food stalls.

**Behind the scenes:** I am so grateful to Miriam for her work in the office as our church administrator. Many of our activities would grind to a halt were it not for her efficiency. Our team however is growing and changing. Shortly before I arrived, Stuart was appointed as head of estates (part-time, provided through our partnership with St James's Piccadilly. Also, through that partnership, we are currently in the process of appointing a new part-time finance assistant. We have been fortunate to have the assistance of a part-time cleaner and three part-time caretakers. However, we are currently implementing a change from employing caretakers to employing full-time vergers. This will allow the church to benefit from vergers' far broader role: behind the scenes and welcoming the public and being integrated into the liturgical life of the church. We are hoping to extend the opening hours of the church and establish a new pattern to our week during Summer 2025.

During the last few months, we have begun the process of refreshing our communications. We have launched our new website, enhanced our ability to record in and livestream from the church and we are taking steps to refresh our presence on social media.

**Safeguarding:** The church works closely with the diocesan safeguarding advisor and, against ever developing safeguarding guidance, we are working to ensure that all staff and volunteers are up to date with appropriate safeguarding checks and training. I particularly want to thank Dorothy for her service as our safeguarding officer and for the wisdom she brought to that role.

**Link with St James's Piccadilly:** the link between our church and St James's started well before I arrived. I have already reported, above, on a number of aspects of church life where the partnership is benefiting the life of St Pancras Church. There is more to this, though, than hosting joint events and sharing staff expertise. It has been lovely to hear of friendships developing across the churches' congregations and last weekend, as we celebrated our patronal festival, it was a delight to welcome about fifty people from St James's and to share lunch together here before joining together for evensong.

### **Conclusion**

So, there is much, and many people, to be thankful for as we look back and look forward. I want to end with by thanking two other people who are stepping back from long held roles. To Duncan, who is stepping down as a church warden after long service, and to Dorothy who is handing over the role safeguarding officer again after years of service, 'thank you'.

Revd Jonathan Lee

17 May 2025

## **Report of the Treasurer: Dorothea Hackman**

### **PCC Finances 2024**

As the draft final accounts show, income was £325,608 and expenditure £341,042.

We have entered into joint activity with St James Piccadilly and as agreed at the PCC 1/12/24 we are making our bequest money available for the delivery plan, while still hoping this can be recouped through Income: £110K in 2025 and £130K in 2026 pending review.

£42,600 was paid to the Diocese for the common fund, it will be half that amount in 2025.

At the end of 2024 cash at bank was £220,489, at Barclays, Co-op and CCLA Dividend.

Investments held by St Pancras charities stood at £659,749.

### **Report of the Electoral Officer: Dorothea Laurencia**

A new Electoral Roll has been compiled, as required by the Church of England.

There were 41 people on the roll as at 28 April 2025, when the new roll was completed and the relevant notice was published.

Since then, there have been 8 additional applications received to join the roll. They were not received in time to for the applicants to vote during this APCM but these applicants will be added to the roll, bringing the total to 49 for future votes.

Dorothea Laurencia

17 May 2025

### **Churchwardens' Report on Church Fabric**

Major maintenance was crypt rewiring, tree pruning and reordering the North Garden.

In addition the gutters were cleared, and there were repairs to the chandeliers.

The clock, bells and organs were maintained, and organs and pianos tuned.

Boilers will need replacing in due course. PAT testing, lightning conductor and safety line inspections were carried out. There were also repairs to toilets, and the lighting.

## **Report of Head of Estates: Stuart Page**

### **1. Work completed**

- 1.1. Crypt Gallery Electric Rewiring with separate distribution board.
- 1.2. New Street Foodish Market gazebo based started on 12th May
- 1.3. Church House - New Fire detection and Alarm System
- 1.4. Asbestos Survey in the Church Hall: ceiling and ducting upstands.

### **2. Progress with ongoing works**

- 2.1. Tree Works Nine of the twelve trees in and around our curtilage were pruned ahead of the nesting season. The remaining three, which require traffic management before the works can proceed are scheduled for pruning in May/June and will be surveyed for nests before pruning works go ahead.
- 2.2. DAC Faculty Application - Anthony Rouse Memorial Plaque - is in progress.
- 2.3. Church House – Flat 1 will be vacated on 15<sup>th</sup> June
- 2.4. Church House – New C4WS contract being drafted

### **3. Future Objectives - Short to Medium Term**

#### **3.1 Improvements to the Church Hall at St Pancras Church House**

Despite the asbestos survey, we can still do works to the Church Hall ceiling. A builder came to cost the job during the week commencing 12<sup>th</sup> May and we await the quotation for the proposed repaint of the ceiling, walls, entrance door and fire exit plus a rehang of the curtains onto a pole-based system. We will also take remedial action to fix the windows.

#### **3.2 WC Facilities for the church**

#### **3.3 Boiler Replacement within the church are now over 40 years old.**

On 22<sup>nd</sup> May (2025), we will undergo the Diocesan Decarbonisation Audit.

### **4. Future Objectives – Medium to Long Term**

#### **4.1 Creation of WC Facilities within the church**

#### **4.2 EV Charging Points in the Carpark to generate revenue and reduce carbon use.**

## **Churchwardens' Reports Concerning Charities and activities connected to St Pancras.**

**PSALM**, The Project for Seniors and Lifelong Ministry, is a London-wide ecumenical charity promoting theological discussion and participation by people aged over 60. This is a separate charity operating across the Diocese supported by St Pancras PCC. It is however hibernating since lockdown, but with bank balances of £15,840 ready to resume. We have been trying for over a year now to add signatories to the mandate.

**St Pancras Charities and Ancient Trusts** hold the church investments in the CBF CCLA and also appeal funds. There is £14,479 in Appeals. Investments rose in value to £659,749, up from £649,937 in 2023

**St Pancras Lands Trust** continued to support the 16 parishes including this one, which are geographically within the boundaries of the ancient parish. Each continue receive £12,000 to £14,000 per year from the dividends of investments.

**The Thanet Street Trust** distributes funds for charitable work in the neighbourhood to the Kings Cross & Brunswick Neighbourhood Association, Euston Foodbank, and Music, Dance and Art organisations in the community. Income for 2024 was £32,455 down £1,216 and grants made were £32,000. The value of investments rose by £6,877 to £364,590 and a balance of £21,830 was carried forward.

### **Euston Foodbank and local schools.**

Euston Foodbank was established by one of our churchwardens, Dorothea Hackman, in 2017 and it now supports over 60,000 people annually in rising and rolling numbers of 450 households a week. To begin with the Foodbank rented part of the Church Hall in Lancing Street, but moved three years ago to bigger premises nearby in Phoenix Rd, Somers Town, while continuing to use the Parish Office for administration and photocopying.

**Art exhibitions.** A full programme of exhibitions by contemporary artists co-ordinated by the Art Director, Anne Noble-Partridge, is held in the converted gallery space in the church crypt. Details can be found on the website: [www.cryptgallery.org.uk](http://www.cryptgallery.org.uk)

**Student Chaplaincy.** The Diocese has planted three student churches in our parish or neighbouring parishes in the last five years, and we need to discern our way here, beyond providing the parish church experience.

**St Mary & St Pancras Primary School.** Our highly regarded school is located just north of the parish, and is shared with the neighbouring parishes of Old St Pancras Church Team Ministry. The Associate Priest and members of the PCC are governors.

**Children.** An area at the back of church is equipped with toys and children's books. Children can play here under parental/carer supervision during the 11 am Sunday service.

## **Camden Deanery Synod Report 2024**

Camden Deanery Synod has met four times in 2024. All meetings were in person and commenced with refreshments at 7pm. Full details of business transacted in each meeting can be found in the Minutes, please see a brief overview of the keynote presentations below.

### **The Standing Committee consists of:**

The Standing Committee consists of the Area Dean (Carol Barrett Ford), Lay Chair (Michael Royalton-Kisch), Secretary (Harmen van den Hondel), Treasurer (Angela Gardner). Additionally the elected members of the Standing Committee are: Clergy: Michael Thomas (St Michael's, Camden Town), Jamie Haith (St George's, Holborn). Laity: Dorothy Connell from St George's Bloomsbury. The total Standing Committee thus consists of 3 clergy and 4 laity, preserving the convention of the laity outnumbering the clergy

7pm for 7.30pm Monday 29 January 2024 St Michael's Church, Camden

7pm for 7.30pm Wednesday 22 May 2024, Summer Social, The Vicarage, St John-at-Hampstead

7pm for 7.30pm Monday 18 September 2024, St John-at-Hampstead

7pm for 7.30pm Wednesday 16 October 2024, St Mary Magdalene Munster Square (additional meeting with Bishop Anderson present)

*As the keynote speaker was not able to attend the meeting on 18 September due to a diary error there was an attempt to reschedule the meeting for Wednesday 6 November at the same location. However, this was later cancelled due to illness.*

### **Monday 29 January 2024 St Michael's Church, Camden**

*Keynote presentation: Archdeacon John Hawkins on the future of St Mary's Church, Eversholt Street*

Archdeacon John Hawkins led a detailed discussion around the situation at St Mary's, going back to 2021, starting with minor repair works on the vicarage. This led to a more detailed investigation of the outside works of the church, which had to close for 3 months from September 2021 for safety reasons.

### **Wednesday 22 May 2024, Summer Social, The Vicarage, St John-at-Hampstead**

*Summer drinks party*

A number of clergy and laity gathered at the vicarage to celebrate our common life. There was much discussion of life in Camden and the challenges and joys this brings. Issues around austerity continue to be a concern for both clergy and laity, and concerns for the coming autumn and winter, especially amongst those who are living in poverty or precariously housed.

### **Monday 18 September 2024, St John-at-Hampstead**

*Keynote presentation: Add Up with Preb Amatu Christian Iwuagwu (due to a diary error the speaker was not able to attend)*

**Wednesday 16 October 2024, St Mary Magdalene Munster Square** (additional meeting with Bishop Anderson present).

Bishop Anderson reflected on his visits to the parishes in his episcopal area during his first months as Bishop of Edmonton. There was discussion of the issues that are most pressing on this Deanery, especially in the areas of buildings (Camden 19), austerity, homelessness and social isolation.

# St Pancras Church

## ANNUAL PAROCHIAL CHURCH MEETINGS MINUTES

Sunday 12th May 2024 at 11:15am

### Meeting of Parishioners to elect Churchwardens

**Present:** Lucy Winkett (chair), Dorothea Hackman, Duncan Lamont, Mary Hutton, Agnes Ogunmuyiwa, Elizabeth Danbury, Audrey Dacosta, Robyn Gardner, Chris Batchelor, Krzysztof Habdas, Jonathan Lewin, Cordelia Gil

**Apologies:** Anne Rouse, Dorothy Severin, Hilary Kalmbach, Peter Augar, Greg Powell

1. Appointment of Clerk to the meetings: Dorothea Hackman
2. Presentation of **St Pancras Charities Accounts** for 2023 by the Churchwardens  
£10,356 in Appeal fund. £649,937 in CCLA property fund

### 3. Election of Churchwardens:

	nominated	seconded
Dorothea Hackman	Anne Rouse	Agnes Ogunmuyiwa
Duncan Lamont	Dorothy Severin	Hilary Kalmbach

Noted that suspension of 6 year limit on terms of office rule was still in place.

Nomination of their deputy: Agnes Ogunmuyiwa

### Annual Parochial Church Meeting

1. **Previous APCM Minutes and Matters Arising** were agreed. No matters arising
2. **Reports** The meeting received and discussed reports from the PCC
  - a) the Annual Report on the proceedings of the Parochial Church Council and the activities of the parish generally in 2023 was agreed, noting the partnership with St James's, liking the photo of Olyve's ordination at St Pauls and noting the need for communication with rough sleepers over changes and moves.
  - b) the financial statements of the PCC for the year ending 31 December 2023 were agreed, proposed Jonathan Lewin, seconded Mary Hutton & Elizabeth Danbury. It was noted that income was £388,483 and expenditure £330,455; a 2023 loan was repaid in 2024 by Thanet St Trust, and there was extra expenditure covering staff absence for organist and choir.
  - c) a report on the Electoral Roll: currently 81
  - d) a report on the fabric, goods and ornaments of the church
  - e) a report on the proceedings of the Deanery Synod was received

### 3. Appointments and Elections

- a) Election of PCC Members – still two vacancies

	nominated	seconded
Agnes Ogunmuyiwa	Dorothea Hackman	Dorothy Severin
Anne Rouse	Dorothea Hackman	Duncan Lamont
Dorothy Severin	Duncan Lamont	Hilary Kalmbach

- b) Election of Deanery Synod representatives – none nominated
- c) Claudia Trettenbrein appointed Independent Examiner/Auditor to the Council

### 4. Next meetings of the newly elected PCC:

Dorothea was elected Vice chair and Treasurer.

Next meetings Sundays 7<sup>th</sup> July + meet new Estates Manager & 22<sup>nd</sup> September 2024.

**St Pancras Parochial Church Council**

**Charity No. 1133802**

**Statement of Financial Activities**

**and Balance Sheet**

**as at 31 December 2024**

## **St Pancras Church**

St Pancras Church is a Church of England Parish Church and a Registered Charity (No. 1133802). The postal address is St Pancras Church, Euston Road, London NW1 2BA. The website is [www.stpancraschurch.org](http://www.stpancraschurch.org)

The PCC operates within the guidelines of the Charity Commission for England and Wales and the Church of England. Its members receive no remuneration.

## **Trustees in 2024**

Revd Lucy Winkett	Priest in Charge from 29/11/23
Revd Jonathan Lee	Associate Priest from 19/09/24
Dorothea Hackman	St Pancras Churchwarden
Duncan Lamont	St Pancras Churchwarden
Anne Rouse	
Dorothy Severin	
Agnes Ogunmuyiwa	
Hilary Kalmbach	

## **Independent Examiner**

Claudia Trettenbrein

## **Trustees' Report**

The Trustees present their annual report together with the financial statements of the charity for the 1 January 2024 to 31 December 2024.

### **Structure, Governance and Management**

The Parish of St Pancras is a parish within the Church of England as defined by canon law. Individual parishes do not have a separate constitution. They work within the framework of Church of England ecclesiastical law. The Parochial Church Council is a corporate body established by the Church of England and operates under the Parochial Church Council (Powers) Measure 1956. The St Pancras PCC consists of six elected members in accordance with Church of England Representation Rules together with two Deanery Synod representatives, two Churchwardens, and the parish's clergy and lay ministers. The pay and remuneration of the church's staff is set by the PCC.

The Trust has reviewed the operational and financial risks faced by the organisation and is satisfied that appropriate procedures and controls are in place to mitigate the impact of those risks.

### **Charitable status and public benefit**

The Trustees have considered the Charity Commission's guidance on public benefit and are satisfied that the activities of the Trust fall within such guidance.

### **Governance and Internal Control**

The Trust is responsible for the investment and distribution,

The PCC has considered financial governance issues in the year and has in place a set of authorisation limits and dual signatory systems under which the PCC's officers authorize

expenditure. Management accounts are produced on a monthly basis to enable the PCC to monitor the financial position of the church.

### **Objectives**

St Pancras Church stands on one of the busiest crossroads in Central London opposite Euston Station. Built in 1822, it is a Grade 1 Listed Building, an early and important example of Greek Revival architecture. Its parish covers one of the wealthiest areas of London (Bloomsbury) and one of the poorest (Somers Town). As a Church of England parish church it acts as a centre for Christian worship and education, and as a focus of civic, community and cultural life in the Borough of Camden.

The PCC generates funding for the upkeep and work of the church, and employs staff to manage and maintain its seven-day-a-week ministry. It is responsible for safeguarding the assets of the church and generates income by voluntary collections, donations, and letting out the church, hall and grounds for community use.

### **Review of Activities**

The full PCC met six times during the year. Over the course of the year the PCC:

- reviewed a Community Audit and its Mission Action Plan in the light of its findings
- discussed ways of reducing the church's carbon footprint
- regularly reviewed its finances
- maintained Covid-safe ways of working in the church and hall
- sought to find a new associate priest
- reviewed and approved its Health & Safety and Safeguarding policies and procedures;
- commissioned various building works including minor repairs
- undertook survey work on the caryatids in preparation for future conservation work
- received Faculty/Planning permission for the temporary display of a statue in the north garden

### **Reserves Policy**

Monies are set aside for specific purposes into restricted and designated funds. The purpose of holding a reserve as the General Purposes Fund is to enable the Church to cope with variations in its cash flow and to provide a fund of money should its income drop unexpectedly. Currently the Church receives income from its services, charitable activities, and letting out its premises. There are expenses pertaining to these activities and the net income is taken into the General Purposes Fund. It has been considered that a reasonable amount to be held in the General Purposes Fund is at least £40,000, which equates approximately to four months of General Fund expenditure on church activities, and meets Charity Commission recommendations. Free reserves as defined by the Charity Commission amounted to £126,607 at the Balance Sheet date. The PCC continues to keep free reserves in line with the stated policy.

## Results for the Year

Net movement in funds for the year amounted to £58,028.

The church's regular income continued to be affected by the Covid-19 pandemic, but careful management of our expenditure kept it below income. Two welcome bequests increased income.

Total funds brought forward amounted to £624,854 compared to £529,553 in 2022.

## Statement of the Parochial Church Council's financial responsibilities

Law applicable to charities in England and Wales and guidance issued by the Central Board of Finance of the Church of England require the members of the Parochial Church Council to prepare financial statements which give a true and fair view of the Parochial Church Council's activities during the year.

In preparing financial statements giving a true and fair view, the members of the Parochial Church Council should follow best practice and

- i) select suitable accounting policies and then apply them consistently;
- ii) make judgments and estimates that are reasonable and prudent;
- iii) state whether the Church guidance, applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Parochial Church Council will continue in operation. The Members of the Parochial Church Council are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Parochial Church Council and enable them to ensure that their financial statements comply with the Church Accounting Regulations 2006 and the Charities Act 2011. They are also responsible for safeguarding the assets of the Parochial Church Council and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This draft report was agreed by the Trustees for presentation to the Annual Meeting, on 18 May 2024 and signed on their behalf by:



Dorothea Hackman  
Churchwarden  
St Pancras Church



Revd Jonathan Lee  
Associate Priest  
St Pancras Church

## **Independent examiner's report to the trustees of St Pancras Parochial Church Council**

I report to the trustees on my examination of the accounts of the St Pancras Parochial Church Council, charity no. 1133802 (the Trust) for the year ended 31st December 2024.

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

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

The procedures do not provide all the evidence that would be required in an audit and therefore I do not express an audit opinion on the view given by the accounts.

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

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

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



Claudia Trettenbrein  
Unit 7/7  
Tilia Road  
London E5 8JB

17/03/2025

**St Pancras 1704 Euston Road**  
**Fund movement summary**

**Selected period: 01 January 2024 to 31 December 2024**

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Journal Entries	Fund balances Carried forward
BP - Building Project	(740)	-	-	-	-	-	(740)
CHalls - Church Halls CCLA	43,815	-	-	-	-	-	43,815
HG - HMRC Grant	9,096	-	-	-	-	-	9,096
LPW - Listed Place of Worship	22,305	2,794	-	-	-	-	25,100
NH - National Heritage	108,750	-	-	-	-	-	108,750
General - General fund	179,619	288,130	341,042	-	-	-	126,707
Mary - Mary Thomas	13,570	-	-	-	-	-	13,570
ChLands - Churchwards Fund	240,166	-	-	-	-	-	240,166
Music - Music Festival	6,519	-	-	-	-	-	6,519
<b>Totals</b>	<b>623,103</b>	<b>290,924</b>	<b>341,042</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>572,986</b>

**St Pancras 1704 Euston Road**  
**Sofa Separate Designated**  
**For the period from 01 January 2024 to 31 December 2024**

	Unrestricted funds	Designated funds	Restricted funds	Total funds	Prior year total funds
<b>Total income</b>	288,130	-	2,794	290,924	388,482
<b>Total expenditure</b>	341,042	-	-	341,042	332,205
<b>Net income / (expenditure) resources before transfer</b>	(52,912)	-	2,794	(50,118)	56,277
<b>Transfers:</b>					
Gross transfers between funds - in	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-
<b>Other recognised gains / losses</b>					
Gains/losses on investment assets	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-
<b>Net movement in funds</b>	(52,912)	-	2,794	(50,118)	56,277
<b>Reconciliation of funds</b>					
<b>Total funds brought forward</b>	179,619	0	443,484	623,103	566,826
<b>Total funds carried forward</b>	126,707	0	446,278	572,986	623,103
<b>Represented by</b>					
<b>Unrestricted</b>					
General fund	126,707	-	-	126,707	179,619
<b>Designated</b>					
Mary Thomas	-	0	-	0	0
<b>Restricted</b>					
Building Project	-	-	(740)	(740)	(740)
Church Halls CCLA	-	-	43,815	43,815	43,815
Churchwardens Fund	-	-	240,166	240,166	240,166
HMRC Grant	-	-	9,096	9,096	9,096
Listed Place of Worship	-	-	25,100	25,100	22,305
Mary Thomas	-	-	13,570	13,570	13,570
Music Festival	-	-	6,519	6,519	6,519
National Heritage	-	-	108,750	108,750	108,750

*There may be minor discrepancies in the totals if the pence are not being shown*

St Pancras 1704 Euston Road

Balance Sheet (Summary)

	As at 31/12/2024	As at 31/12/2023
<b>Fixed assets</b>		
Tangible Assets	368,415.66	368,415.66
	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current assets</b>		
Debtors	(1,361.07)	10,138.93
Cash At Bank And In Hand	220,389.03	261,931.58
	<b>219,027.96</b>	<b>272,070.51</b>
<b>Liabilities</b>		
Creditors: Amounts Falling Due In One Year	14,794.29	17,619.46
	<b>14,794.29</b>	<b>17,619.46</b>
<b>Net current assets less current liabilities</b>	<b>204,233.67</b>	<b>254,451.05</b>
<b>Total assets less current liabilities</b>	<b>572,649.33</b>	<b>622,866.71</b>
<b>Liabilities</b>		
Creditors: Amounts falling due after more than one year	(237.28)	(237.28)
	<b>(237.28)</b>	<b>(237.28)</b>
<b>Total net assets less liabilities</b>	<b>572,886.61</b>	<b>623,103.99</b>
<b>Represented by</b>		
<b>Unrestricted</b>		
Unrestricted - General Funds	126,607.34	179,619.17
<b>Designated</b>		
Designated - Mary Thomas	0.48	0.48
<b>Restricted</b>		
Restricted - Building Project	(740.00)	(740.00)
Restricted - Church Halls CCLA	43,815.50	43,815.50
Restricted - Churchwardens Fund	240,166.34	240,166.34
Restricted - HMRC Grant	9,096.89	9,096.89
Restricted - Listed Place of Worship	25,100.36	22,305.91
Restricted - Mary Thomas	13,570.08	13,570.08
Restricted - Music Festival	6,519.62	6,519.62
Restricted - National Heritage	108,750.00	108,750.00
<b>Fund Totals</b>	<b>572,886.61</b>	<b>623,103.99</b>

St Pancras 1704 Euston Road

Statement of Assets and Liabilities (by code)  
As at: 31 December 2024

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
<b>Fixed Asset - Tangible Assets</b>						
3010: Freehold Land and Buildings	360,392	-	-	-	360,392	360,392
3011: WFI	36,097	-	-	-	36,097	36,097
3015: Accumulated Depreciation	(28,074)	-	-	-	(28,074)	(28,074)
<b>Total</b>	<b>368,415</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>368,415</b>	<b>368,415</b>
<b>Current Asset - Cash At Bank And In Hand</b>						
4010: General Account Barclays	(104,824)	(9,185)	176,650	-	62,642	45,545
4011: Halls Account Barclays 457	(42,522)	(10,000)	58,673	-	6,152	11,057
4012: Music Festival Account Barclays 520	2,110	-	(2,111)	-	-	-
4014: Co-Operative Bank Current Account	(152,461)	41,684	146,749	-	35,974	89,608
4018: Payroll Account	2,875	-	-	-	2,875	2,875
4110: CCLA Churchwardens	71,027	(3,500)	(67,482)	-	46	46
4111: CCLAMary Thomas	23,109	(19,000)	23,342	-	27,451	27,451
4112: CCLA Church Halls	(19,068)	-	104,414	-	85,346	85,346
<b>Total</b>	<b>(219,751)</b>	<b>0</b>	<b>440,239</b>	<b>-</b>	<b>220,489</b>	<b>261,931</b>
<b>Current Asset - Debtors</b>						
5010: Debtors	(10,172)	-	8,810	-	(1,362)	10,138
5020: Prepayments	(459)	-	459	-	-	-
<b>Total</b>	<b>(10,631)</b>	<b>-</b>	<b>9,269</b>	<b>-</b>	<b>(1,362)</b>	<b>10,138</b>
<b>Liability - Agency Accounts</b>						
6699: Agency collections	-	-	(160)	-	(160)	(160)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>(160)</b>	<b>-</b>	<b>(160)</b>	<b>(160)</b>
<b>Liability - Creditors: Amounts falling due after more than one year</b>						
6030: Hire Purchase Account	(238)	-	-	-	(238)	(238)
<b>Total</b>	<b>(238)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(238)</b>	<b>(238)</b>
<b>Liability - Creditors: Amounts Falling Due In One Year</b>						
6010: Creditors and Income Received in Advance	5,077	-	3,389	-	8,466	8,486
6015: Crypt deposit received & returned	200	-	-	-	200	200
6020: Accruals	2,625	-	-	-	2,625	5,450
6023: Payroll Control Account	161	-	-	-	161	161
Z04: Accounts Payable	3,500	-	-	-	3,500	3,500
<b>Total</b>	<b>11,564</b>	<b>-</b>	<b>3,389</b>	<b>-</b>	<b>14,953</b>	<b>17,778</b>
<b>Net total assets</b>	<b>126,707</b>	<b>0</b>	<b>446,278</b>	<b>-</b>	<b>572,986</b>	<b>623,103</b>
<b>Represented by</b>						
General (Unrestricted)	126,707	-	-	-	126,707	179,619
Designated - Mary	-	0	-	-	0	0

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
Restricted - BP	-	-	(740)	-	(740)	(740)
Restricted - CHalls	-	-	43,815	-	43,815	43,815
Restricted - ChLands	-	-	240,166	-	240,166	240,166
Restricted - HG	-	-	9,096	-	9,096	9,096
Restricted - LPW	-	-	25,100	-	25,100	22,305
Restricted - Mary	-	-	13,570	-	13,570	13,570
Restricted - Music	-	-	6,519	-	6,519	6,519
Restricted - NH	-	-	108,750	-	108,750	108,750
<b>Total</b>	<b>126,707</b>	<b>0</b>	<b>446,278</b>	<b>-</b>	<b>572,986</b>	<b>623,103</b>

St Pancras 1704 Euston Road

Analysis of Receipts and Payments  
Selected period: 01 January 2024 to 31 December 2024

