

ANNUAL REPORT AND STATEMENT OF ACCOUNTS



**FOR THE YEAR ENDING
31st DECEMBER 2024**

ADMINISTRATIVE INFORMATION

St Dunstan's Church is situated in Cranford Park. The parish is part of the Diocese of London within the Church of England.

The correspondence address is: The Rectory, 34 High Street, Cranford, Hounslow, TW5 9RG.

The Parochial Church Council (PCC) is a registered charity: number 1133842

PCC members who have served from 1 January 2024 until the date of this report was approved are:

Chairman: The Rector: Father Michael Gill SSC

Vice-chairman: Mr Howard Mason

Churchwardens: Mr Howard Mason
Mrs Thandi Lopes

Deanery Synod: Mrs Thandi Lopes

Elected members: Mrs Barbara Scorer
Mrs Lyn Streather
Mrs Gwendoline Strugnell

PCC Secretary: Mrs Lyn Streather

Treasurer: Mrs Barbara Scorer

Electoral Roll: Mrs Lyn Streather

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Parochial Church Council is a body corporate established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure.

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

PUBLIC BENEFIT

The members of the PCC are aware of the Charity Commission guidance on public benefit in "The Advancement of Religion for the Public Benefit" and have had regard to it in their administration of the PCC. The PCC believes

that by promoting the work of the Church of England in the parish of Cranford it provides a benefit to the public by:

- providing a facilities for public worship and pastoral care both for its members and for anyone who wishes to benefit from what the Church can offer; and
- promoting Christian values and service by members of the Church in and to their communities, to the benefit of individuals and society as a whole.

ELECTORAL ROLL

At the APCM in 2024, membership stood at 24 parishioners with 10 residing outside the parish. A new roll is being prepared and will be presented at the 2025 APCM.

HOUSE OF BISHOPS' DECLARATION ON THE MINISTRY OF BISHOPS AND PRIESTS

The parish has passed a resolution under the above heading which means:

- We have committed this parish to sharing in Christ's mission in the diocese of London and in the Kensington Episcopal Area.
- We have ensured that the episcopal and priestly ministry in the parish can be received by all.
- We are maintaining the unity of the parish.
- We have sought sacramental and pastoral ministry from a bishop with whom all of us are in full communion.
- We are continuing to contribute to sustaining breadth and diversity in the Church of England and in the diocese of London and in the Kensington Episcopal Area.
- We can enable this parish to flourish within the Church of England.

REVIEW OF THE YEAR

The full PCC met six times during the year with an average level of attendance of 99 per cent.

Worship

- Mass was offered daily apart from on a Thursday which is the Rector's day off.
- Solemn Evensong & Benediction took place at St Dunstan's on the first Sunday of each month (apart from October) at 3pm.
- The Bishop of Fulham visited on March 17th to preside at Mass. It also happened to be the 15th anniversary of Fr Michael's induction which wasn't realised when the date was arranged. Fr Michael was keeping it quiet but it leaked out. He was very grateful and extremely moved by kind things that were said.
- A service of Readings and Carols for Advent was held on Advent Sunday. This was followed by Benediction.

- A shorter version of the service of Lessons and Carols was held in church in preparation for Christmas. It had been planned to hold a service outside but as the weather was so cold it was transferred indoors, much to the relief of many!
- The local bellringers rang before Mass on various Sundays.
- It wasn't possible to join with the priest and people of Our Lady and St Christopher's for Stations of the Cross during Lent owing to building problems in that church. Instead the devotion took place on Saturday mornings at 10am in St Dunstan's immediately prior to the celebration of Mass.
- A memorial service was held in January for Mrs Susan Horner who was a resident of Toronto. Some years ago Fr Michael happened to be sitting next to Mr and Mrs Horner while having lunch in Heathrow Terminal 5 and they kept in touch from that time. Susan's husband Richard asked if they could have a service in St Dunstan's. This took place in March and was attended by family members from Toronto, Salisbury and other parts of the country.
- Thanks to the kindness of the staff of the London Borough of Hillingdon who look after Cranford Park, we were able to hold evening Masses on important feast days in St Dunstan's. In the past such feasts have been observed in Holy Angels but it means that we can now have full sung celebrations so that those who work during the day are able to be present. The help of Hillingdon is very much appreciated.