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Receipts</b>						
<b>Incoming resources from generated funds</b>						
0102 - Gift Aid Envelopes	£190	-	-	-	£190	£284
0104 - Collections Open Plate	£2,335	-	-	-	£2,335	-
0105 - Collections for Charities	(£134)	-	-	-	(£134)	-
0201 - Donations	£1,568	-	-	-	£1,568	£2,822
0202 - Fabric Wall Box	£247	-	-	-	£247	-
0203 - Church Lands Trust	£16,647	-	-	-	£16,647	£14,305
0302 - Church Lettings	£13,108	-	-	-	£13,108	£16,098
0303 - Crypt Lettings	£23,710	-	-	-	£23,710	£25,443
0304 - Car Parking	£60,852	-	-	-	£60,852	£51,660
0305 - Church House Lettings	£64,672	-	-	-	£64,672	£65,533
0306 - Flat Lettings	£66,989	-	-	-	£66,989	£51,960
0307 - Fees for Weddings & Funerals	£1,757	-	-	-	£1,757	£1,213
0402 - Stewardship	£10,930	-	-	-	£10,930	£11,230
0403 - Community Charities	(£207)	-	-	-	(£207)	-
0404 - Forecourt Stalls	£12,119	-	-	-	£12,119	£16,182
0501 - St Pancras Church Charities	-	-	£34,505	-	£34,505	£30,061
0502 - Bank and Deposit Interest	-	-	-	-	-	£0
0601 - Bequest (J Tanner)	£12,419	-	-	-	£12,419	£69,000
0603 - Minor bequests	£250	-	-	-	£250	£21,268
<b>Incoming resources from generated funds Totals</b>	<b>£287,455</b>	<b>-</b>	<b>£34,505</b>	<b>-</b>	<b>£321,960</b>	<b>£377,064</b>
<b>Other incoming resources</b>						
0310 - Crypt deposit received and returned	£853	-	-	-	£853	£1,350
0406 - VAT claimed General Maintenance	-	-	£2,794	-	£2,794	£10,098
<b>Other incoming resources Totals</b>	<b>£853</b>	<b>-</b>	<b>£2,794</b>	<b>-</b>	<b>£3,647</b>	<b>£11,448</b>
<b>Receipts Grand Totals</b>	<b>£288,308</b>	<b>-</b>	<b>£37,299</b>	<b>-</b>	<b>£325,608</b>	<b>£388,512</b>
<b>Payments</b>						
<b>Cost of generating funds</b>						
1716 - Cost of donations	£1,867	-	-	-	£1,867	-
<b>Cost of generating funds Totals</b>	<b>£1,867</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£1,867</b>	<b>-</b>
<b>Charitable activities</b>						
1102 - Grants from Church PCC Collections	£6,000	-	-	-	£6,000	£669
1201 - Diocesan Common Fund	£42,600	-	-	-	£42,600	£42,600
1204 - Deanery Costs	-	-	-	-	-	£67
1301 - Choir	£17,179	-	-	-	£17,179	£18,650
1303 - Organist	£599	-	-	-	£599	£7,245
1304 - Locum Organists	£3,860	-	-	-	£3,860	£3,520
1305 - Organ and Piano Maintenance	£2,850	-	-	-	£2,850	£2,978

	General	Designated	Restricted	Endowment	This year	Total Last year
1306 - Sheet Music and Licences	£621	-	-	-	£621	£232
1307 - Health & Safety	£1,862	-	-	-	£1,862	£2,762
1410 - Altar (Church Services)	£4,714	-	-	-	£4,714	£1,877
1411 - Flowers	(£180)	-	-	-	(£180)	£78
1510 - Church Gas	£6,869	-	-	-	£6,869	£4,842
1511 - Church Electricity	£19,941	-	-	-	£19,941	£10,877
1512 - Church Insurance	£19,223	-	-	-	£19,223	£17,992
1513 - Church Water	£162	-	-	-	£162	£150
1514 - Church Cleaning	£3,664	-	-	-	£3,664	£3,753
1515 - Church Garden	£5,508	-	-	-	£5,508	£3,858
1517 - Church Building Maintenance	£14,291	-	-	-	£14,291	£51,967
1518 - Church Fire Extinguishers	£328	-	-	-	£328	£287
1519 - Church Car Park Rates & Commissions	£10,104	-	-	-	£10,104	£10,104
1520 - Crypt Expenses	£9,203	-	-	-	£9,203	£8,418
1610 - Hall Gas	£833	-	-	-	£833	£1,041
1611 - Hall Electricity	£513	-	-	-	£513	£483
1612 - Hall Insurance	£2,135	-	-	-	£2,135	£1,999
1613 - Hall Water	£1,624	-	-	-	£1,624	£1,483
1614 - Hall Cleaning	£2,678	-	-	-	£2,678	£2,670
1615 - Hall Maintenance of Building	£14,720	-	-	-	£14,720	£23,328
1616 - Hall Flats Letting Costs	£5,892	-	-	-	£5,892	£12,425
1617 - Hall Pest Control	£810	-	-	-	£810	£990
1618 - Hall professional fees	£1,500	-	-	-	£1,500	-
1620 - Vcarage Maintenance	£5,328	-	-	-	£5,328	£125
1710 - Advertising and Publicity	£1,871	-	-	-	£1,871	£802
1917 - Pamphlets and Printing	£27	-	-	-	£27	£152
1970 - Sequestration fund	-	-	-	-	-	£1,314
1971 - St James's Piccadilly contributions	£25,452	-	-	-	£25,452	-
<b>Charitable activities Totals</b>	<b>£232,798</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£232,798</b>	<b>£239,750</b>
<b>Governance costs</b>						
1311 - Samba Drummers	-	-	-	-	-	£3,439
1500 - Staff Training	-	-	-	-	-	£372
1712 - Bank Charges	£204	-	-	-	£204	£212
1910 - Staff Salaries and Fees	£76,965	-	-	-	£76,965	£66,750
1911 - Payroll Expenses	£448	-	-	-	£448	£496
1913 - Staff Pensions	£4,529	-	-	-	£4,529	£3,675
1914 - Accountancy and Audit	£2,285	-	-	-	£2,285	£3,500
1915 - Computers, Copier and Paper	£10,864	-	-	-	£10,864	£3,034
1916 - Office Expenses	£4,148	-	-	-	£4,148	£3,320
1918 - Telephone & Internet	£6,928	-	-	-	£6,928	£7,654
<b>Governance costs Totals</b>	<b>£106,376</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£106,376</b>	<b>£92,454</b>
<b>Payments Grand Totals</b>	<b>£341,042</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£341,042</b>	<b>£332,205</b>

## St Pancras Church

### ANNUAL PAROCHIAL CHURCH MEETINGS DRAFT MINUTES

Sunday 18th May 2025 at 9:30am

#### Meeting of Parishioners to elect Churchwardens

**Present:** Lucy Winkett (chair), Jonathan Lee (Associate Priest), Dorothea Hackman, Anne Rouse, Mary Hutton, Agnes Ogunmuyiwa, Krzysztof Habdas, Frances Arnold, Sarah Lee

**Apologies:** Duncan Lamont, Dorothy Severin, Hilary Kalmbach, Greg Powell

4. Appointment of Clerk to the meetings: Dorothea Hackman
5. Presentation of **St Pancras Charities Accounts** for 2024 by the Churchwardens £14,479 in Appeal funds. Investments £659,749 (up from £649,937) in CCLA funds.

#### 6. Election of Churchwardens:

	nominated	seconded
Dorothea Hackman (Thea)	Anne Rouse	Mary Hutton
Dorothea Kouaghu (Doty)	Agnes Ogunmuyiwa	Dorothea Hackman

Noted that suspension of 6 year limit on terms of office rule was still in place.

7. Nomination of their deputy: Agnes Ogunmuyiwa

#### Annual Parochial Church Meeting

5. **Previous APCM Minutes and Matters Arising** were agreed. No matters arising
6. **Reports** The meeting received and discussed reports from the PCC
  - a) the Annual Report on the proceedings of the Parochial Church Council and the activities of the parish generally in 2024 was agreed. Staff were thanked: Director of Music and Caretakers. It was suggested for the final AR that:
    - (i) there be a photo of the new Associate Priest on the front page.
    - (ii) The estates report be condensed to one page of bullet points
    - (iii) finance figures be added for the charities: Psalm £6,739+£9,101
  - b) the financial statements of the PCC for the year ending 31 December 2024 were agreed, proposed Krzysztof Habdas, seconded Mary Hutton. It was noted that income was £325,608 and expenditure £341,042, but the budget was balanced.
  - c) a report on the revised Electoral Roll: currently 41+8
  - d) a report on the fabric, goods and ornaments of the church
  - e) a report on the proceedings of the Deanery Synod was received

#### 7. Appointments and Elections

- d) Election of PCC Members – still one vacancy

	nominated	seconded
Hilary Kalmbach tbc	Agnes Ogunmuyiwa	Mary Hutton
Freda James	Dorothea Hackman	Agnes Ogunmuyiwa

- e) Election of Deanery Synod representative (one vacancy still)

	nominated	seconded
Duncan Lamont tbc	Dorothea Hackman	Anne Rouse

- f) Claudia Trettenbrein was appointed Independent Examiner to the Council

#### 8. Next meeting of the newly elected PCC:

Dorothea Kouaghu was elected Vice chair and Dorothea Hackman Treasurer.

Krzysztof Habdas was co-opted into the vacancy and elected Secretary.

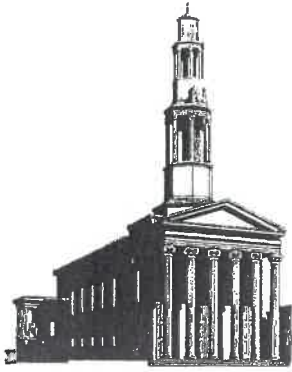
Next meeting: Monday 16<sup>th</sup> June 6pm at the vicarage.



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# Accounts

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# St Pancras Church Annual Report for 2023

*To be presented at the  
Annual Parochial Church Meeting  
12<sup>th</sup> May 2024*

*Our Mission is to signify Christ's unconditional love, worship Almighty God,  
draw others to grace, and grow as a centre in our community, welcoming all.*

**Contact details:** St Pancras Parish Church, [www.stpancraschurch.org](http://www.stpancraschurch.org)  
Euston Road, London NW1 2BA Tel: 020 7388 1461 [office@stpancraschurch.org](mailto:office@stpancraschurch.org)



## Reverend Lucy Winkett

### Priest in Charge St Pancras Euston and Rector St James's Piccadilly

For most of 2023, St Pancras was carrying a vacancy for its vicar. From the middle of the year, a possible way forward began to emerge in conversations between the Archdeacon, the church wardens, the PCC and the parish of St James's Piccadilly, just 4 stops down the Victoria Line. After some months of meetings between the PCCs, and with the support of the Archdeacon and senior staff, a mutually beneficial partnership began to be imagined. Both churches are committed to inclusion and active engagement with their communities, including a strong commitment to earth justice, the support of people going through homelessness, people enduring the asylum system. Both churches have strong and enduring commitment to expressing the human condition, dilemmas, hopes and faiths in the arts. And the need of St Pancras for an injection of energy, people, ideas and resource was matched by St James's need for a place to be church while the 'Wren Project' restoration of the church building and site takes place.

Phase One of a partnership was born, which comprised the licensing of the Rector of St James's as the Priest in Charge of St Pancras, and the appointment of both a shared Head of Estates and Operations, and a 6 month dedicated Project Manager who will help both churches put some substance into their vision. It is my privilege to be priest for both parishes, and in these early days, I am excited by the potential I see all around at St Pancras. In 2024, an Associate Priest will be appointed, dedicated to St Pancras, whose work will be collaborative with the PCC, and overseen by the Priest in Charge. This is an imaginative way to amplify the voice of inclusive and creative Christianity in London. We can't see around corners, and will live with a great deal of uncertainty, but we are determined to make this partnership one where St Pancras flourishes and becomes once more, as the PCC have envisioned, at the heart of its community.

### St Pancras Church Trustees: Parochial Church Council 2023

#### Clergy

Revd Lucy Winkett	licenced 29/11/23	Priest in Charge & PCC Chair
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#### Readers

Olyve Johnson	appointed 2011	ordained and left the parish 1/7/23
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#### Churchwardens

Dorothea Hackman	first elected 2011	PCC Lay Chair & Treasurer
Duncan Lamont	first elected 2017	

#### Deanery Synod 2020-2023

Patrick Brough	resigned 3/7/23
Dorothea Hackman	

#### Elected Members

	Term ends	
Patrick Brough	resigned 3/7/23	
Jonathan Lewin	2024	
Agnes Ogunmuyiwa	2024	Deputy Churchwarden
Anne Rouse	2024	Hon PCC Secretary
Dorothy Severin	2024	Safeguarding Officer
Hilary Kalmbach	2025	elected November 2022

## 2023 at St Pancras Church 1704

To our great joy and relief Revd Lucy Winkett was licenced as our Priest in Charge on 29 November 2023. We look forward to her leading us in fulfilling our potential and serving our community better as well as hosting Camden Borough Civic events.

We are particularly thrilled to be entering a partnership with St James's Piccadilly with whom we share an ethos of liberal Anglicanism. Sharing back office will be a clear benefit, and we anticipate a revitalisation of life at St Pancras, putting it back at the heart of our community where it belongs. Our inclusive values are very important to us. We are members of Inclusive Church ([www.inclusivechurch2.net](http://www.inclusivechurch2.net)) and Changing Attitude ([www.changingattitude.org.uk](http://www.changingattitude.org.uk)).

St James's are planning a significant Wren restoration project for their 300 year old building. Possibly as soon as 2025 we will welcome their congregation to worship in our building while this is carried out, so we are excited for the future. We are appointing shared Estate and Project managers, with financial support from the Diocese as well as both parish funds. We hosted four Tuesday evening services.

At St Pancras the year rolled by with many of our usual events, though quieter during an interregnum. Easter and Christmas were duly celebrated and the November Civic Remembrance Service took place. There were four funerals, one wedding, no baptisms. There were remembrance services for The Painters Regiment and the London St Pancras. Finding cover for the services became increasingly challenging. Health and Safety compliance and maintenance have continued for both church and Church House. We continue to host the Rhythm of Resistance drummers. We have done our share of banner dropping from the church flat roof drawing attention to the climate and ecological emergency, seeking to save trees, avert climate catastrophe and mitigate the impact of High Speed 2. During 2023 we have maintained contact and activity as usual although still with two services a week where previously there were four.

Thanks to our volunteers – the churchwardens, and members of the PCC. And to the Sunday crew who provide hot meals and clothes to rough sleepers. Although this is of course a continuum, the rough sleepers are in many ways different to the drug addicted “homeless” in our community who lead chaotic lives but who also need support.

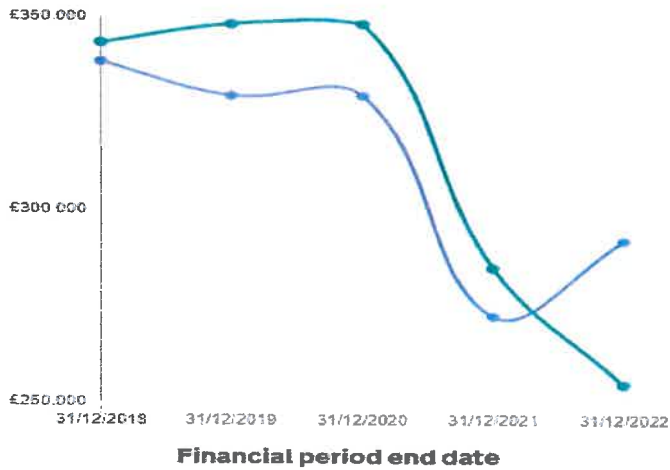
Thanks too to the staff: Anne Noble Partridge and Chris Batchelor, and Miriam Campbell and the caretakers Alan, Alain, Colin and Ronnie and gardener Audrey. The church has remained open 11am-2pm every day. Gratitude to Helen Hughson, who has organised choristers and organists for the last nine months during Chris' absence.

## Electoral Roll 2023

1704 St Pancras Euston Road Parish facts and figures 2023 (2021)			
Diocese of London	Edmonton Area, Camden Deanery		
Patron:	Dean & Chapter, St Paul's Cathedral		
36.53 Index of Multiple Deprivation average score. <i>The parish crosses 4 electoral wards, some with high deprivation, especially for living environment and access to housing and services</i>			
Population	6,462		
Electoral Roll (2023)	81 (of whom 19 live in the parish)		
Head counts from 2023 (2021)	Baptism 0 (1)	Marriage 1 (1)	Funeral 4 (1)
<i>Before lockdown there were three services on Sundays, but since then only one.</i>			
Average Sunday Attendance	Children: 1.5 (2)	Adults: 28.3 (36)	
Easter	Communicants 38 (39)	Total attendance: 42 (67)	
Christmas	Communicants 27 (29)	Total attendance: 49 (29)	
Common Fund	£42,600 (pre-pandemic £84,600)		

## PCC Finances 2023

As the draft final accounts show, income was £388,483 and expenditure £330,455. This increase in income on previous years mainly due to bequests from Emma Mason's and Pat Comissiong's estates for which we are very grateful. We continued to contribute half the cost of a parish priest to the Diocese, reflecting our post pandemic reduced income rather than the complete absence of a priest for a year: £42,600.



	Income / Expenditure	31/12/2018	31/12/2019	31/12/2020	31/12/2021	31/12/2022
<input checked="" type="checkbox"/>	Total gross income	£338.44k	£329.62k	£329.62k	£272.40k	£292.06k
<input checked="" type="checkbox"/>	Total expenditure	£343.35k	£348.25k	£348.25k	£285.00k	£254.78k

## The Parish

St Pancras stands at one of London's busiest transport junctions, usually with homeless people sleeping on our steps and emergency sirens punctuating our worship from the Fire Station right across the street, police and five nearby hospitals, the wider community is always present.



A wide range of community groups use both the church and hall from music rehearsals and pensioners' groups to health training courses and Alcoholics Anonymous. We work with nearby parishes and collaborate ecumenically as well as co-operating in a range of secular and interfaith groupings. The variety of voluntary work undertaken by members of our congregation further interconnects us to the community.

As the parish church, we aim to be a large tent for the locality. We preserve the colours of the 19<sup>th</sup> London Regiment raised during the First World War, and our bells chime the quarter hours. Camden Town Hall is nearby, and we host the borough Remembrance Day service each November. We also hold remembrance services for the terrorist attacks of 7 July 2005, which included the bombing of a bus 150 yards from the church, and the Kings

Cross fire. Deacons were ordained at St Pancras, and Olyve Johnson, our reader, was ordained a priest at St Pauls Cathedral.



Camden is a Labour-controlled borough and the constituency has been a Labour stronghold over the decades. The apparent prosperity of the locality lies side by side with significant social deprivation. Most of the parish lies in Bloomsbury ward, which is less socially deprived than the surrounding wards with a multiple deprivation index of 22.33. In the east of the parish in King's Cross ward the index is 33.32, rising to 35.76 and 40.05 north of the Euston Road in Regent's Park and Somers Town wards respectively.

Larger organisations in the parish include the Bloomsbury Theatre, the British Medical Association, the Drummond Street Bangladeshi restaurants, Euston Fire Brigade, Friends House, Euston Mainline Railway Station, the Health Education Council, Learning Tree International, the International Lutheran Student Centre, Maria Fidelis Girls Secondary School, NUT Headquarters, The Place Dance School and Theatre, Railtrack UK, the Royal National Society for the Blind, St Mary's German Lutheran Church, St Philomena Catholic Convent, the Sports Council, the Strategic Health Authority, Unison Headquarters, the UK Islamic Mission, University College Hospital, University College London, the Wellcome Foundation, and the YHA International Hostel. Just outside the parish lie the new British Library, Kings Cross St Pancras Mainline Railway Station, the restored Camden Town Hall, four more hospitals, and institutions of the University of London.

Our parish is a densely populated, socially diverse area of central London. We have developed a range of ministries to meet a variety of local needs. The church stands on the busy Euston Road, diagonally opposite Euston Station. About a third of the parish lies to the north in Somers Town, about two thirds to the south in Bloomsbury. Most local residents live in flats, either social housing or privately owned. As well as a very large number of students, the population includes many Bangladeshi and Somali Muslims, refugees and homeless people. Much of the area remains socially disadvantaged.



There was and will be again a constant flow of tourists, in accommodation ranging from large modern hotels to small guest houses, air bnb and backpackers' hostels. There are offices for businesses of all sizes, lawyers, local government and national institutions such as the British Medical Association and the Wellcome Foundation. The largest institutions in the parish are University College Hospital, and University College London Bloomsbury Campus.

Just outside the parish boundaries lies the destruction site the size of Trafalgar Square for **High Speed 2**, a government national rail infrastructure project of no actual benefit to the local community (House of Lords Select Committee report 2016). This accounts for much worsened air pollution from demolition, felled trees, loss of green spaces, and increased traffic congestion and dislocation, and also distress for trapped residents. Construction between Euston and Old Oak Common is currently paused.

The church is a prominent landmark. Built by public subscription in 1818-22, it is Grade 1-listed as a fine example of the Greek Revival style. Its external features, based on temples in ancient Athens the Erechtheum and the Winds, include an octagonal spire and an impressive front portico with 6 huge ionic columns. On either side at the rear are our famous caryatids – eight statues of Greek women supporting the porches over the two entrances to the crypt. Traditional iron railings enclose the churchyard, where the annual parish picnic and other celebrations are held on the south lawns.



The church interior is open and spacious, with a central aisle, two side aisles and large box pews for 450 people. The main altar is raised on carpeted steps and backed by a marble apse. There are smaller altars on either side, one with the original altar. Above are extensive galleries, which hold the organ. Though the galleries can seat a further 250 people, Health and Safety regulations about fire stewards mean that they are rarely used.

There are three vestibules at the west end and two vestries at the east. One of the vestries is used as the church office, which the vicar shares with the other staff. The other vestry leads to the rear door and contains a meeting table, kitchenette and toilet.

The area around the church includes the recently refurbished south garden open to the community. This has seen increased use since High Speed 2 destroyed the gardens around Euston Station. There are two food stalls in the grounds and a carpark for which we pay business rates to Camden Council.

The Quinquennial reports conclude that the church is structurally sound with no major repair needs. The main roof was renewed in 2004, and other areas such as the west portico more recently.

The vestibule roofs need attention but the next major project must be the caryatids. Although internal redecoration and external cleaning will be necessary in due course, the priority is to provide additional toilets, tea making facilities and a space for one-to-one meetings.

**Church hall.** Called St Pancras Church House, this was built in 1971 and is located on Lancing Street, near Euston Station. The Cold Weather Shelter C4WS rents the ground floor. The upper hall is used for a wide range of community and commercial lettings and there are three flats which are rented out to provide income for the parish.

**Vicarage.** The vicarage was bought in 1996 and is on Sandwich Street, a pleasant residential street of Georgian terraced houses, 5 minutes walk from the church. Across 5 floors, it has 4 bedrooms and 2 reception rooms. There is gas central heating, but no garden. The house is structurally sound, and the diocese carried out a refurbishment during the interregnum.



**Euston Foodbank** was established by one of our churchwardens, Dorothea Hackman, in 2017 and it now supports over 50,000 people annually in rising and rolling numbers of 450 households a week. To begin with the Foodbank rented part of the Church Hall in Lancing Street, but has moved to bigger premises nearby and still in Somers Town, in Phoenix Rd, while continuing to use the Parish Office for administration and photocopying.



**Art exhibitions.** A full programme of exhibitions by contemporary artists co-ordinated by the Art Director is held in the converted gallery space in the church crypt. [www.cryptgallery.org.uk](http://www.cryptgallery.org.uk) The crypt was used for burials in the 19th century. A third of it is now a dedicated art gallery, with its own entrance, toilet and kitchenette. The other two thirds remain sealed. We are honoured to care for this atmospheric gallery, and to keep the people interred there safe. They represent a uniquely complete record of deaths 1822-1857.

**Student Chaplaincy.** The Diocese has planted three student churches in the last five years, and we need to discern our way here, beyond providing the parish church experience.

**St Mary & St Pancras Primary School.** Our highly regarded school is located just north of the parish, shared with the neighbouring parishes of Old St Pancras Church Team Ministry. The vicar and two members of the PCC are potentially governors and the vicar could lead assembly once a week. Gregory Powell was thanked for six years service as our representative.

**Children.** An area at the back of church is equipped with toys and children's books. Children can play here under parental/carer supervision during the 10 am Sunday service and are included in our worship, for example coming up to the altar to light candles and being admitted to communion from the age of 7.

**Safeguarding.** During the interregnum, safeguarding procedures were followed under the direct instruction of the Diocesan Safeguarding Team, and with the advice of the Archdeacon. We are grateful for their support.

## **Charities connected to St Pancras.**

**PSALM**, The Project for Seniors and Lifelong Ministry, is a London-wide ecumenical charity promoting theological discussion and participation by people aged over 60. This is a separate charity operating across the Diocese supported by St Pancras PCC. It is however hibernating since lockdown, but with bank balances intact ready to leap to life again.

**St Pancras Charities and Ancient Trusts** hold the church investments and was, like Thanet, recovered and gathered by former churchwarden Tony Rouse, RIP 28/1/2024.

**St Pancras Lands Trust** continued to support the 16 parishes including this one, which are geographically within the boundaries of the ancient parish. Each continue receive £12 to £14,000 per year from the dividends of investments.

**The Thanet Street Trust** distributes funds to the Kings Cross & Brunswick Neighbourhood Association for charitable work in the neighbourhood, the Euston Foodbank, local schools, and the London Festival of Contemporary Church Music, which was founded at St Pancras in 2002. Thanet suffered the same difficulty as the PCC with only one signatory left and two required on cheques. The bank was extraordinarily slow to approve additional signatories, taking a full year of mislaid paperwork and further proof required. Money was lent by the PCC to enable obligations to be met; and has been repaid, albeit in 2024, as soon as cheques could be signed again.

**Camden Deanery Synod Report 2023** - Mother Carol Barrett Ford, Area Dean  
Camden Deanery Synod Report 2023 Camden Deanery Synod has met three times. All meetings were in person and commenced with refreshments at 7pm.

Tuesday 7 February 2023 at St John-at-Hampstead, NW3

Keynote presentation: Ageing Gracefully by Kevin Rogers, Diocese of London Kevin explained how he and his team aim to provide pragmatic advice about church buildings, including support on how to establish efficient fundraising and optimizing the use of church buildings in general. For the South Camden area, there are 18 buildings, 2 of which are closed and 15 listed - most Grade II. There is a major need for investment, with a staggering 2£M repair bill coming up. All parishes were reminded to take great care with fire safety and their electrical systems and make sure that the mandatory 5 yr electrical test was properly conducted. Parishes that could not afford this should contact Kevin and his team for advice and support.