Easter attendance

- 30 (23 in 2023)

Christmas attendance

- 22 (22 in 2023)

Baptisms

- One child was baptised.

Weddings

- No weddings took place in church.

Funerals

- For the first time in what must have been several decades (if not centuries) there were no funerals held in church. Local undertakers report a large growth in funerals taken by humanists or other civil celebrants. Relentless advertising by firms such as "Pure Cremation" have also impacted as well as the demographic of the parish.
- There was one funeral where the whole service took place at a crematorium.
- There was one burial of cremated remains in the churchyard.

Music in the liturgy

- The system that we have developed ourselves continues to work really well and to be extremely effective. In spite of everything being downloaded in advance, there is still a wonderful sense of devotion as a result of the music.

Ecumenism

- Fr John Tabor from Our Lady and St Christopher's and Fr Michael led the annual service at the War Memorial on Remembrance Sunday. Some of Fr John's servers were robed and in attendance along with members of both parishes along with other people from the community and local police and politicians.

The wider Church

- Fr Michael and parishioners attended the Bishop of Fulham's Chrism Mass on the Tuesday in Holy Week.
- Fr Michael met with other Fulham clergy from northwest and west London at St Mary's South Ruislip in February when the Bishop of London came to visit on her third stop that day on a tour of Fulham parishes. She later told the bishop of Fulham that he had some wonderful clergy!
- Masses celebrated by Fr Leslie Drake SSC, Fr Nicholas Wheeler SSC, Fr Stephen Brown SSC and Fr Josiah Abadoo SSC when Fr Michael took his holiday.
- Fr Michael provided cover for St Mary's Hayes.
- Fr Michael was re-elected to serve on London Diocesan Synod for a further triennium.
- Fr Michael's annual visit to the Isle of Wight included saying Mass at St Saviour on the Cliffs in Shanklin. A new parish priest had been installed for the parishes of the Society but had to be on the mainland for a funeral on the Wednesday so asked Fr Michael to say the Mass for him. The two priests were able to meet up for dinner one evening. The parishes were very grateful indeed for our prayerful support.
- Mass was offered by Fr Michael for the parish in the Holy House of Our Lady of Walsingham on his annual visit in October.
- Fr Michael met with the Hayes clergy where it was agreed that we should aim to work more closely together to support each other. The two main Hayes parishes and Cranford are all Fulham parishes and all four clergy are priests of The Society of the Holy Cross.

School links

- Fr Michael was involved in the music for The Cedars School summer musical production of "The Wizard of Oz" and the annual Christmas celebration. The children were as magnificent as ever. A new headteacher had arrived in the autumn and so the Christmas event was the first time she had experienced the musical prowess of The Cedars.
- Classes from Cranford Primary School visited the church in May.

Outreach in the community

- Refreshments were offered on days when the Friends of Cranford Park were holding events.
- Fr Michael's weekly trips to Tesco's continued to provide many opportunities for pastoral care to staff and shoppers.
- For the first time for many years a Christmas tree was placed right on Bath Road in Cranford, once Transport for London had been paid over £160 for it to go on a small area of grass. Fr Michael was invited to attend the "switching on of the lights". The tree was blessed, carols were sung and Fr Michael pronounced God's blessing prior to the serving of mulled wine and mince pies. It was good to have Seema Malhotra MP in attendance. The organiser was disappointed by the small size of the tree but the event was very much appreciated by those who were there and it was an act of Christian witness in a parish where Christians are in the minority.