Wednesday 17 May 2023 at St Marks' Church, Regent Park, NW1 Summer drinks party

Wednesday 9 November 2023 at St Martin's Church, NW5 - Inauguration of the new Deanery Synod. The Standing Committee now consists of the Area Dean (Carol Barrett Ford), Lay Chair (Michael Royalton- Kisch), Secretary (Harmen van den Honded), Treasurer (Angela Gardner). Additionally the elected members of the Standing Committee are: Clergy: Michael Thomas (St Michael's, Camden Town), Jamie Haith (St George's, Holborn). Laity: Dorothy Connell from St Gorge's Bloomsbury: The total Standing Committee thus consists of 3 clergy and 4 laity, preserving the convention of the laity outnumbering the clergy.

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**St Pancras Parochial Church Council**

**Charity No. 1133802**

**Statement of Financial Activities**

**and Balance Sheet**

DRAFT

**as at 31 December 2023**

## **St Pancras Church**

St Pancras Church is a Church of England Parish Church and a Registered Charity (No. 1133802). The postal address is St Pancras Church, Euston Road, London NW1 2BA. The website is [www.stpancraschurch.org](http://www.stpancraschurch.org)

The PCC operates within the guidelines of the Charity Commission for England and Wales and the Church of England. Its members receive no remuneration.

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### **Trustees in 2023**

Revd Lucy Winkett	Priest in Charge from 29/11/23
Dorothea Hackman	St Pancras Churchwarden
Duncan Lamont	St Pancras Churchwarden
Anne Rouse	
Dorothy Severin	
AgnesOgunmuyiwa	
Hilary Kalmbach	
Jonathan Lewin	
Patrick Brough	resigned

### **Independent Examiner**

Claudia Trettenbrein

## **Trustees' Report**

The Trustees present their annual report together with the financial statements of the charity for the 1 January 2023 to 31 December 2023.

### **Structure, Governance and Management**

The Parish of St Pancras is a parish within the Church of England as defined by canon law. Individual parishes do not have a separate constitution. They work within the framework of Church of England ecclesiastical law. The Parochial Church Council is a corporate body established by the Church of England and operates under the Parochial Church Council (Powers) Measure 1956. The St Pancras PCC consists of six elected members in accordance with Church of England Representation Rules together with two Deanery Synod representatives, two Churchwardens, and the parish's clergy and lay ministers. The pay and remuneration of the church's staff is set by the PCC.

The Trust has reviewed the operational and financial risks faced by the organisation and is satisfied that appropriate procedures and controls are in place to mitigate the impact of those risks.

### **Charitable status and public benefit**

The Trustees have considered the Charity Commission's guidance on public benefit and are satisfied that the activities of the Trust fall within such guidance.

### **Governance and Internal Control**

The Trust is responsible for the investment and distribution,

The PCC has considered financial governance issues in the year and has in place a set of authorisation limits and dual signatory systems under which the PCC's officers authorize

expenditure. Management accounts are produced on a monthly basis to enable the PCC to monitor the financial position of the church.

### **Objectives**

St Pancras Church stands on one of the busiest crossroads in Central London opposite Euston Station. Built in 1822, it is a Grade 1 Listed Building, an early and important example of Greek Revival architecture. Its parish covers one of the wealthiest areas of London (Bloomsbury) and one of the poorest (Somers Town). As a Church of England parish church it acts as a centre for Christian worship and education, and as a focus of civic, community and cultural life in the Borough of Camden.

The PCC generates funding for the upkeep and work of the church, and employs staff to manage and maintain its seven-day-a-week ministry. It is responsible for safeguarding the assets of the church and generates income by voluntary collections, donations, and letting out the church, hall and grounds for community use.

### **Review of Activities**

The full PCC met six times during the year. Over the course of the year the PCC:

- reviewed a Community Audit and its Mission Action Plan in the light of its findings
- discussed ways of reducing the church's carbon footprint
- regularly reviewed its finances
- maintained Covid-safe ways of working in the church and hall
- sought to find a new priest
- reviewed and approved its Health & Safety and Safeguarding policies and procedures;
- commissioned various building works including minor repairs
- undertook survey work on the caryatids in preparation for future conservation work
- received Faculty/Planning permission for the temporary display of a statue in the north garden and a new permanent addition to the south garden, a restored drinking fountain from St James' Gardens

### **Reserves Policy**

Monies are set aside for specific purposes into restricted and designated funds. The purpose of holding a reserve as the General Purposes Fund is to enable the Church to cope with variations in its cash flow and to provide a fund of money should its income drop unexpectedly. Currently the Church receives income from its services, charitable activities, and letting out its premises. There are expenses pertaining to these activities and the net income is taken into the General Purposes Fund. It has been considered that a reasonable amount to be held in the General Purposes Fund is at least £40,000, which equates approximately to four months of General Fund expenditure on church activities, and meets Charity Commission recommendations. Free reserves as defined by the Charity Commission amounted to £175,705 at the Balance Sheet date. The PCC continues to make efforts to keep free reserves in line with the stated policy.

## Results for the Year

Net movement in funds for the year amounted to £58,028.

The church's regular income continued to be affected by the Covid-19 pandemic, but careful management of our expenditure kept it below income. Two welcome bequests increased income.

Total funds brought forward amounted to £624,854 compared to £529,553 in 2022.

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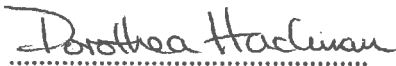
## Statement of the Parochial Church Council's financial responsibilities

Law applicable to charities in England and Wales and guidance issued by the Central Board of Finance of the Church of England require the members of the Parochial Church Council to prepare financial statements which give a true and fair view of the Parochial Church Council's activities during the year.

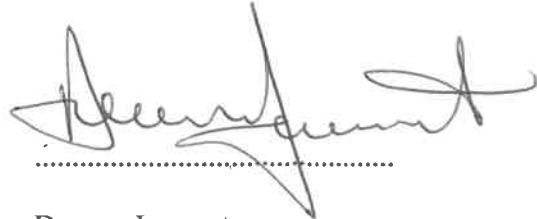
In preparing financial statements giving a true and fair view, the members of the Parochial Church Council should follow best practice and

- i) select suitable accounting policies and then apply them consistently;
- ii) make judgments and estimates that are reasonable and prudent;
- iii) state whether the Church guidance, applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Parochial Church Council will continue in operation. The Members of the Parochial Church Council are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Parochial Church Council and enable them to ensure that their financial statements comply with the Church Accounting Regulations 2006 and the Charities Act 2011. They are also responsible for safeguarding the assets of the Parochial Church Council and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This draft report was agreed by the Trustees for presentation to the Annual Meeting, on 12 May 2024 and signed on their behalf by:



Dorothea Hackman  
Churchwarden  
St Pancras Church



Duncan Lamont  
Churchwarden  
St Pancras Church

I report to the trustees on my examination of the accounts of the St Pancras Parochial Church Council, charity no. 1133802 (the Trust) for the year ended 31st December 2023.

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

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

The procedures do not provide all the evidence that would be required in an audit and therefore I do not express an audit opinion on the view given by the accounts.

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

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

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



Claudia Trettenbrein  
77 Grove Green Road  
London E11 4EG

**St Pancras 1704 Euston Road**  
**Fund movement summary**

**Selected period: 01 January 2023 to 31 December 2023**

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Journal Entries	Fund balances Carried forward
BP - Building Project	(£740)	-	-	-	-	-	(£740)
CHalls - Church Halls CCLA	£43,816	-	-	-	-	-	£43,816
HG - HMRC Grant	£9,097	-	-	-	-	-	£9,097
LPW - Listed Place of Worship	£12,207	£10,099	-	-	-	-	£22,306
NH - National Heritage	£108,750	-	-	-	-	-	£108,750
General - General fund	£163,502	£348,323	£330,455	-	-	-	£181,389
Mary - Mary Thomas	£13,571	-	-	-	-	-	£13,571
ChLands - Churchwardens Fund	£210,105	£30,061	-	-	-	-	£240,166
Music - Music Festival	£6,520	-	-	-	-	-	£6,520
<b>Totals</b>	<b>£566,826</b>	<b>£388,483</b>	<b>£330,455</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£624,854</b>

**St Pancras 1704 Euston Road**  
**Sofa Separate Designated**  
**For the period from 01 January 2023 to 31 December 2023**

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Total income</b>	£348,323	-	£40,160	-	£388,483	£292,057
<b>Total expenditure</b>	£330,455	-	-	-	£330,455	£254,783
<b>Net income / (expenditure) resources before transfer</b>	£17,868	-	£40,160	-	£58,028	£37,273
<b>Transfers:</b>						
Gross transfers between funds - in	-	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-	-
Other recognised gains / losses	-	-	-	-	-	-
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-	-
<b>Net movement in funds</b>	£17,868	-	£40,160	-	£58,028	£37,273
<b>Reconciliation of funds</b>						
<b>Total funds brought forward</b>	£163,502	£0	£403,324	-	£566,826	£529,553
<b>Total funds carried forward</b>	£181,369	£0	£443,484	-	£624,854	£566,826

*There may be minor discrepancies in the totals if the pence are not being shown*

St Pancras 1704 Euston Road

Balance Sheet (Summary)

	As at 31/12/2023	As at 31/12/2022
<b>Fixed assets</b>		
Tangible Assets	368,416	368,416
	<u>368,416</u>	<u>368,416</u>
<b>Current assets</b>		
Debtors	10,139	389
Cash At Bank And In Hand	263,682	212,579
	<u>273,821</u>	<u>212,968</u>
<b>Liabilities</b>		
Creditors: Amounts Falling Due In One Year	17,619	14,794
	<u>17,619</u>	<u>14,794</u>
<b>Net current assets less current liabilities</b>	<u>256,201</u>	<u>198,173</u>
<b>Total assets less current liabilities</b>	<u>624,617</u>	<u>566,589</u>
<b>Liabilities</b>		
Creditors: Amounts falling due after more than one year	(237)	(237)
	<u>(237)</u>	<u>(237)</u>
<b>Total net assets less liabilities</b>	<u>624,854</u>	<u>566,826</u>
<b>Represented by</b>		
<b>Unrestricted</b>		
Unrestricted - General Funds	181,369	163,502
<b>Designated</b>		
Designated - Mary Thomas	0	0
<b>Restricted</b>		
Restricted - Building Project	(740)	(740)
Restricted - Church Halls CCLA	43,816	43,816
Restricted - Churchwardens Fund	240,166	210,105
Restricted - HMRC Grant	9,097	9,097
Restricted - Listed Place of Worship	22,306	12,207
Restricted - Mary Thomas	13,570	13,570
Restricted - Music Festival	6,520	6,520
Restricted - National Heritage	108,750	108,750
<b>Fund Totals</b>	<u>624,854</u>	<u>566,826</u>

St Pancras 1704 Euston Road

Statement of Assets and Liabilities (by code)  
As at: 31 December 2023

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
<b>Fixed Asset - Tangible Assets</b>						
3010: Freehold Land and Buildings	£360,392	-	-	-	£360,392	£360,392
3011: WFI	£36,097	-	-	-	£36,097	£36,097
3015: Accumulated Depreciation	(£28,074)	-	-	-	(£28,074)	(£28,074)
<b>Total</b>	<b>£368,416</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£368,416</b>	<b>£368,416</b>
<b>Current Asset - Cash At Bank And In Hand</b>						
4010: General Account Barclays	(£121,921)	(£9,185)	£176,651	-	£45,545	£100,394
4011: Halls Account Barclays 457	(£37,616)	(£10,000)	£58,673	-	£11,058	£9,481
4012: Music Festival Account Barclays 520	£2,110	-	(£2,110)	-	-	-
4014: Co-Operative Bank Current Account	(£94,282)	£41,685	£143,956	-	£91,359	£17,045
4018: Payroll Account	£2,876	-	-	-	£2,876	£2,876
4110: CCLA Churchwardens	£71,027	(£3,500)	(£67,481)	-	£46	£45
4111: CCLA Mary Thomas	£23,109	(£19,000)	£23,342	-	£27,452	£20,725
4112: CCLA Church Halls	(£19,068)	-	£104,415	-	£85,347	£62,014
<b>Total</b>	<b>(£173,764)</b>	<b>£0</b>	<b>£437,445</b>	<b>-</b>	<b>£263,682</b>	<b>£212,579</b>
<b>Current Asset - Debtors</b>						
5010: Debtors	£1,329	-	£8,810	-	£10,139	£389
5020: Prepayments	(£459)	-	£459	-	-	-
<b>Total</b>	<b>£870</b>	<b>-</b>	<b>£9,269</b>	<b>-</b>	<b>£10,139</b>	<b>£389</b>
<b>Liability - Agency Accounts</b>						
6699: Agency collections	-	-	(£159)	-	(£159)	(£159)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>(£159)</b>	<b>-</b>	<b>(£159)</b>	<b>(£159)</b>
<b>Liability - Creditors: Amounts falling due after more than one year</b>						
6030: Hire Purchase Account	(£237)	-	-	-	(£237)	(£237)
<b>Total</b>	<b>(£237)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(£237)</b>	<b>(£237)</b>
<b>Liability - Creditors: Amounts Falling Due In One Year</b>						
6010: Creditors and Income Received in Advance	£5,078	-	£3,389	-	£8,467	£8,467
6015: Crypt deposit received & returned	£200	-	-	-	£200	£200
6020: Accruals	£5,451	-	-	-	£5,451	£2,625
6023: Payroll Control Account	£162	-	-	-	£162	£162
Z04: Accounts Payable	£3,500	-	-	-	£3,500	£3,500
<b>Total</b>	<b>£14,390</b>	<b>-</b>	<b>£3,389</b>	<b>-</b>	<b>£17,779</b>	<b>£14,954</b>
<b>Net total assets</b>	<b>£181,369</b>	<b>£0</b>	<b>£443,484</b>	<b>-</b>	<b>£624,854</b>	<b>£566,826</b>
<b>Represented by</b>						
General (Unrestricted)	£181,369	-	-	-	£181,369	£163,502
Designated - Mary	-	£0	-	-	£0	£0

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
Restricted - BP	-	-	(£740)	-	(£740)	(£740)
Restricted - CHalls	-	-	£43,816	-	£43,816	£43,816
Restricted - ChLands	-	-	£240,166	-	£240,166	£210,105
Restricted - HG	-	-	£9,097	-	£9,097	£9,097
Restricted - LPW	-	-	£22,306	-	£22,306	£12,207
Restricted - Mary	-	-	£13,570	-	£13,570	£13,570
Restricted - Music	-	-	£6,520	-	£6,520	£6,520
Restricted - NH	-	-	£108,750	-	£108,750	£108,750
<b>Total</b>	<b>£181,369</b>	<b>£0</b>	<b>£443,484</b>	<b>-</b>	<b>£624,854</b>	<b>£566,826</b>

St Pancras 1704 Euston Road

Analysis of income and expenditure  
Selected period: 01 January 2023 to 31 December 2023

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Incoming resources</b>						
<b>Incoming resources from generated funds</b>						
0102 - Gift Aid Envelopes	£285	-	-	-	£285	£589
0201 - Donations	£2,823	-	-	-	£2,823	£12,593
0203 - Church Lands Trust	£14,305	-	-	-	£14,305	£14,305
0302 - Church Lettings	£16,099	-	-	-	£16,099	£7,237
0303 - Crypt Lettings	£25,443	-	-	-	£25,443	£25,672
0304 - Car Parking	£51,660	-	-	-	£51,660	£41,475
0305 - Church House Lettings	£65,534	-	-	-	£65,534	£64,038
0306 - Flat Lettings	£51,960	-	-	-	£51,960	£45,960
0307 - Fees for Weddings & Funerals	£1,213	-	-	-	£1,213	(£379)
0401 - Other Ordinary Income	-	-	-	-	-	£16,661
0402 - Stewardship	£11,200	-	-	-	£11,200	£16,516
0404 - Forecourt Stalls	£16,182	-	-	-	£16,182	£13,480
0501 - St Pancras Church Charities	-	-	£30,061	-	£30,061	£29,048
0502 - Bank and Deposit Interest	£1	-	-	-	£1	£1
0601 - Bequest (J Tanner)	£69,000	-	-	-	£69,000	-
0603 - Minor bequests	£21,269	-	-	-	£21,269	-
<b>Incoming resources from generated funds Totals</b>	<b>£346,973</b>	<b>-</b>	<b>£30,061</b>	<b>-</b>	<b>£377,034</b>	<b>£287,196</b>
<b>Other incoming resources</b>						
0310 - Crypt deposit received and returned	£1,350	-	-	-	£1,350	£1,600
0406 - VAT claimed General Maintenance	-	-	£10,099	-	£10,099	£3,260
<b>Other incoming resources Totals</b>	<b>£1,350</b>	<b>-</b>	<b>£10,099</b>	<b>-</b>	<b>£11,449</b>	<b>£4,860</b>
<b>Incoming resources Grand totals</b>	<b>£348,323</b>	<b>-</b>	<b>£40,160</b>	<b>-</b>	<b>£388,483</b>	<b>£292,057</b>

**Resources used**

**Charitable activities**

1102 - Grants from Church PCC Collections	£669	-	-	-	£669	£4,000
1105 - Bicentenary Expenses	-	-	-	-	-	£5,229
1201 - Diocesan Common Fund	£42,600	-	-	-	£42,600	£41,600
1202 - Clergy Expenses	-	-	-	-	-	£910
1204 - Deanery Costs	£67	-	-	-	£67	-
1301 - Choir	£18,650	-	-	-	£18,650	£14,078
1303 - Organist	£7,245	-	-	-	£7,245	£12,294
1304 - Locum Organists	£3,520	-	-	-	£3,520	£1,220
1305 - Organ and Piano Maintenance	£2,978	-	-	-	£2,978	£3,067
1306 - Sheet Music and Licences	£232	-	-	-	£232	£216
1307 - Health & Safety	£2,763	-	-	-	£2,763	£5
1410 - Altar (Church Services)	£1,877	-	-	-	£1,877	£1,712
1411 - Flowers	£78	-	-	-	£78	£250
1510 - Church Gas	£4,842	-	-	-	£4,842	£5,327

	General	Designated	Restricted	Endowment	This year	Total Last year
1511 - Church Electricity	£10,878	-	-	-	£10,878	£7,466
1512 - Church Insurance	£17,993	-	-	-	£17,993	£16,905
1513 - Church Water	£150	-	-	-	£150	£126
1514 - Church Cleaning	£3,754	-	-	-	£3,754	£2,081
1515 - Church Garden	£3,858	-	-	-	£3,858	£6,013
1517 - Church Building Maintenance	£51,968	-	-	-	£51,968	£17,668
1518 - Church Fire Extinguishers	£288	-	-	-	£288	£1,101
1519 - Church Car Park Rates & Commissions	£10,105	-	-	-	£10,105	£10,105
1520 - Crypt Expenses	£8,418	-	-	-	£8,418	£5,569
1610 - Hall Gas	£1,042	-	-	-	£1,042	£1,132
1611 - Hall Electricity	£484	-	-	-	£484	£392
1612 - Hall Insurance	£1,999	-	-	-	£1,999	£1,743
1613 - Hall Water	£1,484	-	-	-	£1,484	£2,639
1614 - Hall Cleaning	£2,670	-	-	-	£2,670	£2,257
1615 - Hall Maintenance of Building	£23,329	-	-	-	£23,329	£7,234
1616 - Hall Flats Letting Costs	£12,426	-	-	-	£12,426	£4,704
1617 - Hall Pest Control	£990	-	-	-	£990	£810
1620 - Vicarage Maintenance	£125	-	-	-	£125	£245
1710 - Advertising and Publicity	£803	-	-	-	£803	£510
1917 - Pamphlets and Printing	£153	-	-	-	£153	£206
1970 - Sequestration fund	£1,314	-	-	-	£1,314	-
<b>Charitable activities Totals</b>	<b>£239,750</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£239,750</b>	<b>£178,812</b>
<b>Governance costs</b>						
1311 - Samba Drummers	£3,439	-	-	-	£3,439	£402
1500 - Staff Training	£372	-	-	-	£372	-
1712 - Bank Charges	£212	-	-	-	£212	£267
1910 - Staff Salaries and Fees	£66,751	-	-	-	£66,751	£60,917
1911 - Payroll Expenses	£496	-	-	-	£496	£276
1913 - Staff Pensions	£3,675	-	-	-	£3,675	£3,873
1914 - Accountancy and Audit	£1,750	-	-	-	£1,750	£1,250
1915 - Computers, Copier and Paper	£3,034	-	-	-	£3,034	£2,724
1916 - Office Expenses	£3,320	-	-	-	£3,320	£3,726
1918 - Telephone & Internet	£7,654	-	-	-	£7,654	£2,536
<b>Governance costs Totals</b>	<b>£90,705</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£90,705</b>	<b>£75,971</b>
<b>Resources used Grand totals</b>	<b>£330,455</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£330,455</b>	<b>£254,783</b>

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# Accounts

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**St Pancras Parochial Church Council**

**Charity No. 1133802**

**Statement of Financial Activities  
and Balance Sheet**

**as at 31 December 2022**

## **St Pancras Church**

St Pancras Church is a Church of England Parish Church and a Registered Charity (No. 1133802). The postal address is St Pancras Church, Euston Road, London NW1 2BA. The website is [www.stpancraschurch.org](http://www.stpancraschurch.org)

## **The Parochial Church Council (PCC)**

The PCC of St Pancras Church functions in accordance with the Church Representation Rules. Its members receive no remuneration.

### **PCC Members in 2022**

Revd Anne Stevens	Vicar & PCC Chair	<i>to 30/11/23</i>
Dorothea Hackman	Church Warden, PCC Lay Chair & Treasurer	
Duncan Lamont	Church Warden	
Patrick Brough	Deanery Synod Rep	
Olyve Johnson	Reader	
Jonathan Lewin		
Agnes Ogunmuyiwa		<i>from 23/5/21</i>
Anne Rouse	Secretary	
Dorothy Severin		<i>from 23/5/21</i>
Hilary Kaumbach		<i>from 02/11/21</i>

### **Independent Examiner**

Claudia Trettenbrein

## **Trustees' Report**

The Trustees present their annual report together with the financial statements of the charity for the 1 January 2022 to 31 December 2022.

### **Structure, Governance and Management**

The Parish of St Pancras is a parish within the Church of England as defined by canon law. Individual parishes do not have a separate constitution. They work within the framework of Church of England ecclesiastical law. The Parochial Church Council is a corporate body established by the Church of England and operates under the Parochial Church Council (Powers) Measure 1956. The St Pancras PCC consists of six elected members in accordance with Church of England Representation Rules together with two Deanery Synod representatives, two Churchwardens, and the parish's clergy and lay ministers. The pay and remuneration of the church's staff is set by the PCC.

The PCC has reviewed the operational and financial risks faced by the organisation and is satisfied that appropriate procedures and controls are in place to mitigate the impact of those risks.

### **Charitable status and public benefit**

The PCC has considered the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion and is satisfied that the activities of St Pancras Church fall within such guidance.

### **Governance and Internal Control**

The PCC is responsible for the finances of the Church, the production and implementation of statutory policies, and the general oversight and management of the Church and its activities. The PCC delegates the day-to-day running of the Church to the Church's officers and staff, focusing on vision and oversight.

The PCC has considered financial governance issues in the year and has in place a set of authorisation limits and dual signatory systems under which the PCC's officers authorize expenditure. Management accounts are produced on a monthly basis to enable the PCC to monitor the financial position of the church.

### **Objectives**

St Pancras Church stands on one of the busiest crossroads in Central London opposite Euston Station. Built in 1822, it is a Grade 1 Listed Building, an early and important example of Greek Revival architecture. Its parish covers one of the wealthiest areas of London (Bloomsbury) and one of the poorest (Somers Town). As a Church of England parish church it acts as a centre for Christian worship and education, and as a focus of civic, community and cultural life in the Borough of Camden.

The PCC generates funding for the upkeep and work of the church, and employs staff to manage and maintain its seven-day-a-week ministry. It is responsible for safeguarding the assets of the church and generates income by voluntary collections, donations, and letting out the church, hall and grounds for community use.

### **Review of Activities**

The full PCC met six times during the year, either in person or by video conference because of the Covid-19 pandemic. Over the course of the year the PCC:

- Kept expenditure within the available funds holding to the agreed budget
- discussed ways of reducing the church's carbon footprint
- regularly reviewed its finances
- maintained Covid-safe ways of working in the church and hall
- reviewed and approved its Health & Safety and Safeguarding policies and procedures
- undertook and planned remedial works to maintain compliance
- commissioned various minor building works in the church, crypt and church hall
- considered the recommended works in the upcoming quinquennial report
- at the end of the year we were able to pay an additional £20,000 to the Diocese, as well as the £42,000 we had undertaken to pay to the Common Fund.

### **Reserves Policy**

Monies are set aside for specific purposes into restricted and designated funds. The purpose of holding a reserve as the General Purposes Fund is to enable the Church to cope with variations in its cash flow and to provide a fund of money should its income drop unexpectedly. Currently the Church receives income from its services, charitable activities, and letting out its premises. There are expenses pertaining to these activities and the net income is taken into the General Purposes Fund. It has been considered that a reasonable amount to be held in the General Purposes Fund is at least £40,000, which equates approximately to four months of General Fund expenditure on church activities, and meets Charity Commission recommendations. Free reserves as defined by the Charity Commission amounted to £166,082 at the Balance Sheet date. The PCC continues to make efforts to keep free reserves in line with the stated policy.

### Results for the Year

Net movement in funds for the year amounted to a loss of £9,612.

The church's regular income continued to be affected by the Covid-19 pandemic, but careful management of our expenditure kept the deficit within reasonable limits.

Total assets carried forward amounted to £529,553 compared to £542,167 in 2021. Within this total, restricted funds amounted to £371,016 and unrestricted funds amounted to £158,537.

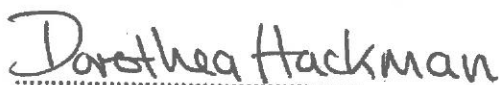
### Statement of the Parochial Church Council's financial responsibilities

Law applicable to charities in England and Wales and guidance issued by the Central Board of Finance of the Church of England require the members of the Parochial Church Council to prepare financial statements which give a true and fair view of the Parochial Church Council's activities during the year.

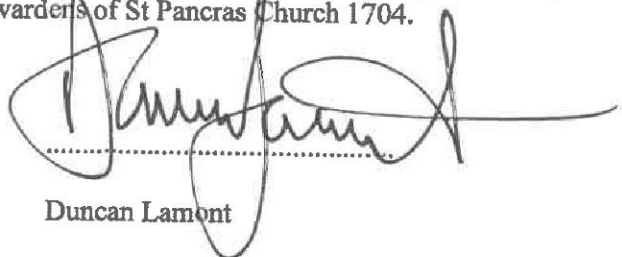
In preparing financial statements giving a true and fair view, the members of the Parochial Church Council should follow best practice and

- i) select suitable accounting policies and then apply them consistently;
- ii) make judgments and estimates that are reasonable and prudent;
- iii) state whether the Church guidance, applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Parochial Church Council will continue in operation. The Members of the Parochial Church Council are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Parochial Church Council and enable them to ensure that their financial statements comply with the Church Accounting Regulations 2006 and the Charities Act 2011. They are also responsible for safeguarding the assets of the Parochial Church Council and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This draft report was agreed by the Trustees for presentation to the Annual Meeting, on 28 May 2023 and signed on their behalf by the Churchwardens of St Pancras Church 1704.