Miscellaneous visits

- A group of people visited St Dunstan's in March as part of a tour of churches in the London Borough of Hillingdon to look at stained glass windows.
- At present there are no advertised times when St Dunstan's is open for visitors. The church is usually open between the end of Mass and the start of Benediction on the first Sunday of each month. However on both websites it is made clear that should anyone wish to come to St Dunstan's and look round then arrangements can be made if they get in touch. It is wonderful to record that a few people have contacted the parish and visits have been arranged which have been greatly appreciated.

IN MEMORIAM

Of your charity, please pray for the repose of the soul of Lillian Streather who died on November 14th.

APPOINTMENT OF A NEW BISHOP OF RICHBOROUGH

Towards the end of 2024 it was announced that His Majesty the King had approved the nomination of Fr Luke Irvine-Capel SSC, currently the Archdeacon of Chichester, to the See of Richborough, with pastoral and sacramental oversight for Society parishes in the eastern half of the southern province of the Church of England. The Ordination and Consecration was due to take place in Canterbury Cathedral on February 27th 2025. Fr Luke was Fr Michael's predecessor as Rector of Cranford. Both the parish and Fr Michael are delighted and proud that this has happened. Four of the Isle of Wight parishes will be under his episcopacy which means the each year St Saviour's will have a visit not only from the current Rector of Cranford but from the previous one as well!

FABRIC REPORT

Churchyard

We must give heart-felt thanks to the members of the congregation and the local community who have contributed in many ways this year to make the churchyard look so beautiful. The contractors were back on regular grass cutting in summer, which has allowed us to focus on other tasks. We had a tree inspection by Steven Fake, who identified a number of jobs that the PCC agreed were safety-related and needed completion. Then in early winter a tree by the boundary wall and adjacent to the park's path was uprooted due to ivy overgrowth, and was only being supported by branches of a neighbouring tree. These tasks will all have been completed by the start of 2025.

The conjunction of the right-hand base plate and upright of the lych gate has suffered an aggressive attack of wood rot during the year. Despite regular treatment with professional grade Lignum D156 a significant amount of wood has been lost, but currently the rot appears to have been stopped.

The church

We have a mixture of new and old electrical wiring, which needs inspection and certification every three years. Our electricians completed all the necessary testing and repairs as well as renewing all the heaters in the nave. However, almost immediately we suffered a loss of one of the three electricity phases. This was traced to an external problem that will likely re-occur as we are the only end-user on an aging overhead supply that passes through trees bordering the M4. The problem needed to be resolved by two teams from the electricity supply company, but only after our electrician had proved the fault was external to the church.

One of the Quinquennial recommendations was treating the east and south doors with Danish oil to preserve them. Half of the outside of the east door needed re-staining before oiling. Danish oil has been applied to the insides of both doors and also to the woodwork of the choir balcony. Work on the external south door will be needed. Continued waxing and polishing of the nave flooring has led to no evidence of new attacks of wood boring beetles in this floor. A number of other relatively minor Quinquennial recommendations are in progress. Fairly regular low and high level cleaning (to the extent of our ladder) of the internal church and its monuments was carried out on most Saturdays, which also allowed us to be open to visitors. The most important necessary task continues to be the most difficult to progress, namely issues with the roof and especially the chancel roof. This needs to be undertaken by a competent firm, given the nature of this roof. The staining of the chancel ceiling and water ingress around the dormer window in 2024 highlighted the urgent need for remedial action, but moss growth on several of the roofs is also a problem. A number of companies invited to quote for this showed little competency or interest in undertaking the task. However, two companies made several visits to the church and appeared keen to do the work and one of the companies produced an initial

quotation for the work. However, both companies then failed to respond to follow-up emails and phone calls. We are urgently exploring a number of avenues to get this work done.

Howard Mason, Churchwarden

FINANCIAL REPORT

2024 was another financially stable year for the parish and one in which we continued to have financial responsibility for St Dunstan's Church and Churchyard only. The Diocese of London continues to finance all expenditure relating to the Holy Angels' complex.

In summer 2024 some volunteers led by Chris Andrews and our church warden, Howard Mason, began some significant improvement work in the churchyard, other than grass cutting which we pay for. After some negative comments on social media it was explained that the church members alone were responsible for the upkeep of the churchyard and not the Church of England, as was a common perception. Throughout the year from March to October we pay a gardening company around £470 per cut about every six weeks. This social media exposure resulted in several people deciding to donate towards the upkeep of the churchyard and we are very thankful to those who made one off donations and those who set up regular standing orders to enable us to keep the churchyard in good order.

In September we purchased a card reader which operates via mobile phones. It was first used for the Heritage Open Day and gives another option for donations to be made.

Income

We received a legacy of £50,000 from the estate of Sandra Lawrence in October and after interest accumulated the total amounted to £52,145.41. Sandra's wishes were that 'the capital and income from the legacy be used for the repair, maintenance and improvement of St Dunstan's church building'. We are very thankful to Sandra for her generosity to the parish.

As always the parish is very grateful for all donations made to the church, either by standing order to our bank, via the gift aid envelope scheme or by cash, cheque or card in the church plate.

Our total income for 2024 (excluding the legacy) is £13,241 which is £545 less than last year. However, due to issues with our very old church laptop and HMRC needing a more up to date Windows operating system in order to process the tax reclaim form, I was unable to submit the claim for 2023 before the end of the year. This claim will now be processed with the 2024 claim and will appear in that year's accounts. Last year our tax recoverable was £2,122 and I expect the amount for 2023 to be comparable.

Expenditure

The total expenditure for 2024 was £18,104 which is £4,296 more than last year. This is mainly caused by rising utility costs and some major electrical repairs which were undertaken.

Many thanks are due again to the churchwarden and others who have maintained and repaired the building and the churchyard during the year thus keeping our costs down as much as possible.

Deficit

We finished the year with a deficit of £4,853 which would have been lower with the tax recoverable.

Outlook for 2025

The PCC constantly reviews its spending and is committed to economising where possible. We are due to undertake some major work on the church roof once quotations are accepted and we intend to use the legacy for this work.

The PCC made a decision to increase our Common Fund offer for 2025 by £500 to £3,500 but this is only a small fraction of the costs associated with a parish of our size.

Thank you

This will be the last year that Philip Dean will be carrying out an independent examination of our parish accounts in line with the Church of England regulations and requirements. Philip has carried out this work for all of the time that I have been treasurer (since 2015), for the seven years that Bina Eipe was treasurer and for a couple of years with Pat Drinkwater as treasurer before that.

On behalf of the parish I want to thank Philip for his expertise in carrying out his annual examinations for us and wish him every blessing in his retirement. Personally, I want to thank Philip for his understanding, guidance and support for me during the time in which I have been treasurer.

Reserves Policy

It is the policy of the PCC to maintain a balance on unrestricted funds (if possible) which equates to at least three months unrestricted payments, equivalent to £18,000.00. This policy will be reviewed annually.

Barbara Scorer, Treasurer

SAFEGUARDING

In accordance with the Church of England Safeguarding Policy our church is committed to:

- Promoting a safer environment and culture.
- Safely recruiting and supporting all those with any responsibility related to children, young people and vulnerable adults within the church.
- Responding promptly to every safeguarding concern or allegation.
- Caring pastorally for victims/survivors of abuse and other affected persons.
- Caring pastorally for those who are the subject of concerns or allegations of abuse and other affected persons.

- Responding to those that may pose a present risk to others.

The Parish will:

Create a safe and caring place for all.