Dorothea Hackman



Duncan Lamont

## Independent examiner's report to the trustees of St Pancras Parochial Church Council

I report to the trustees on my examination of the accounts of the St Pancras Parochial Church Council, charity no 1133802 (the Trust) for the year ended 31st December 2022.

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

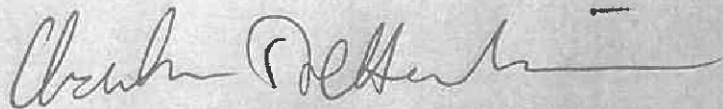
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

The procedures do not provide all the evidence that would be required in an audit and therefore I do not express an audit opinion on the view given by the accounts.

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

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

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



**Claudia Trettenbrein**  
**77 Grove Green Road**  
**London E11 4EG**

**St Pancras 1704 Euston Road**  
**Statement of Financial Activities**  
**For the period from 01 January 2022 to 31 December 2022**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>					
Incoming resources from generated funds	-	-	-	-	480.00
Voluntary income	258,148.45	29,047.87	-	287,196.32	266,665.92
Activities for generating funds	-	-	-	-	-
Investment income	-	-	-	-	-
Incoming resources from charitable activities	-	-	-	-	-
Other incoming resources	1,600.00	3,260.39	-	4,860.39	5,253.46
<b>Total income</b>	<b>259,748.45</b>	<b>32,308.26</b>	<b>-</b>	<b>292,056.71</b>	<b>272,399.38</b>
<b>Resources used</b>					
Cost of generating funds	-	-	-	-	-
Cost of generating voluntary income	-	-	-	-	-
Fundraising trading cost of goods sold and other costs	-	-	-	-	-
Investment management costs	-	-	-	-	-
Charitable activities	178,812.30	-	-	178,812.30	200,970.32
Governance costs	75,970.93	-	-	75,970.93	84,043.51
Other resources used	-	-	-	-	-
<b>Total expenditure</b>	<b>254,783.23</b>	<b>-</b>	<b>-</b>	<b>254,783.23</b>	<b>285,013.83</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>4,965.22</b>	<b>32,308.26</b>	<b>-</b>	<b>37,273.48</b>	<b>(12,614.45)</b>
<b>Transfers:</b>					
Gross transfers between funds - in	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-
<b>Other recognised gains / losses</b>					
Gains/losses on investment assets	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-
<b>Net movement in funds</b>	<b>4,965.22</b>	<b>32,308.26</b>	<b>-</b>	<b>37,273.48</b>	<b>(12,614.45)</b>
<b>Reconciliation of funds</b>					
<b>Total funds brought forward</b>	<b>158,536.84</b>	<b>371,015.94</b>	<b>-</b>	<b>529,552.78</b>	<b>542,167.23</b>
<b>Total funds carried forward</b>	<b>163,502.06</b>	<b>403,324.20</b>	<b>-</b>	<b>566,826.26</b>	<b>529,552.78</b>

**St Pancras 1704 Euston Road**

**Balance Sheet (Summary)**

	<b>As at 31/12/2022</b>	<b>As at 31/12/2021</b>
<b>Fixed assets</b>		
<b>Tangible Assets</b>	<b>368,415.66</b>	<b>368,415.66</b>
	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current assets</b>		
Debtors	388.93	388.93
Cash At Bank And In Hand	212,578.68	175,305.20
	<b>212,967.61</b>	<b>175,694.13</b>
<b>Liabilities</b>		
Creditors: Amounts Falling Due In One Year	14,794.29	14,794.29
	<b>14,794.29</b>	<b>14,794.29</b>
<b>Net current assets less current liabilities</b>	<b>198,173.32</b>	<b>160,899.84</b>
<b>Total assets less current liabilities</b>	<b>566,588.98</b>	<b>529,315.50</b>
<b>Liabilities</b>		
Creditors: Amounts falling due after more than one year	(237.28)	(237.28)
	<b>(237.28)</b>	<b>(237.28)</b>
<b>Total net assets less liabilities</b>	<b>566,826.26</b>	<b>529,552.78</b>
<b>Represented by</b>		
<b>Unrestricted</b>		
Unrestricted - General Funds	163,501.58	158,536.36
<b>Designated</b>		
Designated - Mary Thomas	0.48	0.48
<b>Restricted</b>		
Restricted - Building Project	(740.00)	(740.00)
Restricted - Church Halls CCLA	43,815.50	43,815.50
Restricted - Churchwardens Fund	210,104.90	181,057.03
Restricted - HMRC Grant	9,096.89	9,096.89
Restricted - Listed Place of Worship	12,207.21	8,946.82
Restricted - Mary Thomas	13,570.08	13,570.08
Restricted - Music Festival	6,519.62	6,519.62
Restricted - National Heritage	108,750.00	108,750.00
<b>Fund Totals</b>	<b>566,826.26</b>	<b>529,552.78</b>

**St Pancras 1704 Euston Road**

**Statement of Assets and Liabilities (by code)  
As at: 31 December 2022**

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
<b>Fixed Asset - Tangible Assets</b>						
3010: Freehold Land and Buildings	360,392.00	-	-	-	360,392.00	360,392.00
3011: WIFI	36,097.33	-	-	-	36,097.33	36,097.33
3015: Accumulated Depreciation	(28,073.67)	-	-	-	(28,073.67)	(28,073.67)
<b>Total</b>	<b>368,415.66</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current Asset - Cash At Bank And In Hand</b>						
4010: General Account Barclays	(67,071.86)	(9,184.80)	176,650.78	-	100,394.12	88,459.31
4011: Halls Account Barclays 457	(39,192.34)	(10,000.00)	58,673.36	-	9,481.02	19,564.52
4012: Music Festival Account Barclays 520	2,110.38	-	(2,110.38)	-	-	0.02
4013: Choir Account at Lloyds Bank	-	-	-	-	-	(118.00)
4014: Co-Operative Bank Current Account	(158,496.92)	41,684.80	133,856.81	-	17,044.69	12,737.54
4018: Payroll Account	2,875.73	-	-	-	2,875.73	927.22
4110: CCLA Churchwardens	71,027.35	(3,500.00)	(67,482.75)	-	44.60	43.94
4111: CCLA Mary Thomas	23,109.14	(18,999.52)	16,615.12	-	20,724.74	14,324.81
4112: CCLA Church Halls	(19,067.99)	-	81,081.77	-	62,013.78	39,365.84
<b>Total</b>	<b>(184,706.51)</b>	<b>0.48</b>	<b>397,284.71</b>	<b>-</b>	<b>212,578.68</b>	<b>175,305.20</b>
<b>Current Asset - Debtors</b>						
5010: Debtors	(8,421.07)	-	8,810.00	-	388.93	388.93
5020: Prepayments	(459.00)	-	459.00	-	-	-
<b>Total</b>	<b>(8,880.07)</b>	<b>-</b>	<b>9,269.00</b>	<b>-</b>	<b>388.93</b>	<b>388.93</b>
<b>Liability - Agency Accounts</b>						
6699: Agency collections	-	-	(159.49)	-	(159.49)	(159.49)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>(159.49)</b>	<b>-</b>	<b>(159.49)</b>	<b>(159.49)</b>
<b>Liability - Creditors: Amounts falling due after more than one year</b>						
6030: Hire Purchase Account	(237.28)	-	-	-	(237.28)	(237.28)
<b>Total</b>	<b>(237.28)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(237.28)</b>	<b>(237.28)</b>
<b>Liability - Creditors: Amounts Falling Due In One Year</b>						
6010: Creditors and Income Received in Advance	5,077.64	-	3,389.00	-	8,466.64	8,466.64
6015: Crypt deposit received & returned	200.00	-	-	-	200.00	200.00
6020: Accruals	2,625.33	-	-	-	2,625.33	2,625.33
6023: Payroll Control Account	161.81	-	-	-	161.81	161.81
ZD4: Accounts Payable	3,500.00	-	-	-	3,500.00	3,500.00
<b>Total</b>	<b>11,564.78</b>	<b>-</b>	<b>3,389.00</b>	<b>-</b>	<b>14,953.78</b>	<b>14,953.78</b>
<b>Net total assets</b>	<b>163,501.58</b>	<b>0.48</b>	<b>403,324.20</b>	<b>-</b>	<b>566,826.26</b>	<b>529,552.78</b>
<b>Represented by</b>						
General (Unrestricted)	163,501.58	-	-	-	163,501.58	158,536.36

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
Designated - Mary	-	0.48	-	-	0.48	0.48
Restricted - BP	-	-	(740.00)	-	(740.00)	(740.00)
Restricted - CHalls	-	-	43,815.50	-	43,815.50	43,815.50
Restricted - ChLands	-	-	210,104.90	-	210,104.90	181,057.03
Restricted - HG	-	-	9,096.89	-	9,096.89	9,096.89
Restricted - LPW	-	-	12,207.21	-	12,207.21	8,946.82
Restricted - Mary	-	-	13,570.08	-	13,570.08	13,570.08
Restricted - Music	-	-	6,519.82	-	6,519.82	6,519.82
Restricted - NH	-	-	108,750.00	-	108,750.00	108,750.00
<b>Total</b>	<b>163,501.58</b>	<b>0.48</b>	<b>403,324.20</b>	<b>-</b>	<b>566,826.26</b>	<b>529,552.78</b>

St Pancras 1704 Euston Road

Analysis of Income and expenditure  
Selected period: 01 January 2022 to 31 December 2022

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Incoming resources</b>						
<b>Incoming resources from generated funds</b>						
0102 - Gift Aid Envelopes	589.00	-	-	-	589.00	400.00
0103 - Income Tax Received	-	-	-	-	-	-
0104 - Collections Open Plate	-	-	-	-	-	-
0105 - Collections for Charities	-	-	-	-	-	-
0106 - Collections for Linked Parishes	-	-	-	-	-	-
0107 - Collections for Candles	-	-	-	-	-	-
0108 - HMRC JRS Grant	-	-	-	-	-	-
0201 - Donations	12,592.57	-	-	-	12,592.57	5,452.16
0202 - Fabric Wall Box	-	-	-	-	-	-
0203 - Church Lands Trust	14,305.44	-	-	-	14,305.44	14,298.56
0301 - Music Festival	-	-	-	-	-	3,000.00
0302 - Church Lettings	7,237.00	-	-	-	7,237.00	13,247.00
0303 - Crypt Lettings	25,671.74	-	-	-	25,671.74	7,060.00
0304 - Car Parking	41,474.61	-	-	-	41,474.61	39,639.48
0305 - Church House Lettings	64,038.00	-	-	-	64,038.00	49,365.01
0306 - Flat Lettings	45,960.00	-	-	-	45,960.00	56,819.34
0307 - Fees for Weddings & Funerals	(379.00)	-	-	-	(379.00)	2,543.00
0308 - Flowers and Refreshments	-	-	-	-	-	-
0309 - Other Events and Activities	-	-	-	-	-	-
0401 - Other Ordinary Income	16,661.36	-	-	-	16,661.36	-
0402 - Stewardship	16,516.37	-	-	-	16,516.37	11,945.76
0403 - Food Bank	-	-	-	-	-	-
0404 - Forecourt Stalls	13,480.00	-	-	-	13,480.00	5,840.00
0407 - National Heritage Grant	-	-	-	-	-	28,290.00
0408 - Psalm Income	-	-	-	-	-	-
0501 - St Pancras Church Charities	-	-	29,047.87	-	29,047.87	28,263.44
0502 - Bank and Deposit Interest	1.36	-	-	-	1.36	2.03
0601 - Bequest (J Tanner)	-	-	-	-	-	-
0602 - Bicentenary Appeal	-	-	-	-	-	-
0603 - Minor bequests	-	-	-	-	-	500.14
0405 - Building Project Income	-	-	-	-	-	480.00
<b>Incoming resources from generated funds Totals</b>	<b>258,148.45</b>	<b>-</b>	<b>29,047.87</b>	<b>-</b>	<b>287,196.32</b>	<b>267,145.92</b>
<b>Incoming resources from charitable activities</b>						
<b>Incoming resources from charitable activities Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Other incoming resources</b>						
0310 - Crypt deposit received and returned	1,600.00	-	-	-	1,600.00	1,850.00
0406 - VAT claimed General Maintenance	-	-	3,260.39	-	3,260.39	3,403.46
0503 - Inland Revenue Recovery	-	-	-	-	-	-
<b>Other incoming resources Totals</b>	<b>1,600.00</b>	<b>-</b>	<b>3,260.39</b>	<b>-</b>	<b>4,860.39</b>	<b>5,253.46</b>

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Incoming resources Grand totals</b>	<b>259,748.45</b>	<b>-</b>	<b>32,308.26</b>	<b>-</b>	<b>292,056.71</b>	<b>272,399.38</b>
<b>Resources used</b>						
<b>Cost of generating funds</b>						
1821 - Heritage Lottery Porlco	-	-	-	-	-	-
1812 - Building Appeal Expenses	-	-	-	-	-	-
1960 - Depreciation	-	-	-	-	-	-
<b>Cost of generating funds Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Charitable activities</b>						
1102 - Grants from Church PCC Collections	4,000.00	-	-	-	4,000.00	5,000.00
1103 - Grants to Music Festival	-	-	-	-	-	3,570.50
1104 - Outings and Awaydays	-	-	-	-	-	-
1105 - Bicentenary Expenses	5,228.51	-	-	-	5,228.51	2,500.00
1201 - Diocesan Common Fund	41,600.00	-	-	-	41,600.00	42,600.00
1202 - Clergy Expenses	909.97	-	-	-	909.97	514.58
1203 - Chaplain and other Clergy Costs	-	-	-	-	-	249.20
1204 - Deanery Costs	-	-	-	-	-	-
1205 - Chaplain's Expenses	-	-	-	-	-	-
1301 - Choir	14,078.00	-	-	-	14,078.00	11,345.25
1302 - Choir Cassocks	-	-	-	-	-	522.50
1303 - Organist	12,294.00	-	-	-	12,294.00	240.00
1304 - Locum Organists	1,220.00	-	-	-	1,220.00	375.00
1305 - Organ and Piano Maintenance	3,067.04	-	-	-	3,067.04	3,660.72
1306 - Sheet Music and Licences	215.89	-	-	-	215.89	367.58
1307 - Health & Safety	4.54	-	-	-	4.54	790.31
1308 - Mission & Ministry	-	-	-	-	-	7,712.24
1310 - Music Festival	-	-	-	-	-	3,000.00
1410 - Altar (Church Services)	1,711.89	-	-	-	1,711.89	1,787.11
1411 - Flowers	250.00	-	-	-	250.00	298.00
1412 - Foodbank	-	-	-	-	-	-
1510 - Church Gas	5,327.44	-	-	-	5,327.44	5,009.06
1511 - Church Electricity	7,465.76	-	-	-	7,465.76	5,195.81
1512 - Church Insurance	16,904.81	-	-	-	16,904.81	16,880.43
1513 - Church Water	126.18	-	-	-	126.18	116.37
1514 - Church Cleaning	2,081.48	-	-	-	2,081.48	1,788.43
1515 - Church Garden	6,012.80	-	-	-	6,012.80	6,500.82
1516 - Church Clock	-	-	-	-	-	303.60
1517 - Church Building Maintenance	17,668.18	-	-	-	17,668.18	34,231.25
1518 - Church Fire Extinguishers	1,101.33	-	-	-	1,101.33	1,748.05
1519 - Church Car Park Rates & Commissions	10,104.75	-	-	-	10,104.75	10,104.75
1520 - Crypt Expenses	5,569.17	-	-	-	5,569.17	2,281.44
1610 - Hall Gas	1,131.79	-	-	-	1,131.79	1,000.60
1611 - Hall Electricity	391.58	-	-	-	391.58	333.63
1612 - Hall Insurance	1,743.05	-	-	-	1,743.05	1,511.22
1613 - Hall Water	2,639.14	-	-	-	2,639.14	218.73
1614 - Hall Cleaning	2,256.92	-	-	-	2,256.92	2,286.40
1615 - Hall Maintenance of Building	7,233.89	-	-	-	7,233.89	17,276.94
1616 - Hall Flats Letting Costs	4,703.71	-	-	-	4,703.71	7,418.60

	General	Designated	Restricted	Endowment	Total	
					This year	Last year
1617 - Hall Pest Control	810.00	-	-	-	810.00	900.00
1620 - Vicarage Maintenance	244.88	-	-	-	244.88	295.61
1710 - Advertising and Publicity	510.00	-	-	-	510.00	897.79
1810 - Special Building Work Professional Fees	-	-	-	-	-	-
1811 - Special Building Work Refurbishment	-	-	-	-	-	-
1820 - Repayments of Loan to Lands Trust	-	-	-	-	-	-
1917 - Pamphlets and Printing	205.60	-	-	-	205.60	137.80
1970 - Sequestration fund	-	-	-	-	-	-
<b>Charitable activities Totals</b>	<b>178,812.30</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>178,812.30</b>	<b>200,970.32</b>
<b>Governance costs</b>						
1311 - Samba Drummers	401.89	-	-	-	401.89	(649.59)
1500 - Staff Training	-	-	-	-	-	-
1505 - Miscellaneous	-	-	-	-	-	-
1712 - Bank Charges	266.88	-	-	-	266.88	393.49
1715 - Interest Paid	-	-	-	-	-	-
1730 - Expenses made on behalf of Psalm	-	-	-	-	-	-
1905 - HMRC PAYE/NIC Payments	-	-	-	-	-	-
1910 - Staff Salaries and Fees	60,917.29	-	-	-	60,917.29	53,954.35
1911 - Payroll Expenses	276.02	-	-	-	276.02	270.00
1912 - Net Pay Control and Payments to HMRC	-	-	-	-	-	2.40
1913 - Staff Pensions	3,872.93	-	-	-	3,872.93	3,733.91
1914 - Accountancy and Audit	1,250.00	-	-	-	1,250.00	1,250.00
1915 - Computers, Copier and Paper	2,724.00	-	-	-	2,724.00	9,691.49
1916 - Office Expenses	3,725.59	-	-	-	3,725.59	3,638.21
1918 - Telephone & Internet	2,536.33	-	-	-	2,536.33	11,759.25
1920 - Employer Pension contribution	-	-	-	-	-	-
1921 - Redundancy Pay	-	-	-	-	-	-
1951 - NEST HMRC	-	-	-	-	-	-
<b>Governance costs Totals</b>	<b>75,970.93</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>75,970.93</b>	<b>84,043.51</b>
<b>Other resources used</b>						
1813 - Building Project Expenses	-	-	-	-	-	-
1950 - Suspense and Mispostings	-	-	-	-	-	-
<b>Other resources used Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Resources used Grand totals</b>	<b>254,783.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>254,783.23</b>	<b>285,013.83</b>

St Pancras 1704 Euston Road

Fund movement summary

Selected period: 01 January 2022 to 31 December 2022

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Journal Entries	Fund balances Carried forward
BP - Building Project	(740.00)	-	-	-	-	-	(740.00)
CHalls - Church Halls CCLA	43,815.50	-	-	-	-	-	43,815.50
HG - HMRC Grant	9,096.89	-	-	-	-	-	9,096.89
LPW - Listed Place of Worship	8,946.82	3,260.39	-	-	-	-	12,207.21
NH - National Heritage	108,750.00	-	-	-	-	-	108,750.00
General - General fund	158,536.36	259,748.45	254,783.23	-	-	-	163,501.58
Mary - Mary Thomas	13,570.56	-	-	-	-	-	13,570.56
ChLands - Churchwardens Fund	181,057.03	29,047.87	-	-	-	-	210,104.90
Music - Music Festival	6,519.62	-	-	-	-	-	6,519.62
<b>Totals</b>	<b>529,552.78</b>	<b>292,056.71</b>	<b>254,783.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>566,828.26</b>

# St Pancras Church Annual Report for 2022

*To be presented at the  
Annual Parochial Church Meeting  
28<sup>th</sup> May 2023*

## **St Pancras Church Trustees: Parochial Church Council 2022**

### **Clergy**

Revd Anne Stevens                      appointed 2012                      Vicar & PCC Chair to 30/11/22

### **Readers**

Michael Ogden                      appointed 1993                      retired  
Olyve Johnson                      appointed 2011                      to be ordained 1/7/23

### **Churchwardens**

Dorothea Hackman                      first elected 2011                      PCC Lay Chair & Treasurer  
Duncan Lamont                      first elected 2017

### **Deanery Synod 2020-2023**

Patrick Brough  
Dorothea Hackman

### **Elected Members**

#### **Term ends**

Patrick Brough	2023	resigned 3/7/23
Jonathan Lewin	2024	
Agnes Ogunmuyiwa	2024	
Anne Rouse	2024	Hon PCC Secretary
(Tony Rouse RIP	2023)	retired
Dorothy Severin	2024	
Hilary Kalmbach	2025	elected November 2022

## **Contact Details**

*Website*                      [www.stpancraschurch.org](http://www.stpancraschurch.org)  
*Twitter*                      [@StPancrasChurch](https://twitter.com/StPancrasChurch)  
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*Email*                      [office@stpancraschurch.org](mailto:office@stpancraschurch.org)  
*Address*                      St Pancras Church, Euston Road, London NW1 2BA

## 2022 at St Pancras Church

The year rolled by with many of our usual events, though quieter now after the pandemic. Easter was duly celebrated and the Civic Remembrance Service took place.



Mayor of Camden Cllr Nasim Ali with Revd Anne Stevens after the Remembrance Service.

Our vicar, the Revd Anne Stevens, left us on 30<sup>th</sup> November and returned to South London to oversee the training of curates for Southwark Cathedral. We wish her well, and thank her for the decade she spent with us.

Covering the services is an additional burden for the churchwarden. St Pancras is not the only Camden church in interregnum, and apparently the Diocese is planning a parish reorganisation, though this vision has not been shared. Filling the cover timetable is increasingly difficult as we have no curate, and those at other churches are covering there.

Health and Safety and compliance have been a major focus, with expensive remedial works for fire, electricity, and safeguarding necessary. We are not planning any major public events until we are satisfied the building is compliant.

Thanks to our volunteers – the churchwardens, members of the PCC. And to the Sunday crew who provide hot meals and clothes to rough sleepers. Although this is of course a continuum, the rough sleepers and in many ways different to the drug addicted “homeless” who lead chaotic lives.

Thanks too to the staff: Anne and Chris, and Miriam and the caretakers Alain, Colin and Ronnie who were joined by John. The church has remained open 11am-2pm every day,

We continue to host the Rhythm of Resistance drummers. We have done our share of banner dropping alerting to the climate and ecological emergency, and bell ringing for our Queen’s death and King’s ascension.

## **Electoral Roll 2022**

The Electoral Roll of the church shrank from 85 to 82, for although Lucy’s parents joined us, sadly five of our older parishoners died: Margaret Brett, Emma Mason, Susan Hutton, Tony Rouse and Clara Onabiyi, may they rest in peace.

## **PCC Finances 2022**

As the accounts show, we made a loss of £9,612 in 2022 but careful management of our expenditure kept the deficit within previous savings. Income was £267,720 and expenditure £277,332 which is broadly similar though slightly less than last year.

## **Parish Profile**

During 2022 we have maintained contact and activity as usual. We recently prepared a parish profile covering the following headings, which is appended.

- Crypt Art Gallery
- Euston Foodbank Demand has nearly doubled to fourty thousand.
- Euston Community Representatives Group (High Speed 2)  
Construction between Euston and Old Oak Common has been paused.
- Kings Cross & Brunswick Neighbourhood Association
- London Festival of Contemporary Church Music
- Ordination
- PSALM
- St Pancras Lands Trust
- St Mary and St Pancras Church of England Primary School
- St Pancras Charities
- Thanet Street Trust

## **Deanery Synod Report 2022 - Mother Carol Barrett Ford, Area Dean**

Camden Deanery Synod has met three times. All meetings were in person and commenced with refreshments at 7pm. Details of business transacted in each meeting can be found in the Minutes, please see an overview of the keynote presentations below. Fr Jonathan Kester left the Edmonton Area on his appointment as Vicar to St Peter's Church Eaton Square. Mthr Carol Barrett Ford was commissioned as Area Dean in July 2022 at the Edmonton Clergy Conference. The Standing Committee consists of the Area Dean (Carol Barrett Ford), Lay Chair (Michael Royalton Kisch), Treasurer (Harmen von den Hondel), Treasurer (Angela Gardner). Additionally the elected members of the Standing Committee are: Clergy: Michael Thomas (St Michael's, Camden Town), Jamie Haith (St George's, Holborn). Laity: Nancy Jirra (St Mary's with All Soul's, Kilburn), Joyce Florrell (Holy Cross, Cromer Street). The total Standing Committee thus consists of 3 clergy and 5 laity, preserving the convention of the laity outnumbering the clergy (mindful that the fourth clergy person—Kristin Breuss—is currently on sabbatical)

7pm for 7.30pm Thursday 24 February 2022 at Euston Church, WC1

Keynote presentation: Penny Roberts (newly appointed Director of the London Diocesan Board for Schools) In addition to statutory business Penny provided an informative and engaging overview of the current situation with the London CoE schools, ranging from the oldest school in Hackney (founded 502yrs ago) to Wren in Finchley which is now in its 2nd year. It was encouraging to hear that the CoE schools in general are performing very well, with the schools in the Camden Deanery showing particularly good results. In the Camden Deanery there are 14 CoE primary schools, all working on the basis of the 2030 vision to be "deeply Christian schools", reaching out to every young Londoner. Challenges for 2022 and beyond are a shrinking population with fewer children and of course the impact of the Covid pandemic. Penny mentioned the ongoing challenges with finding new, strong governors and called on the meeting to come forward if people were interested in becoming a governor.

Tuesday 17 May 2022 at St Michael's Church, Camden Town, NW1 Keynote presentation: The Revd Prebendary Amatu Christian-Iwuagwu Edmonton Area Dean of Mission and Racial Justice on the "God's Beloved Community" initiative In addition to statutory business Fr Amatu spoke about Vision 2030 and how to deliver the plans for the Edmonton area. He recognized that clergy was tired following the lockdown and mentioned the need to rebuild relationships between leadership and clergy. Fr Amatu wants to use a 'bottom up' approach by collecting feedback and ambitions from the clergy. There should be no new projects, unless the clergy team wants them. There was an engaging group discussion about the meaning of the words empathy and sympathy, followed by an open and frank exchange of thoughts about the Church as an institution. Fr Amatu shared various inspiring examples from his own personal life about racial justice and how to deal with racial inequality.