- Have a named Parish Safeguarding Officer (PSO) to work with the incumbent and the PCC to implement policy and procedures.
- Safely recruit, train and support all those with any responsibility for children, young people and adults to have the confidence and skills to recognise and respond to abuse.
- Ensure that there is appropriate insurance cover for all activities involving children and adults undertaken in the name of the parish.
- Display in church premises and on the Parish website the details of who to contact if there are safeguarding concerns or support needs.
- Listen to and take seriously all those who disclose abuse.
- Take steps to protect children and adults when a safeguarding concern of any kind arises, following House of Bishops guidance, including notifying the Diocesan Safeguarding Adviser (DSA) and statutory agencies immediately.
- Offer support to victims/survivors of abuse regardless of the type of abuse, when or where it occurred.
- Care for and monitor any member of the church community who may pose a risk to children and adults whilst maintaining appropriate confidentiality and the safety of all parties.
- Ensure that health and safety policy, procedures and risk assessments are in place and that these are reviewed annually.
- Review the implementation of the Safeguarding Policy, Procedures and Practices at least annually.

Each person who works within this church community will agree to abide by this policy and the guidelines established by this church.

Approved by the Parochial Church Council and signed on their behalf by

Fr. M.J. Gelli SS,
Rector,

23rd March 2025.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEE MEMBERS OF THE PCC OF THE PARISH OF ST.DUNSTAN'S WITH HOLY ANGELS, CRANFORD

I report on the accounts for the period ended 31st December 2024 set out on pages 12 to 15.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the Charities Act, and the Church Accounting Regulations 2006(C.A.R.)
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the Charities Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report

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

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements
 - to keep accounting records in accordance with Section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Charities Act

have not been met; or

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



P Dean. F.C.I.E
7 Stirling Close
Uxbridge
Middx
UB8 2BA

Date: 26th March 2025

St Dunstons with Holy Angels (PCC of Cranford) - 1133842

Statement of Financial Activities

For the period from 01 January 2024 to 31 December 2024

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Incoming resources					
Incoming resources from generated funds	—	—	—	—	—
Voluntary income	63,712.28	—	—	63,712.28	12,429.70
Activities for generating funds	410.00	—	—	410.00	554.00
Investment income	1,026.13	—	—	1,026.13	802.62
Other incoming resources	238.35	—	—	238.35	—
Total income	65,386.76	—	—	65,386.76	13,786.32
Resources used					
Cost of generating funds	—	—	—	—	—
Investment management costs	—	—	—	—	—
Charitable activities	17,345.07	—	—	17,345.07	13,035.61
Governance costs	758.99	—	—	758.99	772.99
Other resources used	—	—	—	—	—
Total expenditure	18,104.06	—	—	18,104.06	13,808.60
Gains / losses on investment assets	(185.76)	—	—	(185.76)	331.20
Net income / (expenditure) resources before transfer	47,096.94	—	—	47,096.94	308.92
Transfers					
Gross transfers between funds - in	—	52,145.41	—	52,145.41	—
Gross transfers between funds - out	(52,145.41)	—	—	(52,145.41)	—
Other recognised gains / losses					
Gains on revaluation, fixed assets, charity's own use	—	—	—	—	—
Net movement in funds	(5,048.47)	52,145.41	—	47,096.94	308.92
Reconciliation of funds					
Total funds brought forward	51,144.98	15,619.13	—	66,764.11	66,455.19
Total funds carried forward	46,096.51	67,764.54	—	113,861.05	66,764.11

Balance Sheet detailed

		As at 31/12/2024	As at 31/12/2023
Fixed assets			
	6401: Fixtures and Fittings	—	—
	6603: Royal Dutch Shell(formerly Shell Transpo	3,516.48	3,702.24
	Total Fixed assets	3,516.48	3,702.24
Current assets			
	6701: Barclays Bank - Community Acct (...5494)	82,717.09	35,797.89
	6702: Barclays Bank -Postal Acct (...9514)	16,188.14	15,918.32
	6706: CBF Deposit Fund	11,304.00	11,304.00
	6707: St Dunstons Bellringers- NS&I	1,782.18	1,768.50
	Total Current assets	111,991.41	64,788.71
Liabilities			
	6699: Agency collections	1,646.84	1,726.84
	6700: Sundry Creditors	—	—
	Total Liabilities	1,646.84	1,726.84
	Net Asset surplus (deficit)	113,861.05	66,764.11
Reserves			
	Excess / (deficit) to date	47,282.70	(22.28)
	Z01: Starting balances	66,764.11	66,455.19
	Z02: Other gains/(losses)	(185.76)	331.20
	Total Reserves	113,861.05	66,764.11