Wednesday 9 November 2022 at St Martin's Church, NW5 Keynote presentation: Food and Fuel poverty... In addition to statutory business Shiri Shalmy from Cooperation Town <https://cooperation.town/organise/> presented a guide on how to set up a food cooperative in your area. Kate Robertson from Camden Council presented information about grants and other practical assistance to alleviate poverty for households. Mthr Carol encouraged parishes to briefly share good news and initiatives begun post Covid. The Treasurer gave an update on plans to change signatories on bank accounts to enable parishes to contribute to the work of the Deanery.

**Some pictures from Anne's time at St Pancras:**



*Walking through Euston Sq Gdns to St James Gdns Summer 2017*



*January 2018, chained to a tree in Euston Sq Gdns to save it from High Speed 2*

*Photo by Murad Qureshi of that tree in February 2023*



**Saint Pancras Parish Church**  
**Euston Road, London NW1 2BA**  
**Draft Parish Profile December 2022**  
**Agreed by the PCC for circulation**

*Our Mission is to signify Christ's unconditional love, worship Almighty God, draw others to grace, and grow as a centre in our community, welcoming all.*



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**Contact details**

St Pancras Church,  
Euston Road,  
London NW1 2BA  
Tel: 020 7388 1461  
[www.stpancraschurch.org](http://www.stpancraschurch.org)

**Churchwardens:**  
Dorothea Hackman  
[dhackman@btinternet.com](mailto:dhackman@btinternet.com)  
07710 269 195

Duncan Lamont  
[Duncan.lamont@crsblaw.com](mailto:Duncan.lamont@crsblaw.com)  
07900 082 646

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***The parish***

A decade ago the then Bishop of London described St Pancras as a “sleeping giant” in central London, and that is still true. We need our new vicar to lead us in fulfilling our potential and serving our community better as well as hosting Camden Borough Civic events.

Our parish is a densely populated, socially diverse area of central London. The church stands on the busy Euston Road, diagonally opposite Euston Station. About a third of the parish lies to the north in Somers Town, about two thirds to the south in Bloomsbury.

Most local residents live in flats, either social housing or privately owned. As well as a very large number of students, the population includes many Bangladeshi and Somali Muslims, refugees and homeless people. Much of the area remains socially disadvantaged.



There was and will be again a constant flow of tourists, in accommodation ranging from large modern hotels to small guest houses, air bnb and backpackers' hostels.

There are offices for businesses of all sizes, lawyers, local government and national institutions such as the British Medical Association and the Wellcome Foundation. The largest institutions in the parish are University College Hospital, and University College London Bloomsbury Campus.

Just outside the parish boundaries lies the Trafalgar Square sized destruction site for High Speed 2. This accounts for much worsened air pollution, loss of trees and green spaces, distress for trapped residents and increased traffic congestion.

## *The congregation*

From octogenarians who have worshipped here for over half a century to newly arrived immigrants and students, our congregation embraces many cheerful, thoughtful, able, eccentric, effective and friendly people from a wide range of ethnic backgrounds.

Most of the active parishioners are local adult residents, many of whom are single. But we also include families with young children, and couples both heterosexual and gay. Some regular worshippers travel from neighbouring parishes and other parts of London, and before lockdown there were visitors and tourists from local hotels.



Average Sunday attendance in 2021 was 30. There is both overlap and variety in the congregations for the different festival, Sunday and weekday services.

An annual Quiet Day/PCC visioning is usually attended by about 10.

There is currently one regular home communicant, and home communion is available whenever needed.



## *Worshipping Community*

<b>Total</b>	<b>87 (71)</b>
Children (Age 0-10)	5 (3)
Young People (Age 11-17)	2 (5)
Adults (Age 18-69)	68 (54)
Adults (Age 70+)	12 (9)

## *Worship and values*

Our worship tradition is liberal catholic - which makes us stand out in our area of London and Deanery that is largely Anglo-Catholic, Evangelical and led by Student chaplains.

Our services achieve a balance of formality and informality. At the 10 am Sunday Eucharist, for example, our reader processes to the middle of the aisle flanked by servers and crucifer to read the gospel, but at the offertory the children light the candles.



Our liberal, inclusive values are very important to us. We are members of Inclusive Church ([www.inclusivechurch2.net](http://www.inclusivechurch2.net)) and Changing Attitude ([www.changingattitude.org.uk](http://www.changingattitude.org.uk)). At a congregational meeting last year to discuss women bishops, we voted almost unanimously in favour.

Our clergy and readers often set a high standard of preaching: short, informal sermons with strongly liberal theological insights. We have occasional guest preachers. After the 10 am Sunday Eucharist, we have offered a healing ministry of laying on of hands, and there is a friendly gathering at the back of the church for coffee, restored after the pandemic.

Lay involvement is central to our worship. It includes people authorised to assist at communion, servers, sides people, intercessors and Readers. Voluntary work by members of the congregation keeps the church buildings lit and in good condition, the flowers arranged, the children's corner well organised, events stewarded and the linen ironed. This work is essential to day-to-day running and we all appreciate the effort that is willingly contributed. In addition the staff team assist with this work.

We follow a modern English liturgy from Common Worship. Our website [stpancraschurch.org](http://stpancraschurch.org) can be kept up to date with our information and services and we have social media accounts.

## Community

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St Pancras stands at one of London's busiest transport junctions, sometimes with homeless people sleeping on our steps and emergency sirens punctuating our worship from the Fire Station right across the street, police and five nearby hospitals, the wider community is always present. We have developed a range of ministries to meet a variety of local needs - see below. A wide range of community groups use both the church and hall from music rehearsals and pensioners' groups to health training courses and Alcoholics Anonymous. We work with nearby parishes and collaborate ecumenically as well as co-operating in a range of secular and interfaith groupings. The variety of voluntary work undertaken by members of our congregation further interconnects us to the community.



As the parish church, we are a large tent for the locality. We preserve the colours of the 19<sup>th</sup> London Regiment raised during the First World War, and our bells chime the quarter hours. Camden Town Hall is nearby, and we host the borough Remembrance Day service each November. We also hold remembrance services for the terrorist attacks of 7 July

2005, which included the bombing of a bus 150 yards from the church, and a memorial plaque for those attacks, and for the Kings Cross fire.



Camden is a Labour-controlled borough and the constituency has been a Labour stronghold over the decades. The apparent prosperity of the locality lies side by side with significant social deprivation. Most of the parish lies in Bloomsbury ward, which is less socially deprived than the surrounding wards with a multiple deprivation index of 22.33. In the east of the parish in King's Cross ward the index is 33.32, rising to 35.76 and 40.05 north of the Euston Road in Regent's Park and Somers Town wards respectively.

Larger organisations in the parish include the Bloomsbury Theatre, the British Medical Association, the Drummond Street Bangladeshi restaurants, Euston Fire Brigade, Friends House, Euston Mainline Railway Station, the Health Education Council, Learning Tree International, the International Lutheran Student Centre, Maria Fidelis Girls Secondary School, NUT Headquarters, The Place Dance School and Theatre, Railtrack UK, the Royal National Society for the Blind, St Mary's German Lutheran Church, St Philomena Catholic Convent, the Sports Council, the Strategic Health Authority, Unison Headquarters, the UK Islamic Mission, University College Hospital, University College London, the Wellcome Foundation, and the YHA International Hostel. Just outside the parish lie the new British Library, Kings Cross St Pancras Mainline Railway Station, the restored Camden Town Hall, four more hospitals, and institutions of the University of London.

### ***Parochial Church Council 2022***

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The majority of our PCC is aged under fifty. A third of us have served for three years or fewer, and over half have active professional lives that include health, law, education, business and the voluntary sector. Others include longstanding members of the congregation, some of whom are able to draw on over fifty years' experience of life at St. Pancras.

Our churchwardens Dorothea Hackman and Duncan Lamont were re-elected at our last APCM in April 2022. ..



The PCC meets every 2 months, with Standing Committee meetings in between. We review mission, policy, charitable giving, and organise renovation and social activities.

**Previous Vicar:** The Rev Anne Stevens July 2012 November 2022

**Reader**

Olyve Johnson appointed 2011

**Churchwardens**

Dorothea Hackman first elected 2011 PCC Lay Chair & Treasurer  
 Duncan Lamont first elected 2017

**Elected Members**

**Term ends**

Patrick Brough	2023	Deanery Synod, Deputy Churchwarden
Hilary Kalmbach	2025	
Jonathan Lewin	2024	
Agnes Ogunmuyiwa	2024	Deputy Churchwarden
Anne Rouse	2024	Hon PCC Secretary
Dorothy Severin	2024	Safeguarding

<b>1704 St Pancras Euston Road Parish facts and figures – need to update</b>		
Diocese of London	Edmonton Area, South Camden Deanery	
Patron:	Dean & Chapter, St Paul's Cathedral	
36.53 Index of Multiple Deprivation score. <i>The parish crosses 4 electoral wards, some with high deprivation, especially for living environment and access to housing and services</i>		
Population	6,462	
Electoral Roll (2022)	85 (of whom 20 live in the parish)	
<i>Head counts from 2021</i>	1 Baptism	
	1 Marriage	1 Funeral
Average Sunday Attendance	Children: 2	Adults: 36
Easter	39 Communicants	Total attendance: 67
Christmas	29 Communicants	Total attendance: 29
Common Fund (2021)	£42,600 (pandemic £84,600)	

**Other areas of ministry**

**Discussion groups.** We have for many years held weekday lunchtime discussion groups themed under the title "Exploring Christianity." These continued on zoom during the pandemic lockdown.

**Linked ALMA parish in Mozambique.** We keep in regular contact with the parish of St Marks, Cuamba, where the church faces the major challenges of poverty and HIV. The link has been strengthened with two visits to St Mark's each by 3 members of St Pancras, a visit to St Pancras by the Bishop of Niassa, and a congregational meeting to reflect and look ahead.

**The Orthodox Coptic Church** met fortnightly on Wednesday evenings before the pandemic lockdown.. Other groups have met here, such as the Church of South India, the Ethiopian Orthodox and Chinese Anglicans.

**Euston Foodbank** was established by one of our churchwardens, Dorothea Hackman, in 2017 and it now supports over 25,000 people annually in rising and rolling numbers of 330 households a week. To begin with the Foodbank rented part of the Church Hall in Lancing Street, but this summer has moved to bigger premises nearby and still in Somers Town, in Phoenix Rd.



**Art exhibitions.** A full programme of exhibitions by contemporary artists co-ordinated by the Vicar's Assistant is held in the converted gallery space in the church crypt. [www.cryptgallery.org.uk](http://www.cryptgallery.org.uk)

**PSALM.** The Project for Seniors and Lifelong Ministry is a London-wide ecumenical charity promoting theological discussion and participation by people aged over 60. This is a separate charity operating across the Diocese supported by St Pancras PCC. It is however hibernating since lockdown.

**Homeless people.** Homeless people often visit the church, are supported by Camden Safer Streets, and occasionally sleep on the church steps. Along with other local churches, we support the Community of Camden Churches Project providing cold weather shelters through donations and volunteering. Hands on Hand out provide support to rough sleepers every Sunday from outside the church, and half the thousands of people who attend the foodbank have no fixed address.

**Other community links.** We are involved in a huge range of local organisations and activities: for example the vicar has for many years chaired the board of the King's Cross Brunswick Neighbourhood Association and been a Trustee of St Pancras Almshouses. Our churchwarden Dorothea is particularly well connected into our community – from the borough amenity society and local state primary school to political activism both established with the council and climate activist. The church is used regularly for practice by the London Rhythms of Resistance drummers and meetings of local groups seeking to save trees, avert climate catastrophe and mitigate the impact of High Speed 2.

## **Music**

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Music is an important and high profile feature of the worship at St Pancras. The church employs a Director of Music. The Parish Eucharist and Choral Evensong are sung by our small professional choir. The choir has a repertoire ranging from Tallis and Tye through to numerous motets, canticles and masses which have been written for it in recent years.

The church has two pipe organs: a large, splendid 3-manual and pedal Gray and Davison in need of restoration and a 2-manual and pedal instrument by Peter Collins; and an excellent Yamaha grand piano often used for recitals and concerts.



In 2002 the Director of Music established the annual **London Festival of Contemporary Church Music**, which has now spread across London, and has featured performances at St Paul's Cathedral, Westminster Abbey, Westminster Cathedral, and Southwark cathedral amongst others. The Festival commissions new works each year and has a world class list of patrons. The BBC has broadcast Choral Evensong on Radio 3.

## **Education**

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**Student Chaplaincy.** The Diocese has planted three student churches in the last five years, and we need to discern our way here, beyond providing the parish church experience.

**St Mary & St Pancras Primary School.** Our highly regarded school is located just north of the parish, shared with the neighbouring parishes of Old St Pancras Church Team Ministry. The vicar and two members of the PCC are governors and the vicar has lead assembly once a week.

**Children.** An area at the back of church is equipped with toys and children's books. Children can play here with their parents during the 10 am Sunday service and are included in our worship, for example coming up to the altar to light candles and being admitted to communion from the age of 7.

## **Staff**

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One of the vicar's roles is to line-manage the team at St Pancras.

**Reader** Olyve Johnson

**Director of Music** Christopher Batchelor

**Director of the Crypt Art Gallery** Anne Noble Partridge

**Parish Office** Miriam Campbell is the full-time parish administrator

**Caretakers:** Frieda James, Alain Kouahou, Ronnie McMahon, Colin Peart

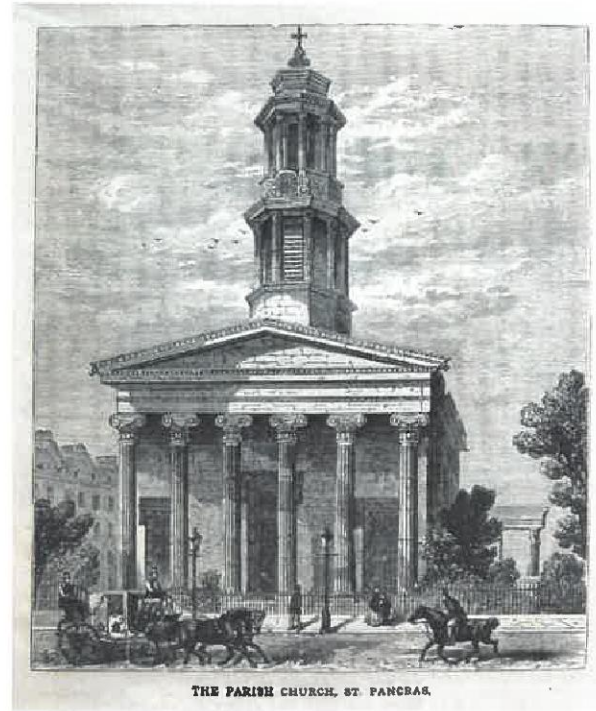
**Cleaner** Alam Tesfazghi

**Gardener** Audrey Alexander

## Buildings

**Church.** The church is a prominent landmark. Built by public subscription in 1818-22, it is Grade 1-listed as a fine example of the Greek Revival style. Its external features, based on temples in ancient Athens, include an octagonal spire and an impressive front portico with 6 huge columns. On either side at the rear are our famous caryatids – eight statues of Greek women supporting the porches over the two entrances to the crypt. Traditional iron railings enclose the churchyard, where the annual parish picnic and other celebrations are held on the lawns.

The church interior is open and spacious, with a central aisle, two side aisles and large box pews for 450 people. The main altar is raised on carpeted steps and backed by a marble apse. There are smaller altars on either side, one with a glass screen for smaller services and groups. Above are extensive galleries, which hold the organ and the office space for Night Church. Though the galleries can seat a further 250 people, Health and Safety regulations about fire stewards mean that they are rarely used.



There are two vestibules at the west end and two vestries at the east. One of the vestries is used as the church office, which the vicar shares with the other staff. The other vestry leads to the rear door and contains a meeting table, kitchenette and toilet.

The crypt was used for burials in the 19th century. A third of it is now a dedicated art gallery, with its own entrance, toilet and kitchenette. The other half remains sealed.

The area around the church includes the recently refurbished south garden open to the community. This has seen increased use since High Speed 2 destroyed the gardens around Euston Station. There are two foodstalls in the grounds and a carpark for which we pay business rates to Camden Council.

The **Quinquennials** conclude that the church is structurally sound with no major repair needs. The main roof was renewed in 2004, and other areas such as the west portico more recently. The vestibule rooves need attention but the next major project must be the caryatids. Although redecoration will be necessary in due course, the priority is to provide additional toilets and a space for one-to-one meetings - see below: Potential for Development.

**Church hall.** Called St Pancras Church House, this was built in 1971 and is located on Lancing Street, near Euston Station. The Cold Weather Shelter C4WS rents the ground floor. The upper hall is used for a wide range of community and commercial lettings and there are three flats which are rented to provide income for the parish.

**Vicarage.** The vicarage was bought in 1996 and is on Sandwich Street, a pleasant residential street of Georgian terraced houses, 5 minutes walk from the church. Across 5 floors, it has 4 bedrooms and 2 reception rooms. There is gas central heating, but no garden. The house is structurally sound, and the diocese will be carrying out a refurbishment during the interregnum. The PCC will assist the new incumbent with the costs of redecoration.



### ***St Pancras Lands Trust***

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The St Pancras Lands Trust was created by an Act of Parliament in the 19th century, and distributes dividends quarterly to the Anglican churches in the ancient parish of St Pancras. This is around £12,000 per annum for each of the seventeen churches. The money is restricted to supporting worship and has assisted significantly in the maintenance of church buildings in south Camden. The Trustees include the St Pancras Vicar and Churchwardens ex-officio.

### ***Finances***

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Our 2021 accounts are appended. We recognise that we are in a generally fortunate financial position compared to many inner London parishes. The cost of staff salaries was more than covered by the income that they used to generate, through lettings. This income has evaporated since lockdown, but we are hopeful it will return. We have an annual turnover of around £250,000, with net assets usually around £400,000. Over 35 people contribute regularly using gift aid.

Until lockdown we consistently met our Common Fund commitment. We give 5% of our income to charities agreed by the PCC, most recently including Christian Aid, Simon Community, Solace, Hands on Hand Out, Euston Foodbank, Mercy Ship and Smile Train..

Various bequests and trust funds were consolidated in recent years into the St Pancras Church Charities, with capital providing interest income for the church. Parishioners, PCC representatives, the Churchwardens and the Vicar are the trustees.



### Potential for development

We are open to fresh ideas to build on our existing ministries and engage with our community in new ways. The size and location of our buildings offer tremendous opportunities - to provide more usable spaces and to generate income.

Of course, the buildings also present challenges. Changes to a large Grade-1-listed church are costly. For example, while we use a third of the crypt for art exhibitions, we could use the other two thirds creating a whole new fire exit up to street level at the front end of the church.

The main roof underwent major repairs in 2004/05, with complete re-leading of the nave area. In 2006 a fundraising appeal was launched by the vicar and PCC, and this has so far enabled the installation of a toilet and coffee making facilities in the crypt art gallery, repairs to the caryatid roofs and exploratory works.

We have architects' plans and contractors' estimates for the proposed next phase of that appeal - to develop the west end of the church by installing toilets in one of the vestibules, creating an interview room in the other vestibule and removing some of the box pews to leave a more flexible space at the back of the nave. These plans are on hold until our new incumbent is in post. We will then revive or reshape the proposals for the building, in the light of our future mission plan.

## ***Our new incumbent***

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We are looking for a vicar who can achieve a balance of continuity and change - maintaining and developing our inclusive values, respecting and nurturing our range of ministries, but also surprising us with new gifts and inspiration. Above all, we want a caring, intelligent and reliable parish priest, who will steadily lead our worship, sensitively meet our pastoral needs, and willingly help serve our local community. If the successful candidate also launches substantial new developments, that will be a bonus, but we want to be sure that any such initiatives are not at the expense of the core parish ministry and are developed jointly with the congregation. Ex officio the vicar is a governor of St Mary & St Pancras Primary School, trustee and chair of St Pancras Lands Trust, trustee of St Pancras Charities and of the Thanet Street Trust. In addition ex-officio chair of PSALM and trustee of Kings Cross and Brunswick Neighbourhood Association.

### **Essential qualities and requirements for our new incumbent are:-**

- To be a solid and engaging parish priest who will lead our prayer and liturgy with joy and spiritual depth, preach with strong theological insight, help our congregation to grow in number and in faith, and actively promote the involvement of lay people in worship.
- To have a passionate commitment to equality and inclusivity, with the skills to help us put these values into action in all aspects of parish life.
- To be a kind and sensitive pastor, who is able to respond in a balanced and helpful way to parishioners and visitors with a wide range of personal needs.
- To have an enthusiastic and practical commitment to community action, and be able to develop constructive partnerships with individuals, organisations and campaigns across the neighbourhood, including our primary school, Camden Council, local charities such as Euston Foodbank and businesses, as well as other churches and faiths.
- To have excellent interpersonal skills, achieving a balance of collaboration and leadership in working with the staff team, PCC, congregation and partner organisations.
- To be a well-organised self-motivator, able to identify needs and resources, to produce and implement realistic plans, and to manage a workload, reviewing and delegating tasks where appropriate.
- To have the practical management skills to fill the role of "chief executive" for the parish - using IT on a daily basis, line-managing the staff, overseeing the finances and building, writing the necessary reports and policies, and stepping in when needed to get things done.
- Experience or special knowledge of one or more areas of our ministry, e.g. education, music, visual arts, homeless people, elderly people.
- A visionary innovator who will lead St Pancras to substantial new developments, and who has the skills for their effective implementation.

## St Pancras Church



### Draft Mission Action Plan 2023-26

This Mission Action Plan is being prepared by the PCC of St Pancras Church to set out the shape of our mission and ministry for the following three years. To be reviewed annually in January.

#### Context and Vision

Central London is in a state of flux. For the last year the Covid-19 pandemic has filled our hospital wards and emptied our streets and workplaces. We do not know how many pandemics there will be, and we do not yet know how its long-term consequences will begin to reshape the pattern of life in our local community.

In the midst of this uncertainty, the central truths of the gospel do not change. *'Jesus Christ is the same, yesterday, today and forever.'* (Hebrews 13.8) St Pancras will continue to be a centre for Christian prayer and worship, and a place where faith can be sought and found. We will continue to pray for our community, and to do all we can to be a sign of God's love for all people. We will continue to work for the Kingdom that Christ proclaimed, with its emphasis on inclusion, freedom and justice.

The church, like every other organisation, will need to rethink how it works in a fast-changing world. But this is not a time to be inward looking, focusing only on our own survival. *'Seek the welfare of the city ... for in its welfare you will find your welfare.'* (Jeremiah 29.7) The next few years will be a time of recovery and renewal for everyone. We want to 'think globally and act locally,' taking the opportunity to forge new partnerships in the community; to reflect with our friends and neighbours on the changing patterns of city centre life; and to work together in new ways that will improve the quality of life for people in this area and in the wider world.

#### Our priorities for the next three years

1. To work closely with the local community on the recovery and renewal of the area
2. To underpin our mission and ministry with a new business plan that benefits both the church and the community
3. To foster discussion and change on wider climatic, economic and health issues
4. To launch our development plan for the church starting with fundraising for the repair of our eight caryatids.

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# Accounts

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**St Pancras Parochial Church Council**

**Charity No. 1133802**

**Statement of Financial Activities  
and Balance Sheet**

**as at 31 December 2021**

## Independent examiner's report to the trustees of St Pancras Parochial Church Council

I report to the trustees on my examination of the accounts of the St Pancras Parochial Church Council, charity no. 1133802 (the Trust) for the year ended 31st December 2021.

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

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

The procedures do not provide all the evidence that would be required in an audit and therefore I do not express an audit opinion on the view given by the accounts.

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

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

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



Claudia Trettenbrein  
77 Grove Green Road  
London E11 4EG

02/05/2022

## St Pancras Church

St Pancras Church is a Church of England Parish Church and a Registered Charity (No. 1133802).  
The postal address is St Pancras Church, Euston Road, London NW1 2BA.  
The website is [www.stpancraschurch.org](http://www.stpancraschurch.org)

## The Parochial Church Council (PCC)

The PCC of St Pancras Church functions in accordance with the Church Representation Rules.  
Its members receive no remuneration.

### PCC Members in 2021

Revd Anne Stevens	Vicar & PCC Chair	
Dorothea Hackman	Church Warden, PCC Lay Chair & Treasurer	
Duncan Lamont	Church Warden	
Patrick Brough	Deanery Synod Rep	
Jean Hill		<i>until 23/5/21</i>
Olyve Johnson	Reader	
Jonathan Lewin		
Michael Ogden	Reader	
Agnes Ogunmuyiwa		<i>from 23/5/21</i>
Eve Poole	General Synod Member	<i>until 1/12/21</i>
Anne Rouse	Secretary	
Tony Rouse	Deputy Churchwarden	
Dorothy Severin		<i>from 23/5/21</i>
John Thomlinson		

## Independent Examiner

Claudia Trettenbrein

## Trustees' Report

The Trustees present their annual report together with the financial statements of the charity for the 1 January 2021 to 31 December 2021.

### Structure, Governance and Management

The Parish of St Pancras is a parish within the Church of England as defined by canon law. Individual parishes do not have a separate constitution. They work within the framework of Church of England ecclesiastical law. The Parochial Church Council is a corporate body established by the Church of England and operates under the Parochial Church Council (Powers) Measure 1956. The St Pancras PCC consists of six elected members in accordance with Church of England Representation Rules together with two Deanery Synod representatives, two Churchwardens, and the parish's clergy and lay ministers. The pay and remuneration of the church's staff is set by the PCC.

The PCC has reviewed the operational and financial risks faced by the organisation and is satisfied that appropriate procedures and controls are in place to mitigate the impact of those risks.

### **Charitable status and public benefit**

The PCC has considered the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion and is satisfied that the activities of St Pancras Church fall within such guidance.

### **Governance and Internal Control**

The PCC is responsible for the finances of the Church, the production and implementation of statutory policies, and the general oversight and management of the Church and its activities. The PCC delegates the day-to-day running of the Church to the Church's officers and staff, allowing them to focus on vision and oversight.

The PCC has considered financial governance issues in the year and has in place a set of authorisation limits and dual signatory systems under which the PCC's officers authorize expenditure. Management accounts are produced on a monthly basis to enable the PCC to monitor the financial position of the church.

### **Objectives**

St Pancras Church stands on one of the busiest crossroads in Central London opposite Euston Station. Built in 1822, it is a Grade 1 Listed Building, an early and important example of Greek Revival architecture. Its parish covers one of the wealthiest areas of London (Bloomsbury) and one of the poorest (Somers Town). As a Church of England parish church it acts as a centre for Christian worship and education, and as a focus of civic, community and cultural life in the Borough of Camden.

The PCC generates funding for the upkeep and work of the church, and employs staff to manage and maintain its seven-day-a-week ministry. It is responsible for safeguarding the assets of the church and generates income by voluntary collections, donations, and letting out the church, hall and grounds for community use.

### **Review of Activities**

The full PCC met six times during the year, either in person or by video conference because of the Covid-19 pandemic. Over the course of the year the PCC:

- completed a Community Audit and revised its Mission Action Plan in the light of its findings
- discussed ways of reducing the church's carbon footprint
- regularly reviewed its finances
- maintained Covid-safe ways of working in the church and hall
- began planning the church's Bicentenary celebrations in 2022
- reviewed and approved its Health & Safety and Safeguarding policies and procedures;
- commissioned various building works including minor repairs to the roof and the pipework at the hall, a new flue for the church boilers, and the refurbishment of the strong room in the Parish Office
- undertook survey work on the caryatids in preparation for future conservation work
- received Faculty/Planning permission for the temporary display of a statue in the north garden and a new permanent addition to the south garden, a restored drinking fountain from St James' Gardens

### **Reserves Policy**

Monies are set aside for specific purposes into restricted and designated funds. The purpose of holding a reserve as the General Purposes Fund is to enable the Church to cope with variations in its cash flow and to provide a fund of money should its income drop unexpectedly. Currently the Church receives income from its services, charitable activities, and letting out its premises. There

are expenses pertaining to these activities and the net income is taken into the General Purposes Fund. It has been considered that a reasonable amount to be held in the General Purposes Fund is at least £40,000, which equates approximately to four months of General Fund expenditure on church activities, and meets Charity Commission recommendations. Free reserves as defined by the Charity Commission amounted to £175,705 at the Balance Sheet date. The PCC continues to make efforts to keep free reserves in line with the stated policy.

### Results for the Year

Net movement in funds for the year amounted to a loss of £12,604.

The church's regular income continued to be affected by the Covid-19 pandemic, but careful management of our expenditure kept the deficit within reasonable limits.

Total assets carried forward amounted to £529,563 compared to £542,167 in 2020. Within this total, restricted funds amounted to £371,016 and unrestricted funds amounted to £158,547.

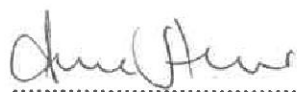
### Statement of the Parochial Church Council's financial responsibilities

Law applicable to charities in England and Wales and guidance issued by the Central Board of Finance of the Church of England require the members of the Parochial Church Council to prepare financial statements which give a true and fair view of the Parochial Church Council's activities during the year.

In preparing financial statements giving a true and fair view, the members of the Parochial Church Council should follow best practice and

- i) select suitable accounting policies and then apply them consistently;
- ii) make judgments and estimates that are reasonable and prudent;
- iii) state whether the Church guidance, applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Parochial Church Council will continue in operation. The Members of the Parochial Church Council are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Parochial Church Council and enable them to ensure that their financial statements comply with the Church Accounting Regulations 2006 and the Charities Act 2011. They are also responsible for safeguarding the assets of the Parochial Church Council and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This draft report was agreed by the Trustees for presentation to the Annual Meeting, on 22 May 2022 and signed on their behalf by:

  
.....

Revd Anne Stevens  
Vicar of St Pancras Church

  
.....

Dorothea Hackman  
Treasurer of St Pancras Church

**St Pancras 1704 Euston Road**  
**Statement of Financial Activities**  
**For the period from 01 January 2021 to 31 December 2021**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>					
Incoming resources from generated funds	-	480.00	-	480.00	-
Voluntary income	209,562.48	57,103.44	-	266,665.92	452,495.73
Activities for generating funds	-	-	-	-	-
Investment income	-	-	-	-	-
Incoming resources from charitable activities	-	-	-	-	-
Other incoming resources	1,850.00	3,403.46	-	5,253.46	5,143.36
<b>Total income</b>	<b>211,412.48</b>	<b>60,986.90</b>	<b>-</b>	<b>272,399.38</b>	<b>457,639.09</b>
<b>Resources used</b>					
Cost of generating funds	-	-	-	-	-
Cost of generating voluntary income	-	-	-	-	-
Fundraising trading cost of goods sold and other costs	-	-	-	-	-
Investment management costs	-	-	-	-	-
Charitable activities	200,970.32	-	-	200,970.32	213,100.10
Governance costs	84,033.06	-	-	84,033.06	65,837.95
Other resources used	-	-	-	-	4,620.00
<b>Total expenditure</b>	<b>285,003.38</b>	<b>-</b>	<b>-</b>	<b>285,003.38</b>	<b>283,558.05</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>(73,590.90)</b>	<b>60,986.90</b>	<b>-</b>	<b>(12,604.00)</b>	<b>174,081.04</b>
<b>Transfers:</b>					
Gross transfers between funds - in	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-
<b>Other recognised gains / losses</b>					
Gains/losses on investment assets	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-
<b>Net movement in funds</b>	<b>(73,590.90)</b>	<b>60,986.90</b>	<b>-</b>	<b>(12,604.00)</b>	<b>174,081.04</b>
<b>Reconciliation of funds</b>					
<b>Total funds brought forward</b>	<b>232,138.19</b>	<b>310,029.04</b>	<b>-</b>	<b>542,167.23</b>	<b>368,086.19</b>
<b>Total funds carried forward</b>	<b>158,547.29</b>	<b>371,015.94</b>	<b>-</b>	<b>529,563.23</b>	<b>542,167.23</b>

**St Pancras 1704 Euston Road**

**Balance Sheet (Summary)**

	As at 31/12/2021	As at 31/12/2020
<b>Fixed assets</b>		
Tangible Assets	368,415.66	368,415.66
	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current assets</b>		
Debtors	388.93	388.93
Cash At Bank And In Hand	175,315.65	188,079.14
	<b>175,704.58</b>	<b>188,468.07</b>
<b>Liabilities</b>		
Creditors: Amounts Falling Due In One Year	14,794.29	14,953.78
	<b>14,794.29</b>	<b>14,953.78</b>
<b>Net current assets less current liabilities</b>	<b>160,910.29</b>	<b>173,514.29</b>
<b>Total assets less current liabilities</b>	<b>529,325.95</b>	<b>541,929.95</b>
<b>Liabilities</b>		
Creditors: Amounts falling due after more than one year	(237.28)	(237.28)
	<b>(237.28)</b>	<b>(237.28)</b>
<b>Total net assets less liabilities</b>	<b>529,563.23</b>	<b>542,167.23</b>
<b>Represented by</b>		
<b>Unrestricted</b>		
Unrestricted - General Funds	158,546.81	232,137.71
<b>Designated</b>		
Designated - Mary Thomas	0.48	0.48
<b>Restricted</b>		
Restricted - Building Project	(740.00)	(1,220.00)
Restricted - Church Halls CCLA	43,815.50	43,815.50
Restricted - Churchwardens Fund	181,057.03	152,243.59
Restricted - HMRC Grant	9,096.89	9,096.89
Restricted - Listed Place of Worship	8,946.82	5,543.36
Restricted - Mary Thomas	13,570.08	13,570.08
Restricted - Music Festival	6,519.62	6,519.62
Restricted - National Heritage	108,750.00	80,460.00
<b>Fund Totals</b>	<b>529,563.23</b>	<b>542,167.23</b>

**St Pancras 1704 Euston Road**

**Statement of Assets and Liabilities (by code)  
As at: 31 December 2021**

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
<b>Fixed Asset - Tangible Assets</b>						
3010: Freehold Land and Buildings	360,392.00	-	-	-	360,392.00	360,392.00
3011: WIFI	36,097.33	-	-	-	36,097.33	36,097.33
3015: Accumulated Depreciation	(28,073.67)	-	-	-	(28,073.67)	(28,073.67)
<b>Total</b>	<b>368,415.66</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current Asset - Cash At Bank And In Hand</b>						
4010: General Account Barclays	(78,178.67)	(9,184.80)	176,650.78	-	89,287.31	98,294.35
4011: Halls Account Barclays 457	(29,108.84)	(10,000.00)	58,673.36	-	19,564.52	34,745.87
4012: Music Festival Account Barclays 520	2,110.40	-	(2,110.38)	-	0.02	0.02
4013: Choir Account at Lloyds Bank	(118.00)	-	-	-	(118.00)	(118.00)
4014: Co-Operative Bank Current Account	(160,361.23)	41,684.80	130,596.42	-	11,919.99	28,758.53
4018: Payroll Account	927.22	-	-	-	927.22	927.22
4110: CCLA Churchwardens	71,026.69	(3,500.00)	(67,482.75)	-	43.94	43.94
4111: CCLA Mary Thomas	23,109.14	(18,999.52)	10,215.19	-	14,324.81	8,179.70
4112: CCLA Church Halls	(19,067.99)	-	58,433.83	-	39,365.84	17,247.51
<b>Total</b>	<b>(189,661.28)</b>	<b>0.48</b>	<b>364,976.45</b>	<b>-</b>	<b>175,315.65</b>	<b>188,079.14</b>
<b>Current Asset - Debtors</b>						
5010: Debtors	(8,421.07)	-	8,810.00	-	388.93	388.93
5020: Prepayments	(459.00)	-	459.00	-	-	-
<b>Total</b>	<b>(8,880.07)</b>	<b>-</b>	<b>9,269.00</b>	<b>-</b>	<b>388.93</b>	<b>388.93</b>
<b>Liability - Agency Accounts</b>						
6699: Agency collections	-	-	(159.49)	-	(159.49)	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>(159.49)</b>	<b>-</b>	<b>(159.49)</b>	<b>-</b>
<b>Liability - Creditors: Amounts falling due after more than one year</b>						
6030: Hire Purchase Account	(237.28)	-	-	-	(237.28)	(237.28)
<b>Total</b>	<b>(237.28)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(237.28)</b>	<b>(237.28)</b>
<b>Liability - Creditors: Amounts Falling Due In One Year</b>						
6010: Creditors and Income Received in Advance	5,077.64	-	3,389.00	-	8,466.64	8,466.64
6015: Crypt deposit received & returned	200.00	-	-	-	200.00	200.00
6020: Accruals	2,625.33	-	-	-	2,625.33	2,625.33
6023: Payroll Control Account	161.81	-	-	-	161.81	161.81
Z04: Accounts Payable	3,500.00	-	-	-	3,500.00	3,500.00
<b>Total</b>	<b>11,564.78</b>	<b>-</b>	<b>3,389.00</b>	<b>-</b>	<b>14,953.78</b>	<b>14,953.78</b>
<b>Net total assets</b>	<b>158,546.81</b>	<b>0.48</b>	<b>371,015.94</b>	<b>-</b>	<b>529,563.23</b>	<b>542,167.23</b>
<b>Represented by</b>						
General (Unrestricted)	158,546.81	-	-	-	158,546.81	232,137.71

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
Designated - Mary	-	0.48	-	-	0.48	0.48
Restricted - BP	-	-	(740.00)	-	(740.00)	(1,220.00)
Restricted - CHalls	-	-	43,815.50	-	43,815.50	43,815.50
Restricted - ChLands	-	-	181,057.03	-	181,057.03	152,243.59
Restricted - HG	-	-	9,096.89	-	9,096.89	9,096.89
Restricted - LPW	-	-	8,946.82	-	8,946.82	5,543.36
Restricted - Mary	-	-	13,570.08	-	13,570.08	13,570.08
Restricted - Music	-	-	6,519.62	-	6,519.62	6,519.62
Restricted - NH	-	-	108,750.00	-	108,750.00	80,460.00
<b>Total</b>	<b>158,546.81</b>	<b>0.48</b>	<b>371,015.94</b>	<b>-</b>	<b>529,563.23</b>	<b>542,167.23</b>

St Pancras 1704 Euston Road

Analysis of income and expenditure  
Selected period: 01 January 2021 to 31 December 2021

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Incoming resources</b>						
<b>Incoming resources from generated funds</b>						
0102 - Gift Aid Envelopes	400.00	-	-	-	400.00	1,835.52
0103 - Income Tax Received	-	-	-	-	-	3,473.07
0104 - Collections Open Plate	-	-	-	-	-	2,100.68
0105 - Collections for Charities	-	-	-	-	-	159.49
0106 - Collections for Linked Parishes	-	-	-	-	-	-
0107 - Collections for Candles	-	-	-	-	-	-
0108 - HMRC JRS Grant	-	-	-	-	-	205.00
0201 - Donations	4,902.16	-	550.00	-	5,452.16	4,528.34
0202 - Fabric Wall Box	-	-	-	-	-	2,162.11
0203 - Church Lands Trust	14,298.56	-	-	-	14,298.56	16,620.72
0301 - Music Festival	3,000.00	-	-	-	3,000.00	6,070.50
0302 - Church Lettings	13,247.00	-	-	-	13,247.00	5,795.00
0303 - Crypt Lettings	7,060.00	-	-	-	7,060.00	4,170.00
0304 - Car Parking	39,639.48	-	-	-	39,639.48	34,818.69
0305 - Church House Lettings	49,365.01	-	-	-	49,365.01	44,583.46
0306 - Flat Lettings	56,819.34	-	-	-	56,819.34	38,719.04
0307 - Fees for Weddings & Funerals	2,543.00	-	-	-	2,543.00	432.00
0308 - Flowers and Refreshments	-	-	-	-	-	-
0309 - Other Events and Activities	-	-	-	-	-	-
0401 - Other Ordinary Income	-	-	-	-	-	-
0402 - Stewardship	11,945.76	-	-	-	11,945.76	13,510.02
0403 - Food Bank	-	-	-	-	-	-
0404 - Forecourt Stalls	5,840.00	-	-	-	5,840.00	1,000.00
0407 - National Heritage Grant	-	-	28,290.00	-	28,290.00	102,460.00
0408 - Psalm Income	-	-	-	-	-	-
0501 - St Pancras Church Charities	-	-	28,263.44	-	28,263.44	30,081.88
0502 - Bank and Deposit Interest	2.03	-	-	-	2.03	19.43
0601 - Bequest (J Tanner)	-	-	-	-	-	139,750.78
0602 - Bicentenary Appeal	-	-	-	-	-	-
0603 - Minor bequests	500.14	-	-	-	500.14	-
0405 - Building Project Income	-	-	480.00	-	480.00	-
<b>Incoming resources from generated funds Totals</b>	<b>209,562.48</b>	<b>-</b>	<b>57,583.44</b>	<b>-</b>	<b>267,145.92</b>	<b>452,495.73</b>
<b>Incoming resources from charitable activities</b>						
<b>Incoming resources from charitable activities Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Other incoming resources</b>						
0310 - Crypt deposit received and returned	1,850.00	-	-	-	1,850.00	(400.00)
0406 - VAT claimed General Maintenance	-	-	3,403.46	-	3,403.46	5,543.36
0503 - Inland Revenue Recovery	-	-	-	-	-	-
<b>Other incoming resources Totals</b>	<b>1,850.00</b>	<b>-</b>	<b>3,403.46</b>	<b>-</b>	<b>5,253.46</b>	<b>5,143.36</b>

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Incoming resources Grand totals</b>	<b>211,412.48</b>	<b>-</b>	<b>60,986.90</b>	<b>-</b>	<b>272,399.38</b>	<b>457,639.09</b>
<b>Resources used</b>						
<b>Cost of generating funds</b>						
1621 - Heritage Lottery Porfico	-	-	-	-	-	-
1812 - Building Appeal Expenses	-	-	-	-	-	-
1960 - Depreciation	-	-	-	-	-	-
<b>Cost of generating funds Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Charitable activities</b>						
1102 - Grants from Church PCC Collections	5,000.00	-	-	-	5,000.00	500.00
1103 - Grants to Music Festival	3,570.50	-	-	-	3,570.50	-
1104 - Outings and Awaydays	-	-	-	-	-	-
1105 - Bicentenary Expenses	2,500.00	-	-	-	2,500.00	-
1201 - Diocesan Common Fund	42,600.00	-	-	-	42,600.00	84,600.00
1202 - Clergy Expenses	514.58	-	-	-	514.58	627.80
1203 - Chaplain and other Clergy Costs	249.20	-	-	-	249.20	-
1204 - Deanery Costs	-	-	-	-	-	-
1205 - Chaplain's Expenses	-	-	-	-	-	-
1301 - Choir	11,345.25	-	-	-	11,345.25	9,132.00
1302 - Choir Cassocks	522.50	-	-	-	522.50	-
1303 - Organist	240.00	-	-	-	240.00	4,511.22
1304 - Locum Organists	375.00	-	-	-	375.00	75.00
1305 - Organ and Piano Maintenance	3,660.72	-	-	-	3,660.72	2,290.29
1306 - Sheet Music and Licences	367.58	-	-	-	367.58	-
1307 - Heath & Safety	790.31	-	-	-	790.31	-
1308 - Mission & Ministry	7,712.24	-	-	-	7,712.24	-
1310 - Music Festival	3,000.00	-	-	-	3,000.00	4,400.00
1410 - Altar (Church Services)	1,787.11	-	-	-	1,787.11	1,323.50
1411 - Flowers	298.00	-	-	-	298.00	-
1412 - Foodbank	-	-	-	-	-	-
1510 - Church Gas	5,009.06	-	-	-	5,009.06	2,688.44
1511 - Church Electricity	5,195.81	-	-	-	5,195.81	4,699.42
1512 - Church Insurance	16,880.43	-	-	-	16,880.43	17,101.58
1513 - Church Water	116.37	-	-	-	116.37	191.69
1514 - Church Cleaning	1,788.43	-	-	-	1,788.43	2,549.84
1515 - Church Garden	6,500.82	-	-	-	6,500.82	6,386.00
1516 - Church Clock	303.60	-	-	-	303.60	753.60
1517 - Church Building Maintenance	34,231.25	-	-	-	34,231.25	28,502.33
1518 - Church Fire Extinguishers	1,748.05	-	-	-	1,748.05	356.70
1519 - Church Car Park Rates & Commissions	10,104.75	-	-	-	10,104.75	12,312.20
1520 - Crypt Expenses	2,281.44	-	-	-	2,281.44	4,540.75
1610 - Hall Gas	1,000.60	-	-	-	1,000.60	1,738.48
1611 - Hall Electricity	333.63	-	-	-	333.63	706.41
1612 - Hall Insurance	1,511.22	-	-	-	1,511.22	1,502.73
1613 - Hall Water	218.73	-	-	-	218.73	790.10
1614 - Hall Cleaning	2,286.40	-	-	-	2,286.40	2,341.90
1615 - Hall Maintenance of Building	17,276.94	-	-	-	17,276.94	13,326.41
1616 - Hall Flats Letting Costs	7,418.60	-	-	-	7,418.60	2,964.41

	General	Designated	Restricted	Endowment	This year	Total Last year
1617 - Hall Pest Control	900.00	-	-	-	900.00	556.99
1620 - Vicarage Maintenance	295.61	-	-	-	295.61	722.33
1710 - Advertising and Publicity	897.79	-	-	-	897.79	699.38
1810 - Special Building Work Professional Fees	-	-	-	-	-	-
1811 - Special Building Work Refurbishment	-	-	-	-	-	-
1820 - Repayments of Loan to Lands Trust	-	-	-	-	-	-
1917 - Pamphlets and Printing	137.80	-	-	-	137.80	208.60
<b>Charitable activities Totals</b>	<b>200,970.32</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200,970.32</b>	<b>213,100.10</b>
<b>Governance costs</b>						
1311 - Samba Drummers	(649.59)	-	-	-	(649.59)	500.00
1500 - Staff Training	-	-	-	-	-	-
1505 - Miscellaneous	-	-	-	-	-	-
1712 - Bank Charges	393.49	-	-	-	393.49	161.67
1715 - Interest Paid	-	-	-	-	-	-
1730 - Expenses made on behalf of Psalm	-	-	-	-	-	-
1905 - HMRC PAYE/NIC Payments	-	-	-	-	-	-
1910 - Staff Salaries and Fees	53,954.35	-	-	-	53,954.35	36,345.04
1911 - Payroll Expenses	270.00	-	-	-	270.00	266.76
1912 - Nett Pay Control and Payments to HMRC	2.40	-	-	-	2.40	0.35
1913 - Staff Pensions	3,733.91	-	-	-	3,733.91	-
1914 - Accountancy and Audit	1,250.00	-	-	-	1,250.00	2,000.00
1915 - Computers, Copier and Paper	9,691.49	-	-	-	9,691.49	2,794.46
1916 - Office Expenses	3,638.21	-	-	-	3,638.21	5,306.44
1918 - Telephone & Internet	11,748.80	-	-	-	11,748.80	7,695.17
1920 - Employer Pension contribution	-	-	-	-	-	-
1921 - Redundancy Pay	-	-	-	-	-	10,768.06
1951 - NEST HMRC	-	-	-	-	-	-
<b>Governance costs Totals</b>	<b>84,033.06</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>84,033.06</b>	<b>65,837.95</b>
<b>Other resources used</b>						
1813 - Building Project Expenses	-	-	-	-	-	4,620.00
1950 - Suspense and Mispostings	-	-	-	-	-	-
<b>Other resources used Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,620.00</b>
<b>Resources used Grand totals</b>	<b>285,003.38</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>285,003.38</b>	<b>283,558.05</b>

**St Pancras 1704 Euston Road**  
**Fund movement summary**

**Selected period: 01 January 2021 to 31 December 2021**

<b>Fund</b>	<b>Fund balances brought forward</b>	<b>Incoming Resources</b>	<b>Outgoing Resources</b>	<b>Transfers</b>	<b>Gains and Losses</b>	<b>Journal Entries</b>	<b>Fund balances Carried forward</b>
<b>Unrestricted</b>							
General - General fund	232,137.71	211,412.48	285,003.38	-	-	-	158,546.81
<b>Sub-totals</b>	<b>232,137.71</b>	<b>211,412.48</b>	<b>285,003.38</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>158,546.81</b>
<b>Designated</b>							
Mary - Mary Thomas	0.48	-	-	-	-	-	0.48
<b>Sub-totals</b>	<b>0.48</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.48</b>
<b>Restricted</b>							
BP - Building Project	(1,220.00)	480.00	-	-	-	-	(740.00)
CHalls - Church Halls CCLA	43,815.50	-	-	-	-	-	43,815.50
HG - HMRC Grant	9,096.89	-	-	-	-	-	9,096.89
LPW - Listed Place of Worship	5,543.36	3,403.46	-	-	-	-	8,946.82
NH - National Heritage	80,460.00	28,290.00	-	-	-	-	108,750.00
Mary - Mary Thomas	13,570.08	-	-	-	-	-	13,570.08
ChLands - Churchwardens Fund	152,243.59	28,813.44	-	-	-	-	181,057.03
Music - Music Festival	6,519.62	-	-	-	-	-	6,519.62
<b>Sub-totals</b>	<b>310,029.04</b>	<b>60,986.90</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>371,015.94</b>
<b>Totals</b>	<b>542,167.23</b>	<b>272,399.38</b>	<b>285,003.38</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>529,563.23</b>

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# Accounts

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# St Pancras Church



## Annual Report for 2020

*Presented at the  
Annual Parochial Church Meeting  
23rd May 2021*

## St Pancras Church Trustees

### Parochial Church Council 2020

<b>Vicar</b>	Revd Anne Stevens	Chair	
<b>UCL Chaplain</b>	Revd Charlotte Bradley	<i>until 15/11/20</i>	
<b>Readers</b>	Michael Ogden Olyve Johnson		
<b>Churchwardens</b>	Dorothea Hackman Duncan Lamont	(also Hon Treasurer)	
<b>Deanery Synod</b>	Dorothea Hackman Patrick Brough	(2023) (2023)	
<b>Elected</b>	Patrick Brough John Thomlinson Jean Hill Jonathan Lewin Anne Rouse Tony Rouse	(2023) (2022) (2021) (2021) (2021) (2023)	Hon PCC Secretary Deputy Churchwarden
<b>Ex Officio</b>	Eve Poole	General Synod	

*The years in brackets are when the trustee's term expires at the APCM.*

#### Contact Details

<i>Website</i>	<i>www.stpancraschurch.org</i>
<i>Twitter</i>	<i>@StPancrasChurch</i>
<i>Tel</i>	<i>020 7388 1461</i>
<i>Email</i>	<i>office@stpancraschurch.org</i>
<i>Address</i>	<i>St Pancras Church, Euston Road, London NW1 2BA</i>

## Introduction



As I write this report, we are conducting a Community Audit to find out how our congregation and local community has been affected by the Covid-19 pandemic. When the results come in, the PCC will discuss the shape of our future ministry, and revise our Mission Action Plan in the light of the needs that are emerging. This is the central vision we will be basing our work around:

*Central London is in a state of flux. For the last year the Covid-19 pandemic has filled our hospital wards and emptied our streets and workplaces. We do not know how long the pandemic will last, and we do not yet know how its long-term consequences will begin to reshape the pattern of life in our local community.*

*In the midst of this uncertainty, the central truths of the gospel do not change. 'Jesus Christ is the same, yesterday, today and forever.' (Hebrews 13.8) St Pancras will continue to be a centre for Christian prayer and worship, and a place where faith can be sought and found. We will continue to pray for our community, and to do all we can to be a sign of God's love for all people. We will continue to work for the Kingdom that Christ proclaimed, with its emphasis on inclusion, freedom and justice.*

*The church, like every other organisation, will need to rethink how it works in a fast-changing world. But this is not a time to be inward looking, focusing only on our own survival. 'Seek the welfare of the city ... for in its welfare you will find your welfare.' (Jeremiah 29.7) The next few years will be a time of recovery and renewal for everyone. We want to 'think globally and act locally,' taking the opportunity to forge new partnerships in the community; to reflect with our friends and neighbours on the changing patterns of city centre life; and to work together in new ways that will improve the quality of life for people in this area and in the wider world.*

The Audit was funded with a grant from the Heritage Culture Recovery Fund, one of a number of government grants we received in 2020 (see the Finance report below). These covered our running costs and enabled us to re-open from the beginning of July. We have remained open since then. Public worship has been suspended at various points, but the church has consistently welcomed over 150 visitors a week. Some come to pray. Some come for a Foodbank voucher. Some come for a brief moment of human contact. In recent weeks it has been a joy to resume our services once again and to welcome back the congregation and the choir. Despite our enforced distancing, it feels as though the congregation has grown closer over the last year; and I am particularly grateful for all the support and encouragement I have received. Thank you.

As ever, heartfelt thanks go to our Churchwardens Dorothea Hackman & Duncan Lamont, to the PCC, and to our staff especially Miriam Campbell our Parish Manager and our caretakers Alain, Colin and Ronnie who do so much to support the church's life. Thanks also go to all the members of the congregation who volunteer their help with our services and events.

*Revd Anne Stevens, Vicar*

## Highlights of 2020

This summary reports on our major services and events in 2020 and on the activities and decisions of the PCC.

### *January – Feb*

- PCC Vision Day
- Landscaping work in South Garden
- One of the hall heaters replaced

### *March – April*

- Lent Course – Saying Yes to Life
- Public worship suspended and church building closed during pandemic lockdown
- Twice-weekly bulletin starts
- PCC - review of expenditure, investments and staffing

### *May – June*

- The Bible Study group began meeting every week online
- Covid-19 Appeal opened
- PCC - ongoing review of finances and staffing
- PCC - revised our 2020 Common Fund contribution to Diocese - £42,600 (50%)
- Bryan Jury left the staff team

### *July – Aug*

- The church re-opened for public worship and private prayer (5 days a week)
- Colin Peart joins the team of Caretakers
- PCC - authorised caryatid survey
- Repairs to tower netting and leadwork on apse roof

### *Sept – Oct*

- Open House Weekend, with c.250 visitors
- Held APCM; received 2019 report and elected 2020/21 Churchwardens & PCC members
- Jane Bishop and Deseline Djiayep left the staff team
- PCC - Health & Safety report received; policy reviewed and approved.
- PCC - 2019 draft accounts approved
- PCC - agreed to extend electricity supply to South Garden
- Miriam Campbell started work as Parish Manager

### *Nov – Dec*

- Civic Service for Remembrance Day in the South Garden
- Public worship suspended in November; restored in December
- Church remains open 5 days a week throughout
- Charlotte Bradley's term as UCL Chaplain ends
- PCC - Safeguarding Policy reviewed and approved. Our annual Safeguarding Audit reviewed our procedures. No incidents were reported this year.
- PCC - 2021 budget approved
- PCC - authorised new radiators for Parish Office
- PCC - authorised Faculty application for 'Flight' statue in North Garden
- Advent & Christmas Services

## **Electoral Roll Report**

The Electoral Roll of the church grew from 77 to 80, 18 of whom live in the parish.

## **PCC Finances 2020**

The annual accounts for 2020 have been approved by the Independent Examiner. The PCC recommends that they are adopted by the Annual Parochial Church Meeting.

Although our regular income was severely affected by the pandemic, this was offset by grants from the HMRC Covid Job Retention Scheme, the Heritage Emergency Fund and the Heritage Culture Recovery Fund. We also received a generous bequest from the estate of Jennifer Tanner, a former Churchwarden. These all form part of our 'restricted' funds, which are only available for specific activities.

In September 2020 we launched our Covid-19 Appeal Fund, aiming to raise £20,000. So far we have raised £4135 in one-off donations, and regular giving commitments that will total £3540 per annum. If we are to expand our range of services and activities again, our financial situation will need to improve. There are early signs that our bookings are picking up, but much will depend on how well the area as a whole comes back to life. The PCC will continue to monitor the situation closely and will provide regular updates for church members.

## **Deanery Synod 2020**

In 2020 the Deanery of Camden was formed, merging the previous deaneries of North and South Camden. Owing to the pandemic, the Deanery Synod was unable to meet in 2020. An online meeting is planned for 25 May 2021.



**St Pancras Parochial Church Council**

**Charity No. 1133802**

**Statement of Financial Activities  
and Balance Sheet**

**as at 31 December 2020**

## Independent examiner's report to the trustees of St Pancras Parochial Church Council

I report to the trustees on my examination of the accounts of the St Pancras Parochial Church Council, charity no. 1133802 (the Trust) for the year ended 31st December 2020.

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

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

The procedures do not provide all the evidence that would be required in an audit and therefore I do not express an audit opinion on the view given by the accounts.

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

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

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



Claudia Trettenbrein  
126 Blurton Road  
London E5 0NH

07/05/2021

## St Pancras Church

St Pancras Church is a Church of England Parish Church and a Registered Charity (No. 1133802). The postal address is St Pancras Church, Euston Road, London NW1 2BA. The website is [www.stpancraschurch.org](http://www.stpancraschurch.org)

## The Parochial Church Council (PCC)

The PCC of St Pancras Church functions in accordance with the Church Representation Rules. Its members receive no remuneration.

### PCC Members in 2020

Revd Anne Stevens	Vicar & PCC Chair	
Revd Charlotte Bradley	UCL Chaplain	<i>until 15/11/20</i>
Dorothea Hackman	Church Warden, PCC Lay Chair & Treasurer	
Duncan Lamont	Church Warden	
Patrick Brough	Deanery Synod Rep	<i>from 18/10/20</i>
Miriam Campbell	Deputy Churchwarden	<i>until 5/10/20</i>
William Edgill	Deanery Synod Rep	<i>until 18/10/20</i>
Jean Hill		
Olyve Johnson	Reader	
Jonathan Lewin		
Michael Ogden	Reader	
Eve Poole	General Synod Member	
Anne Rouse	Secretary	
Tony Rouse	Deputy Churchwarden	
John Thomlinson		

## Independent Examiner

Claudia Trettenbrein

## Trustees' Report

The Trustees present their annual report together with the financial statements of the charity for the 1 January 2020 to 31 December 2020.

### Structure, Governance and Management

The Parish of St Pancras is a parish within the Church of England as defined by canon law. Individual parishes do not have a separate constitution. They work within the framework of Church of England ecclesiastical law. The Parochial Church Council is a corporate body established by the Church of England and operates under the Parochial Church Council (Powers) Measure 1956. The St Pancras PCC consists of six elected members in accordance with Church of England Representation Rules together with two Deanery Synod representatives, two Churchwardens, and the parish's clergy and lay ministers. The pay and remuneration of the church's staff is set by the PCC.

The PCC has reviewed the operational and financial risks faced by the organisation and is satisfied that appropriate procedures and controls are in place to mitigate the impact of those risks.

### **Charitable status and public benefit**

The PCC has considered the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion and is satisfied that the activities of St Pancras Church fall within such guidance.

### **Governance and Internal Control**

The PCC is responsible for the finances of the Church, the production and implementation of statutory policies, and the general oversight and management of the Church and its activities. The PCC delegates the day-to-day running of the Church to the Church's officers and staff, allowing them to focus on vision and oversight.

The PCC has considered financial governance issues in the year and has in place a set of authorisation limits and dual signatory systems under which the PCC's officers authorize expenditure. Management accounts are produced on a monthly basis to enable the PCC to monitor the financial position of the church.

### **Objectives**

St Pancras Church stands on one of the busiest crossroads in Central London opposite Euston Station. Built in 1822, it is a Grade 1 Listed Building, an early and important example of Greek Revival architecture. Its parish covers one of the wealthiest areas of London (Bloomsbury) and one of the poorest (Somers Town). As a Church of England parish church it acts as a centre for Christian worship and education, and as a focus of civic, community and cultural life in the Borough of Camden.

The PCC generates funding for the upkeep and work of the church, and employs staff to manage and maintain its seven-day-a-week ministry. It is responsible for safeguarding the assets of the church and generates income by voluntary collections, donations, and letting out the church, hall and grounds for community use.

### **Review of Activities**

The full PCC met six times during the year, mostly by video conference because of the Covid-19 pandemic. Over the course of the year the PCC conducted a review of finance, staffing and pay; implemented Covid-safe ways of working in the church and hall; reviewed and approved our Health & Safety and Safeguarding policies and procedures; and commissioned various building works. These included repairs to the apse leadwork and tower netting, a new heater in the hall, landscaping work in the church garden, new radiators in the Parish Office, and an upgrade of the electrical supply to the crypt and south garden. The PCC also commissioned a Community Audit for 2021 to identify how the local community was changing in the pandemic.

### **Reserves Policy**

Monies are set aside for specific purposes into restricted and designated funds. The purpose of holding a reserve as the General Purposes Fund is to enable the Church to cope with variations in its cash flow and to provide a fund of money should its income drop unexpectedly. Currently the Church receives income from its services, charitable activities, and letting out its premises. There are expenses pertaining to these activities and the net income is taken into the General Purposes Fund. It has been considered that a reasonable amount to be held in the General Purposes Fund is at least £40,000, which equates approximately to four months of General Fund expenditure on church activities, and meets Charity Commission recommendations. Free reserves as defined by the Charity Commission amounted to £188,468 at the Balance Sheet date. The PCC continues to make efforts to keep free reserves in line with the stated policy.

## Results for the Year

Net movement in funds for the year amounted to a profit of £174,081.

Although our regular income was severely affected by the pandemic, this was offset by grants from the HMRC Covid Job Retention Scheme, the Heritage Emergency Fund and the Heritage Culture Recovery Fund. We received a generous bequest from the estate of Jennifer Tanner, a former Churchwarden.

Total assets carried forward amounted to £542,167 compared to £386,086 in 2019. Within this total, restricted funds amounted to £310,029 and unrestricted funds amounted to £232,138.

## Statement of the Parochial Church Council's financial responsibilities

Law applicable to charities in England and Wales and guidance issued by the Central Board of Finance of the Church of England require the members of the Parochial Church Council to prepare financial statements which give a true and fair view of the Parochial Church Council's activities during the year.

In preparing financial statements giving a true and fair view, the members of the Parochial Church Council should follow best practice and

- i) select suitable accounting policies and then apply them consistently;
- ii) make judgments and estimates that are reasonable and prudent;
- iii) state whether the Church guidance, applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Parochial Church Council will continue in operation. The Members of the Parochial Church Council are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Parochial Church Council and enable them to ensure that their financial statements comply with the Church Accounting Regulations 2006 and the Charities Act 2011. They are also responsible for safeguarding the assets of the Parochial Church Council and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This draft report was agreed by the Trustees for presentation to the Annual Meeting, on 23 May 2021 and signed on their behalf by:



Revd Anne Stevens  
Vicar of St Pancras Church



Dorothea Hackman  
Treasurer of St Pancras Church

**St Pancras 1704 Euston Road**  
**Statement of Financial Activities**  
**For the period from 01 January 2020 to 31 December 2020**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>					
Incoming resources from generated funds	-	-	-	-	3,400.00
Voluntary income	193,504.25	258,991.48	-	452,495.73	323,723.74
Activities for generating funds	-	-	-	-	-
Investment income	-	-	-	-	-
Other incoming resources	(400.00)	5,543.36	-	5,143.36	2,500.00
Incoming resources from charitable activities	-	-	-	-	-
<b>Total income</b>	<b>193,104.25</b>	<b>264,534.84</b>	<b>-</b>	<b>457,639.09</b>	<b>329,623.74</b>
<b>Resources used</b>					
Charitable activities	213,100.10	-	-	213,100.10	255,201.96
Governance costs	65,837.95	-	-	65,837.95	71,916.88
Other resources used	-	4,620.00	-	4,620.00	9,098.86
Cost of generating funds	-	-	-	-	-
Cost of generating voluntary income	-	-	-	-	-
Investment management costs	-	-	-	-	12,031.67
Fundraising trading cost of goods sold and other costs	-	-	-	-	-
<b>Total expenditure</b>	<b>278,938.05</b>	<b>4,620.00</b>	<b>-</b>	<b>283,558.05</b>	<b>348,249.37</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>(85,833.80)</b>	<b>259,914.84</b>	<b>-</b>	<b>174,081.04</b>	<b>(18,625.63)</b>
<b>Transfers:</b>					
Gross transfers between funds - in	-	-	-	-	1,876.00
Gross transfers between funds - out	-	-	-	-	(1,876.00)
<b>Other recognised gains / losses</b>					
Gains/losses on investment assets	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-
<b>Net movement in funds</b>	<b>(85,833.80)</b>	<b>259,914.84</b>	<b>-</b>	<b>174,081.04</b>	<b>(18,625.63)</b>
<b>Reconciliation of funds</b>					
<b>Total funds brought forward</b>	<b>317,971.99</b>	<b>50,114.20</b>	<b>-</b>	<b>368,086.19</b>	<b>386,711.82</b>
<b>Total funds carried forward</b>	<b>232,138.19</b>	<b>310,029.04</b>	<b>-</b>	<b>542,167.23</b>	<b>368,086.19</b>

**St Pancras 1704 Euston Road**

**Balance Sheet (Summary)**

	As at 31/12/2020	As at 31/12/2019
<b>Fixed assets</b>		
Tangible Assets	368,415.66	368,415.66
	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current assets</b>		
Cash At Bank And In Hand	188,079.14	15,759.31
Debtors	388.93	5,872.73
	<b>188,468.07</b>	<b>21,632.04</b>
<b>Liabilities</b>		
Creditors: Amounts Falling Due In One Year	14,953.78	18,121.24
	<b>14,953.78</b>	<b>18,121.24</b>
<b>Net current assets less current liabilities</b>	<b>173,514.29</b>	<b>3,510.80</b>
<b>Total assets less current liabilities</b>	<b>541,929.95</b>	<b>371,926.46</b>
<b>Liabilities</b>		
Creditors: Amounts falling due after more than one year	(237.28)	3,840.27
	<b>(237.28)</b>	<b>3,840.27</b>
<b>Total net assets less liabilities</b>	<b>542,167.23</b>	<b>368,086.19</b>
<b>Represented by</b>		
<b>Unrestricted</b>		
General (Unrestricted)	232,137.71	317,971.51
<b>Designated</b>		
Designated - Mary Thomas	0.48	0.48
<b>Restricted</b>		
Restricted - Building Project	(1,220.00)	3,400.00
Restricted - Church Halls CCLA	43,815.50	27,201.79
Restricted - HMRC Grant	9,096.89	-
Restricted - Listed Place of Worship	5,543.36	-
Restricted - National Heritage	80,460.00	-
Restricted - Mary Thomas	13,570.08	8,975.58
Restricted - Churchwardens Fund	152,243.59	4,017.21
Restricted - Music Festival	6,519.62	6,519.62
<b>Funds of the church</b>	<b>542,167.23</b>	<b>368,086.19</b>

**St Pancras 1704 Euston Road**

**Statement of Assets and Liabilities (by code)  
As at: 31 December 2020**

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
<b>Fixed Asset - Tangible Assets</b>						
3010: Freehold Land and Buildings	360,392.00	-	-	-	360,392.00	360,392.00
3011: WFI	36,097.33	-	-	-	36,097.33	36,097.33
3015: Accumulated Depreciation	(28,073.67)	-	-	-	(28,073.67)	(28,073.67)
<b>Total</b>	<b>368,415.66</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current Asset - Cash At Bank And In Hand</b>						
4010: General Account Barclays	(69,171.63)	(9,184.80)	176,650.78	-	98,294.35	3,515.07
4011: Halls Account Barclays 457	(13,927.49)	(10,000.00)	58,673.36	-	34,745.87	6,487.94
4012: Music Festival Account Barclays 520	2,110.40	-	(2,110.38)	-	0.02	0.02
4013: Choir Account at Lloyds Bank	(118.00)	-	-	-	(118.00)	(118.00)
4014: Co-Operative Bank Current Account	(110,958.72)	41,684.80	98,032.45	-	28,758.53	2,141.12
4018: Payroll Account	927.22	-	-	-	927.22	360.32
4110: CCLA Churchwardens	71,026.69	(3,500.00)	(67,482.75)	-	43.94	43.75
4111: CCLA Mary Thomas	23,109.14	(18,999.52)	4,070.08	-	8,179.70	1,755.40
4112: CCLA Church Halls	(19,067.99)	-	36,315.50	-	17,247.51	1,573.69
<b>Total</b>	<b>(116,070.38)</b>	<b>0.48</b>	<b>304,149.04</b>	<b>-</b>	<b>188,079.14</b>	<b>15,759.31</b>
<b>Current Asset - Debtors</b>						
5010: Debtors	(8,421.07)	-	8,810.00	-	388.93	4,300.00
5020: Prepayments	(459.00)	-	459.00	-	-	1,256.00
5025: Psalms Control account	-	-	-	-	-	316.73
<b>Total</b>	<b>(8,880.07)</b>	<b>-</b>	<b>9,269.00</b>	<b>-</b>	<b>388.93</b>	<b>5,872.73</b>
<b>Liability - Creditors: Amounts falling due after more than one year</b>						
6030: Hire Purchase Account	(237.28)	-	-	-	(237.28)	3,840.27
<b>Total</b>	<b>(237.28)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(237.28)</b>	<b>3,840.27</b>
<b>Liability - Creditors: Amounts Falling Due In One Year</b>						
6010: Creditors and Income Received in Advance	5,077.64	-	3,389.00	-	8,466.64	8,466.64
6015: Crypt deposit received & returned	200.00	-	-	-	200.00	-
6020: Accruals	2,625.33	-	-	-	2,625.33	6,965.08
6023: Payroll Control Account	161.81	-	-	-	161.81	2,509.52
6025: Food Bank Control Account	-	-	-	-	-	180.00
Z04: Accounts Payable	3,500.00	-	-	-	3,500.00	-
<b>Total</b>	<b>11,564.78</b>	<b>-</b>	<b>3,389.00</b>	<b>-</b>	<b>14,953.78</b>	<b>18,121.24</b>
<b>Net total assets</b>	<b>232,137.71</b>	<b>0.48</b>	<b>310,029.04</b>	<b>-</b>	<b>542,167.23</b>	<b>368,086.19</b>
<b>Represented by</b>						
General (Unrestricted)	232,137.71	-	-	-	232,137.71	317,971.51
Designated - Mary	-	0.48	-	-	0.48	0.48
Restricted - BP	-	-	(1,220.00)	-	(1,220.00)	3,400.00
Restricted - CHalls	-	-	43,815.50	-	43,815.50	27,201.79

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
Restricted - ChLands	-	-	152,243.59	-	152,243.59	4,017.21
Restricted - HG	-	-	9,096.89	-	9,096.89	-
Restricted - LPW	-	-	5,543.36	-	5,543.36	-
Restricted - Mary	-	-	13,570.08	-	13,570.08	8,975.58
Restricted - Music	-	-	6,519.62	-	6,519.62	6,519.62
Restricted - NH	-	-	80,460.00	-	80,460.00	-
<b>Total</b>	<b>232,137.71</b>	<b>0.48</b>	<b>310,029.04</b>	<b>-</b>	<b>542,167.23</b>	<b>368,086.19</b>

St Pancras 1704 Euston Road

Analysis of income and expenditure  
Selected period: 01 January 2020 to 31 December 2020

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Incoming resources</b>						
<b>Incoming resources from generated funds</b>						
0102 - Gift Aid Envelopes	1,835.52	-	-	-	1,835.52	4,773.90
0103 - Income Tax Received	3,473.07	-	-	-	3,473.07	4,323.35
0104 - Collections Open Plate	2,100.68	-	-	-	2,100.68	7,424.14
0105 - Collections for Charities	159.49	-	-	-	159.49	784.49
0106 - Collections for Linked Parishes	-	-	-	-	-	-
0107 - Collections for Candles	-	-	-	-	-	183.29
0108 - HMRC JRS Grant	(8,891.89)	-	9,096.89	-	205.00	-
0201 - Donations	4,528.34	-	-	-	4,528.34	808.57
0202 - Fabric Wall Box	2,162.11	-	-	-	2,162.11	3,452.74
0203 - Church Lands Trust	8,145.16	-	8,475.56	-	16,620.72	18,007.86
0301 - Music Festival	6,070.50	-	-	-	6,070.50	17,584.60
0302 - Church Lettings	5,795.00	-	-	-	5,795.00	16,103.85
0303 - Crypt Lettings	4,170.00	-	-	-	4,170.00	22,410.30
0304 - Car Parking	34,818.69	-	-	-	34,818.69	50,837.58
0305 - Church House Lettings	44,583.46	-	-	-	44,583.46	75,207.92
0306 - Flat Lettings	38,719.04	-	-	-	38,719.04	51,319.90
0307 - Fees for Weddings & Funerals	432.00	-	-	-	432.00	1,088.00
0308 - Flowers and Refreshments	-	-	-	-	-	-
0309 - Other Events and Activities	-	-	-	-	-	-
0401 - Other Ordinary Income	-	-	-	-	-	40.00
0402 - Stewardship	13,510.02	-	-	-	13,510.02	9,070.76
0403 - Food Bank	-	-	-	-	-	-
0404 - Forecourt Stalls	1,000.00	-	-	-	1,000.00	5,900.00
0407 - National Heritage Grant	22,000.00	-	80,460.00	-	102,460.00	-
0408 - Psalm Income	-	-	-	-	-	2.00
0501 - St Pancras Church Charities	8,880.64	-	21,201.24	-	30,081.88	34,301.37
0502 - Bank and Deposit Interest	12.42	-	7.01	-	19.43	99.12
0601 - Bequest (J Tanner)	-	-	139,750.78	-	139,750.78	-
0405 - Building Project Income	-	-	-	-	-	3,400.00
<b>Incoming resources from generated funds Totals</b>	<b>193,504.25</b>	<b>-</b>	<b>258,991.48</b>	<b>-</b>	<b>452,495.73</b>	<b>327,123.74</b>
<b>Incoming resources from charitable activities</b>						
<b>Incoming resources from charitable activities Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Other incoming resources</b>						
0310 - Crypt deposit received and returned	(400.00)	-	-	-	(400.00)	2,500.00
0406 - VAT claimed General Maintenance	-	-	5,543.36	-	5,543.36	-
0503 - Inland Revenue Recovery	-	-	-	-	-	-
<b>Other incoming resources Totals</b>	<b>(400.00)</b>	<b>-</b>	<b>5,543.36</b>	<b>-</b>	<b>5,143.36</b>	<b>2,500.00</b>
<b>Incoming resources Grand totals</b>	<b>193,104.25</b>	<b>-</b>	<b>264,534.84</b>	<b>-</b>	<b>457,639.09</b>	<b>329,623.74</b>

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Resources used</b>						
<b>Cost of generating funds</b>						
1621 - Heritage Lottery Portico	-	-	-	-	-	-
1812 - Building Appeal Expenses	-	-	-	-	-	-
1960 - Depreciation	-	-	-	-	-	12,031.67
<b>Cost of generating funds Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,031.67</b>
<b>Charitable activities</b>						
1102 - Grants from Church PCC Collections	500.00	-	-	-	500.00	1,000.00
1103 - Grants to Music Festival	-	-	-	-	-	-
1104 - Outings and Awaydays	-	-	-	-	-	-
1201 - Diocesan Common Fund	84,600.00	-	-	-	84,600.00	63,000.00
1202 - Clergy Expenses	627.80	-	-	-	627.80	744.85
1203 - Chaplain and other Clergy Costs	-	-	-	-	-	-
1204 - Deanery Costs	-	-	-	-	-	-
1205 - Chaplain's Expenses	-	-	-	-	-	-
1301 - Choir	9,132.00	-	-	-	9,132.00	21,501.99
1302 - Choir Cassocks	-	-	-	-	-	-
1303 - Organist	4,511.22	-	-	-	4,511.22	8,845.56
1304 - Locum Organists	75.00	-	-	-	75.00	1,684.00
1305 - Organ and Piano Maintenance	2,290.29	-	-	-	2,290.29	2,983.44
1306 - Sheet Music and Licences	-	-	-	-	-	216.49
1307 - Health & Safety	-	-	-	-	-	150.00
1308 - Mission & Ministry	-	-	-	-	-	500.00
1310 - Music Festival	4,400.00	-	-	-	4,400.00	22,160.05
1410 - Altar (Church Services)	1,323.50	-	-	-	1,323.50	1,507.16
1411 - Flowers	-	-	-	-	-	-
1412 - Foodbank	-	-	-	-	-	-
1510 - Church Gas	2,688.44	-	-	-	2,688.44	6,400.22
1511 - Church Electricity	4,699.42	-	-	-	4,699.42	7,573.12
1512 - Church Insurance	17,101.58	-	-	-	17,101.58	16,468.68
1513 - Church Water	191.69	-	-	-	191.69	879.71
1514 - Church Cleaning	2,549.84	-	-	-	2,549.84	3,016.14
1515 - Church Garden	6,386.00	-	-	-	6,386.00	3,627.15
1516 - Church Clock	753.60	-	-	-	753.60	-
1517 - Church Building Maintenance	28,502.33	-	-	-	28,502.33	50,355.67
1518 - Church Fire Extinguishers	356.70	-	-	-	356.70	244.42
1519 - Church Car Park Rates & Commissions	12,312.20	-	-	-	12,312.20	12,092.14
1520 - Crypt Expenses	4,540.75	-	-	-	4,540.75	13,134.99
1610 - Hall Gas	1,738.48	-	-	-	1,738.48	242.44
1611 - Hall Electricity	706.41	-	-	-	706.41	1,135.35
1612 - Hall Insurance	1,502.73	-	-	-	1,502.73	1,502.50
1613 - Hall Water	790.10	-	-	-	790.10	853.38
1614 - Hall Cleaning	2,341.90	-	-	-	2,341.90	2,204.80
1615 - Hall Maintenance of Building	13,326.41	-	-	-	13,326.41	7,685.49
1616 - Hall Flats Letting Costs	2,964.41	-	-	-	2,964.41	-
1617 - Hall Pest Control	556.99	-	-	-	556.99	-
1620 - Vicarage Maintenance	722.33	-	-	-	722.33	2,479.28
1710 - Advertising and Publicity	699.38	-	-	-	699.38	733.40
1810 - Special Building Work Professional Fees	-	-	-	-	-	-

	General Designated	Restricted	Endowment	This year	Total Last year
1811 - Special Building Work Refurbishment	-	-	-	-	104.94
1820 - Repayments of Loan to Lands Trust	-	-	-	-	-
1917 - Pamphlets and Printing	208.60	-	-	208.60	174.60
<b>Charitable activities Totals</b>	<b>213,100.10</b>	<b>-</b>	<b>-</b>	<b>213,100.10</b>	<b>255,201.96</b>
<b>Governance costs</b>					
1311 - Samba Drummers	500.00	-	-	500.00	500.00
1500 - Staff Training	-	-	-	-	-
1505 - Miscellaneous	-	-	-	-	-
1712 - Bank Charges	161.67	-	-	161.67	393.85
1715 - Interest Paid	-	-	-	-	-
1730 - Expenses made on behalf of Psalm	-	-	-	-	-
1905 - HMRC PAYE/NIC Payments	-	-	-	-	-
1910 - Staff Salaries and Fees	36,345.04	-	-	36,345.04	60,974.60
1911 - Payroll Expenses	266.76	-	-	266.76	308.88
1912 - Nett Pay Control and Payments to HMRC	0.35	-	-	0.35	-
1913 - Staff Pensions	-	-	-	-	-
1914 - Accountancy and Audit	2,000.00	-	-	2,000.00	-
1915 - Computers, Copier and Paper	2,794.46	-	-	2,794.46	3,799.99
1916 - Office Expenses	5,306.44	-	-	5,306.44	1,610.29
1918 - Telephone & Internet	7,695.17	-	-	7,695.17	4,304.52
1920 - Employer Pension contribution	-	-	-	-	-
1921 - Redundancy Pay	10,768.06	-	-	10,768.06	-
1951 - NEST HMRC	-	-	-	-	24.75
<b>Governance costs Totals</b>	<b>65,837.95</b>	<b>-</b>	<b>-</b>	<b>65,837.95</b>	<b>71,916.88</b>
<b>Other resources used</b>					
1813 - Building Project Expenses	-	-	4,620.00	4,620.00	9,098.86
1950 - Suspense and Mispostings	-	-	-	-	-
<b>Other resources used Totals</b>	<b>-</b>	<b>-</b>	<b>4,620.00</b>	<b>4,620.00</b>	<b>9,098.86</b>
<b>Resources used Grand totals</b>	<b>278,938.05</b>	<b>-</b>	<b>4,620.00</b>	<b>283,558.05</b>	<b>348,249.37</b>

**St Pancras 1704 Euston Road**  
**Fund movement summary**

**Selected period: 01 January 2020 to 31 December 2020**

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Fund balances Carried forward
BP - Building Project	3,400.00	-	4,620.00	-	-	(1,220.00)
CHalls - Church Halls CCLA	27,201.79	16,613.71	-	-	-	43,815.50
HG - HMRC Grant	-	9,096.89	-	-	-	9,096.89
LPW - Listed Place of Worship	-	5,543.36	-	-	-	5,543.36
NH - National Heritage	-	80,460.00	-	-	-	80,460.00
General - General fund	317,971.51	193,104.25	278,938.05	-	-	232,137.71
Mary - Mary Thomas	8,976.06	4,594.50	-	-	-	13,570.56
ChLands - Churchwardens Fund	4,017.21	148,226.38	-	-	-	152,243.59
Music - Music Festival	6,519.62	-	-	-	-	6,519.62
<b>Totals</b>	<b>368,086.19</b>	<b>457,639.09</b>	<b>283,558.05</b>	<b>-</b>	<b>-</b>	<b>542,167.23</b>

**St Pancras Parochial Church Council**

**Charity No. 1133802**

**Statement of Financial Activities  
and Balance Sheet**

**as at 31 December 2020**

## Independent examiner's report to the trustees of St Pancras Parochial Church Council

I report to the trustees on my examination of the accounts of the St Pancras Parochial Church Council, charity no. 1133802 (the Trust) for the year ended 31st December 2020.

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

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

The procedures do not provide all the evidence that would be required in an audit and therefore I do not express an audit opinion on the view given by the accounts.

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

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

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



Claudia Trettenbrein  
126 Blurton Road  
London E5 0NH

07/05/2021

## St Pancras Church

St Pancras Church is a Church of England Parish Church and a Registered Charity (No. 1133802). The postal address is St Pancras Church, Euston Road, London NW1 2BA. The website is [www.stpancraschurch.org](http://www.stpancraschurch.org)

## The Parochial Church Council (PCC)

The PCC of St Pancras Church functions in accordance with the Church Representation Rules. Its members receive no remuneration.

### PCC Members in 2020

Revd Anne Stevens	Vicar & PCC Chair	
Revd Charlotte Bradley	UCL Chaplain	<i>until 15/11/20</i>
Dorothea Hackman	Church Warden, PCC Lay Chair & Treasurer	
Duncan Lamont	Church Warden	
Patrick Brough	Deanery Synod Rep	<i>from 18/10/20</i>
Miriam Campbell	Deputy Churchwarden	<i>until 5/10/20</i>
William Edgill	Deanery Synod Rep	<i>until 18/10/20</i>
Jean Hill		
Olyve Johnson	Reader	
Jonathan Lewin		
Michael Ogden	Reader	
Eve Poole	General Synod Member	
Anne Rouse	Secretary	
Tony Rouse	Deputy Churchwarden	
John Thomlinson		

## Independent Examiner

Claudia Trettenbrein

## Trustees' Report

The Trustees present their annual report together with the financial statements of the charity for the 1 January 2020 to 31 December 2020.

### Structure, Governance and Management

The Parish of St Pancras is a parish within the Church of England as defined by canon law. Individual parishes do not have a separate constitution. They work within the framework of Church of England ecclesiastical law. The Parochial Church Council is a corporate body established by the Church of England and operates under the Parochial Church Council (Powers) Measure 1956. The St Pancras PCC consists of six elected members in accordance with Church of England Representation Rules together with two Deanery Synod representatives, two Churchwardens, and the parish's clergy and lay ministers. The pay and remuneration of the church's staff is set by the PCC.

The PCC has reviewed the operational and financial risks faced by the organisation and is satisfied that appropriate procedures and controls are in place to mitigate the impact of those risks.

### **Charitable status and public benefit**

The PCC has considered the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion and is satisfied that the activities of St Pancras Church fall within such guidance.

### **Governance and Internal Control**

The PCC is responsible for the finances of the Church, the production and implementation of statutory policies, and the general oversight and management of the Church and its activities. The PCC delegates the day-to-day running of the Church to the Church's officers and staff, allowing them to focus on vision and oversight.

The PCC has considered financial governance issues in the year and has in place a set of authorisation limits and dual signatory systems under which the PCC's officers authorize expenditure. Management accounts are produced on a monthly basis to enable the PCC to monitor the financial position of the church.

### **Objectives**

St Pancras Church stands on one of the busiest crossroads in Central London opposite Euston Station. Built in 1822, it is a Grade 1 Listed Building, an early and important example of Greek Revival architecture. Its parish covers one of the wealthiest areas of London (Bloomsbury) and one of the poorest (Somers Town). As a Church of England parish church it acts as a centre for Christian worship and education, and as a focus of civic, community and cultural life in the Borough of Camden.

The PCC generates funding for the upkeep and work of the church, and employs staff to manage and maintain its seven-day-a-week ministry. It is responsible for safeguarding the assets of the church and generates income by voluntary collections, donations, and letting out the church, hall and grounds for community use.

### **Review of Activities**

The full PCC met six times during the year, mostly by video conference because of the Covid-19 pandemic. Over the course of the year the PCC conducted a review of finance, staffing and pay; implemented Covid-safe ways of working in the church and hall; reviewed and approved our Health & Safety and Safeguarding policies and procedures; and commissioned various building works. These included repairs to the apse leadwork and tower netting, a new heater in the hall, landscaping work in the church garden, new radiators in the Parish Office, and an upgrade of the electrical supply to the crypt and south garden. The PCC also commissioned a Community Audit for 2021 to identify how the local community was changing in the pandemic.

### **Reserves Policy**

Monies are set aside for specific purposes into restricted and designated funds. The purpose of holding a reserve as the General Purposes Fund is to enable the Church to cope with variations in its cash flow and to provide a fund of money should its income drop unexpectedly. Currently the Church receives income from its services, charitable activities, and letting out its premises. There are expenses pertaining to these activities and the net income is taken into the General Purposes Fund. It has been considered that a reasonable amount to be held in the General Purposes Fund is at least £40,000, which equates approximately to four months of General Fund expenditure on church activities, and meets Charity Commission recommendations. Free reserves as defined by the Charity Commission amounted to £188,468 at the Balance Sheet date. The PCC continues to make efforts to keep free reserves in line with the stated policy.

## Results for the Year

Net movement in funds for the year amounted to a profit of £174,081.

Although our regular income was severely affected by the pandemic, this was offset by grants from the HMRC Covid Job Retention Scheme, the Heritage Emergency Fund and the Heritage Culture Recovery Fund. We received a generous bequest from the estate of Jennifer Tanner, a former Churchwarden.

Total assets carried forward amounted to £542,167 compared to £386,086 in 2019. Within this total, restricted funds amounted to £310,029 and unrestricted funds amounted to £232,138.

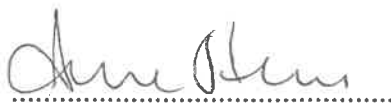
## Statement of the Parochial Church Council's financial responsibilities

Law applicable to charities in England and Wales and guidance issued by the Central Board of Finance of the Church of England require the members of the Parochial Church Council to prepare financial statements which give a true and fair view of the Parochial Church Council's activities during the year.

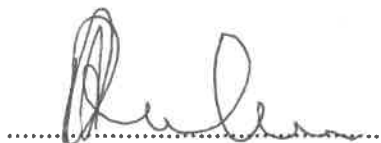
In preparing financial statements giving a true and fair view, the members of the Parochial Church Council should follow best practice and

- i) select suitable accounting policies and then apply them consistently;
- ii) make judgments and estimates that are reasonable and prudent;
- iii) state whether the Church guidance, applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Parochial Church Council will continue in operation. The Members of the Parochial Church Council are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Parochial Church Council and enable them to ensure that their financial statements comply with the Church Accounting Regulations 2006 and the Charities Act 2011. They are also responsible for safeguarding the assets of the Parochial Church Council and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This draft report was agreed by the Trustees for presentation to the Annual Meeting, on 23 May 2021 and signed on their behalf by:



Revd Anne Stevens  
Vicar of St Pancras Church



Dorothea Hackman  
Treasurer of St Pancras Church

**St Pancras 1704 Euston Road**  
**Statement of Financial Activities**  
**For the period from 01 January 2020 to 31 December 2020**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>					
Incoming resources from generated funds	-	-	-	-	3,400.00
Voluntary income	193,504.25	258,991.48	-	452,495.73	323,723.74
Activities for generating funds	-	-	-	-	-
Investment income	-	-	-	-	-
Other incoming resources	(400.00)	5,543.36	-	5,143.36	2,500.00
Incoming resources from charitable activities	-	-	-	-	-
<b>Total income</b>	<b>193,104.25</b>	<b>264,534.84</b>	<b>-</b>	<b>457,639.09</b>	<b>329,623.74</b>
<b>Resources used</b>					
Charitable activities	213,100.10	-	-	213,100.10	255,201.96
Governance costs	65,837.95	-	-	65,837.95	71,916.88
Other resources used	-	4,620.00	-	4,620.00	9,098.86
Cost of generating funds	-	-	-	-	-
Cost of generating voluntary income	-	-	-	-	-
Investment management costs	-	-	-	-	12,031.67
Fundraising trading cost of goods sold and other costs	-	-	-	-	-
<b>Total expenditure</b>	<b>278,938.05</b>	<b>4,620.00</b>	<b>-</b>	<b>283,558.05</b>	<b>348,249.37</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>(85,833.80)</b>	<b>259,914.84</b>	<b>-</b>	<b>174,081.04</b>	<b>(18,625.63)</b>
<b>Transfers:</b>					
Gross transfers between funds - in	-	-	-	-	1,876.00
Gross transfers between funds - out	-	-	-	-	(1,876.00)
<b>Other recognised gains / losses</b>					
Gains/losses on investment assets	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-
<b>Net movement in funds</b>	<b>(85,833.80)</b>	<b>259,914.84</b>	<b>-</b>	<b>174,081.04</b>	<b>(18,625.63)</b>
<b>Reconciliation of funds</b>					
<b>Total funds brought forward</b>	<b>317,971.99</b>	<b>50,114.20</b>	<b>-</b>	<b>368,086.19</b>	<b>386,711.82</b>
<b>Total funds carried forward</b>	<b>232,138.19</b>	<b>310,029.04</b>	<b>-</b>	<b>542,167.23</b>	<b>368,086.19</b>

**St Pancras 1704 Euston Road**

**Balance Sheet (Summary)**

	<b>As at 31/12/2020</b>	<b>As at 31/12/2019</b>
<b>Fixed assets</b>		
Tangible Assets	368,415.66	368,415.66
	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current assets</b>		
Cash At Bank And In Hand	188,079.14	15,759.31
Debtors	388.93	5,872.73
	<b>188,468.07</b>	<b>21,632.04</b>
<b>Liabilities</b>		
Creditors: Amounts Falling Due In One Year	14,953.78	18,121.24
	<b>14,953.78</b>	<b>18,121.24</b>
<b>Net current assets less current liabilities</b>	<b>173,514.29</b>	<b>3,510.80</b>
<b>Total assets less current liabilities</b>	<b>541,929.95</b>	<b>371,926.46</b>
<b>Liabilities</b>		
Creditors: Amounts falling due after more than one year	(237.28)	3,840.27
	<b>(237.28)</b>	<b>3,840.27</b>
<b>Total net assets less liabilities</b>	<b>542,167.23</b>	<b>368,086.19</b>
<b>Represented by</b>		
<b>Unrestricted</b>		
General (Unrestricted)	232,137.71	317,971.51
<b>Designated</b>		
Designated - Mary Thomas	0.48	0.48
<b>Restricted</b>		
Restricted - Building Project	(1,220.00)	3,400.00
Restricted - Church Halls CCLA	43,815.50	27,201.79
Restricted - HMRC Grant	9,096.89	-
Restricted - Listed Place of Worship	5,543.36	-
Restricted - National Heritage	80,460.00	-
Restricted - Mary Thomas	13,570.08	8,975.58
Restricted - Churchwardens Fund	152,243.59	4,017.21
Restricted - Music Festival	6,519.62	6,519.62
<b>Funds of the church</b>	<b>542,167.23</b>	<b>368,086.19</b>

**St Pancras 1704 Euston Road**

**Statement of Assets and Liabilities (by code)  
As at: 31 December 2020**

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
<b>Fixed Asset - Tangible Assets</b>						
3010: Freehold Land and Buildings	360,392.00	-	-	-	360,392.00	360,392.00
3011: WFI	36,097.33	-	-	-	36,097.33	36,097.33
3015: Accumulated Depreciation	(28,073.67)	-	-	-	(28,073.67)	(28,073.67)
<b>Total</b>	<b>368,415.66</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current Asset - Cash At Bank And In Hand</b>						
4010: General Account Barclays	(69,171.63)	(9,184.80)	176,650.78	-	98,294.35	3,515.07
4011: Halls Account Barclays 457	(13,927.49)	(10,000.00)	58,673.36	-	34,745.87	6,487.94
4012: Music Festival Account Barclays 520	2,110.40	-	(2,110.38)	-	0.02	0.02
4013: Choir Account at Lloyds Bank	(118.00)	-	-	-	(118.00)	(118.00)
4014: Co-Operative Bank Current Account	(110,958.72)	41,684.80	98,032.45	-	28,758.53	2,141.12
4018: Payroll Account	927.22	-	-	-	927.22	360.32
4110: CCLA Churchwardens	71,026.69	(3,500.00)	(67,482.75)	-	43.94	43.75
4111: CCLA Mary Thomas	23,109.14	(18,999.52)	4,070.08	-	8,179.70	1,755.40
4112: CCLA Church Halls	(19,067.99)	-	36,315.50	-	17,247.51	1,573.69
<b>Total</b>	<b>(116,070.38)</b>	<b>0.48</b>	<b>304,149.04</b>	<b>-</b>	<b>188,079.14</b>	<b>15,759.31</b>
<b>Current Asset - Debtors</b>						
5010: Debtors	(8,421.07)	-	8,810.00	-	388.93	4,300.00
5020: Prepayments	(459.00)	-	459.00	-	-	1,256.00
5025: Psalms Control account	-	-	-	-	-	316.73
<b>Total</b>	<b>(8,880.07)</b>	<b>-</b>	<b>9,269.00</b>	<b>-</b>	<b>388.93</b>	<b>5,872.73</b>
<b>Liability - Creditors: Amounts falling due after more than one year</b>						
6030: Hire Purchase Account	(237.28)	-	-	-	(237.28)	3,840.27
<b>Total</b>	<b>(237.28)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(237.28)</b>	<b>3,840.27</b>
<b>Liability - Creditors: Amounts Falling Due In One Year</b>						
6010: Creditors and Income Received in Advance	5,077.64	-	3,389.00	-	8,466.64	8,466.64
6015: Crypt deposit received & returned	200.00	-	-	-	200.00	-
6020: Accruals	2,625.33	-	-	-	2,625.33	6,965.08
6023: Payroll Control Account	161.81	-	-	-	161.81	2,509.52
6025: Food Bank Control Account	-	-	-	-	-	180.00
Z04: Accounts Payable	3,500.00	-	-	-	3,500.00	-
<b>Total</b>	<b>11,564.78</b>	<b>-</b>	<b>3,389.00</b>	<b>-</b>	<b>14,953.78</b>	<b>18,121.24</b>
<b>Net total assets</b>	<b>232,137.71</b>	<b>0.48</b>	<b>310,029.04</b>	<b>-</b>	<b>542,167.23</b>	<b>368,086.19</b>
<b>Represented by</b>						
General (Unrestricted)	232,137.71	-	-	-	232,137.71	317,971.51
Designated - Mary	-	0.48	-	-	0.48	0.48
Restricted - BP	-	-	(1,220.00)	-	(1,220.00)	3,400.00
Restricted - CHalls	-	-	43,815.50	-	43,815.50	27,201.79

<b>Class and nominal code</b>	<b>General (Unrestricted)</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Last year</b>
Restricted - ChLands	-	-	152,243.59	-	152,243.59	4,017.21
Restricted - HG	-	-	9,096.89	-	9,096.89	-
Restricted - LPW	-	-	5,543.36	-	5,543.36	-
Restricted - Mary	-	-	13,570.08	-	13,570.08	8,975.58
Restricted - Music	-	-	6,519.62	-	6,519.62	6,519.62
Restricted - NH	-	-	80,460.00	-	80,460.00	-
<b>Total</b>	<b>232,137.71</b>	<b>0.48</b>	<b>310,029.04</b>	<b>-</b>	<b>542,167.23</b>	<b>368,086.19</b>

St Pancras 1704 Euston Road

Analysis of income and expenditure  
Selected period: 01 January 2020 to 31 December 2020

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Incoming resources</b>						
<b>Incoming resources from generated funds</b>						
0102 - Gift Aid Envelopes	1,835.52	-	-	-	1,835.52	4,773.90
0103 - Income Tax Received	3,473.07	-	-	-	3,473.07	4,323.35
0104 - Collections Open Plate	2,100.68	-	-	-	2,100.68	7,424.14
0105 - Collections for Charities	159.49	-	-	-	159.49	784.49
0106 - Collections for Linked Parishes	-	-	-	-	-	-
0107 - Collections for Candles	-	-	-	-	-	183.29
0108 - HMRC JRS Grant	(8,891.89)	-	9,096.89	-	205.00	-
0201 - Donations	4,528.34	-	-	-	4,528.34	808.57
0202 - Fabric Wall Box	2,162.11	-	-	-	2,162.11	3,452.74
0203 - Church Lands Trust	8,145.16	-	8,475.56	-	16,620.72	18,007.86
0301 - Music Festival	6,070.50	-	-	-	6,070.50	17,584.60
0302 - Church Lettings	5,795.00	-	-	-	5,795.00	16,103.85
0303 - Crypt Lettings	4,170.00	-	-	-	4,170.00	22,410.30
0304 - Car Parking	34,818.69	-	-	-	34,818.69	50,837.58
0305 - Church House Lettings	44,583.46	-	-	-	44,583.46	75,207.92
0306 - Flat Lettings	38,719.04	-	-	-	38,719.04	51,319.90
0307 - Fees for Weddings & Funerals	432.00	-	-	-	432.00	1,088.00
0308 - Flowers and Refreshments	-	-	-	-	-	-
0309 - Other Events and Activities	-	-	-	-	-	-
0401 - Other Ordinary Income	-	-	-	-	-	40.00
0402 - Stewardship	13,510.02	-	-	-	13,510.02	9,070.76
0403 - Food Bank	-	-	-	-	-	-
0404 - Forecourt Stalls	1,000.00	-	-	-	1,000.00	5,900.00
0407 - National Heritage Grant	22,000.00	-	80,460.00	-	102,460.00	-
0408 - Psalm Income	-	-	-	-	-	2.00
0501 - St Pancras Church Charities	8,880.64	-	21,201.24	-	30,081.88	34,301.37
0502 - Bank and Deposit Interest	12.42	-	7.01	-	19.43	99.12
0601 - Bequest (J Tanner)	-	-	139,750.78	-	139,750.78	-
0405 - Building Project Income	-	-	-	-	-	3,400.00
<b>Incoming resources from generated funds Totals</b>	<b>193,504.25</b>	<b>-</b>	<b>258,991.48</b>	<b>-</b>	<b>452,495.73</b>	<b>327,123.74</b>
<b>Incoming resources from charitable activities</b>						
<b>Incoming resources from charitable activities Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Other incoming resources</b>						
0310 - Crypt deposit received and returned	(400.00)	-	-	-	(400.00)	2,500.00
0406 - VAT claimed General Maintenance	-	-	5,543.36	-	5,543.36	-
0503 - Inland Revenue Recovery	-	-	-	-	-	-
<b>Other incoming resources Totals</b>	<b>(400.00)</b>	<b>-</b>	<b>5,543.36</b>	<b>-</b>	<b>5,143.36</b>	<b>2,500.00</b>
<b>Incoming resources Grand totals</b>	<b>193,104.25</b>	<b>-</b>	<b>264,534.84</b>	<b>-</b>	<b>457,639.09</b>	<b>329,623.74</b>

	General	Designated	Restricted	Endowment	This year	Total Last year
<b>Resources used</b>						
<b>Cost of generating funds</b>						
1621 - Heritage Lottery Portico	-	-	-	-	-	-
1812 - Building Appeal Expenses	-	-	-	-	-	-
1960 - Depreciation	-	-	-	-	-	12,031.67
<b>Cost of generating funds Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,031.67</b>
<b>Charitable activities</b>						
1102 - Grants from Church PCC Collections	500.00	-	-	-	500.00	1,000.00
1103 - Grants to Music Festival	-	-	-	-	-	-
1104 - Outings and Awaydays	-	-	-	-	-	-
1201 - Diocesan Common Fund	84,600.00	-	-	-	84,600.00	63,000.00
1202 - Clergy Expenses	627.80	-	-	-	627.80	744.85
1203 - Chaplain and other Clergy Costs	-	-	-	-	-	-
1204 - Deanery Costs	-	-	-	-	-	-
1205 - Chaplain's Expenses	-	-	-	-	-	-
1301 - Choir	9,132.00	-	-	-	9,132.00	21,501.99
1302 - Choir Cassocks	-	-	-	-	-	-
1303 - Organist	4,511.22	-	-	-	4,511.22	8,845.56
1304 - Locum Organists	75.00	-	-	-	75.00	1,684.00
1305 - Organ and Piano Maintenance	2,290.29	-	-	-	2,290.29	2,983.44
1306 - Sheet Music and Licences	-	-	-	-	-	216.49
1307 - Health & Safety	-	-	-	-	-	150.00
1308 - Mission & Ministry	-	-	-	-	-	500.00
1310 - Music Festival	4,400.00	-	-	-	4,400.00	22,160.05
1410 - Altar (Church Services)	1,323.50	-	-	-	1,323.50	1,507.16
1411 - Flowers	-	-	-	-	-	-
1412 - Foodbank	-	-	-	-	-	-
1510 - Church Gas	2,688.44	-	-	-	2,688.44	6,400.22
1511 - Church Electricity	4,699.42	-	-	-	4,699.42	7,573.12
1512 - Church Insurance	17,101.58	-	-	-	17,101.58	16,468.68
1513 - Church Water	191.69	-	-	-	191.69	879.71
1514 - Church Cleaning	2,549.84	-	-	-	2,549.84	3,016.14
1515 - Church Garden	6,386.00	-	-	-	6,386.00	3,627.15
1516 - Church Clock	753.60	-	-	-	753.60	-
1517 - Church Building Maintenance	28,502.33	-	-	-	28,502.33	50,355.67
1518 - Church Fire Extinguishers	356.70	-	-	-	356.70	244.42
1519 - Church Car Park Rates & Commissions	12,312.20	-	-	-	12,312.20	12,092.14
1520 - Crypt Expenses	4,540.75	-	-	-	4,540.75	13,134.99
1610 - Hall Gas	1,738.48	-	-	-	1,738.48	242.44
1611 - Hall Electricity	706.41	-	-	-	706.41	1,135.35
1612 - Hall Insurance	1,502.73	-	-	-	1,502.73	1,502.50
1613 - Hall Water	790.10	-	-	-	790.10	853.38
1614 - Hall Cleaning	2,341.90	-	-	-	2,341.90	2,204.80
1615 - Hall Maintenance of Building	13,326.41	-	-	-	13,326.41	7,685.49
1616 - Hall Flats Letting Costs	2,964.41	-	-	-	2,964.41	-
1617 - Hall Pest Control	556.99	-	-	-	556.99	-
1620 - Vicarage Maintenance	722.33	-	-	-	722.33	2,479.28
1710 - Advertising and Publicity	699.38	-	-	-	699.38	733.40
1810 - Special Building Work Professional Fees	-	-	-	-	-	-

	General Designated	Restricted	Endowment	This year	Total Last year
1811 - Special Building Work Refurbishment	-	-	-	-	104.94
1820 - Repayments of Loan to Lands Trust	-	-	-	-	-
1917 - Pamphlets and Printing	208.60	-	-	208.60	174.60
<b>Charitable activities Totals</b>	<b>213,100.10</b>	<b>-</b>	<b>-</b>	<b>213,100.10</b>	<b>255,201.96</b>
<b>Governance costs</b>					
1311 - Samba Drummers	500.00	-	-	500.00	500.00
1500 - Staff Training	-	-	-	-	-
1505 - Miscellaneous	-	-	-	-	-
1712 - Bank Charges	161.67	-	-	161.67	393.85
1715 - Interest Paid	-	-	-	-	-
1730 - Expenses made on behalf of Psalm	-	-	-	-	-
1905 - HMRC PAYE/NIC Payments	-	-	-	-	-
1910 - Staff Salaries and Fees	36,345.04	-	-	36,345.04	60,974.60
1911 - Payroll Expenses	266.76	-	-	266.76	308.88
1912 - Nett Pay Control and Payments to HMRC	0.35	-	-	0.35	-
1913 - Staff Pensions	-	-	-	-	-
1914 - Accountancy and Audit	2,000.00	-	-	2,000.00	-
1915 - Computers, Copier and Paper	2,794.46	-	-	2,794.46	3,799.99
1916 - Office Expenses	5,306.44	-	-	5,306.44	1,610.29
1918 - Telephone & Internet	7,695.17	-	-	7,695.17	4,304.52
1920 - Employer Pension contribution	-	-	-	-	-
1921 - Redundancy Pay	10,768.06	-	-	10,768.06	-
1951 - NEST HMRC	-	-	-	-	24.75
<b>Governance costs Totals</b>	<b>65,837.95</b>	<b>-</b>	<b>-</b>	<b>65,837.95</b>	<b>71,916.88</b>
<b>Other resources used</b>					
1813 - Building Project Expenses	-	-	4,620.00	4,620.00	9,098.86
1950 - Suspense and Mispostings	-	-	-	-	-
<b>Other resources used Totals</b>	<b>-</b>	<b>-</b>	<b>4,620.00</b>	<b>4,620.00</b>	<b>9,098.86</b>
<b>Resources used Grand totals</b>	<b>278,938.05</b>	<b>-</b>	<b>4,620.00</b>	<b>283,558.05</b>	<b>348,249.37</b>

**St Pancras 1704 Euston Road**  
**Fund movement summary**

**Selected period: 01 January 2020 to 31 December 2020**

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Fund balances Carried forward
BP - Building Project	3,400.00	-	4,620.00	-	-	(1,220.00)
CHalls - Church Halls CCLA	27,201.79	16,613.71	-	-	-	43,815.50
HG - HMRC Grant	-	9,096.89	-	-	-	9,096.89
LPW - Listed Place of Worship	-	5,543.36	-	-	-	5,543.36
NH - National Heritage	-	80,460.00	-	-	-	80,460.00
General - General fund	317,971.51	193,104.25	278,938.05	-	-	232,137.71
Mary - Mary Thomas	8,976.06	4,594.50	-	-	-	13,570.56
ChLands - Churchwardens Fund	4,017.21	148,226.38	-	-	-	152,243.59
Music - Music Festival	6,519.62	-	-	-	-	6,519.62
<b>Totals</b>	<b>368,086.19</b>	<b>457,639.09</b>	<b>283,558.05</b>	<b>-</b>	<b>-</b>	<b>542,167.23</b>