Represented by Funds

Unrestricted	43,591.80	48,454.51
Designated	2,504.71	2,690.47
Restricted	67,764.54	15,619.13
Endowment	—	—
Total	113,861.05	66,764.11

St Dunstons with Holy Angels (PCC of Cranford) - 1133842
Receipts and payments
Selected period: 01 January 2024 to 31 December 2024

<i>Note</i>	<i>From To</i>	<i>01 January 2024 31 December 2024</i>	<i>01 January 2023 31 December 2023</i>
Bellringer - SD Bellringers Fund (Designated) Fund			
Brought forward balance		1,719.49	1,719.49
Total carried forward balance		1,719.49	1,719.49
Building - St Dunstons Church Restoration (Restricted) Fund			
Brought forward balance		15,097.85	15,097.85
Total carried forward balance		15,097.85	15,097.85
Designated - SD Restoration (Designated) Fund			
Brought forward balance		11.94	11.94
Total carried forward balance		11.94	11.94
Legacy - Sandra Lawrence legacy (Restricted) Fund			
Brought forward balance		—	—
Transfers to/(from)		52,145.41	—
Total carried forward balance		52,145.41	—
RitaCooke - Rita Cooke Memorial Fund (Designated) Fund			
Brought forward balance		—	—
Total carried forward balance		—	—
General - General fund (Unrestricted) Fund			
Receipts			
Incoming resources from generated funds			
<i>Voluntary income</i>			
Gift Aid - Bank		5,575.00	5,440.00
Gift Aid - Envelopes		1,039.10	995.70
Other Planned Giving		170.00	—
Loose Plate Collections		1,689.20	1,994.20
Donations, Appeals etc		2,956.40	1,726.80
Tax Recoverable on Gift Aid/GASDS		—	2,122.15
Legacies received		52,145.41	—
Sundry Collections- Magazines/Candles		137.17	150.85
<i>Total Voluntary income</i>		<i>63,712.28</i>	<i>12,429.70</i>
<i>Activities for generating funds</i>			
Fees for Weddings/Funerals		410.00	554.00
<i>Total Activities for generating funds</i>		<i>410.00</i>	<i>554.00</i>
<i>Investment income</i>			
Dividends		184.11	203.32
Bank Interest		842.02	599.30
<i>Total Investment income</i>		<i>1,026.13</i>	<i>802.62</i>

Note	From To	01 January 2024 31 December 2024	01 January 2023 31 December 2023
Other incoming resources			
Misc		238.35	—
Total Other incoming resources		238.35	—
Total receipts		65,386.76	13,786.32
Payments			
Charitable activities			
Common Fund - London Diocesan		3,000.00	3,500.00
Clergy Expenses		1,401.95	2,135.91
Insurance		2,815.70	2,757.13
Repairs & Maintenance		7,830.10	2,230.77
Upkeep of Services		1,325.00	1,712.18
Church Running Costs - Utilities		972.32	699.62
Total Charitable activities		17,345.07	13,035.61
Governance costs			
Office - Admin Costs		358.99	372.99
Independent Examination Fees		400.00	400.00
Total Governance costs		758.99	772.99
Total payments		18,104.06	13,808.60
Excess of Incoming resources over Resources used		47,282.70	(22.28)
Brought forward balance		48,454.51	48,476.79
Transfers to/(from)		(52,145.41)	—
Total carried forward balance		43,591.80	48,454.51
ZReval - Revaluation reserves (Designated) Fund			
Brought forward balance		959.04	627.84
Gains & losses		(185.76)	331.20
Total carried forward balance		773.28	959.04
ZReval - Revaluation reserves (Restricted) Fund			
Brought forward balance		521.28	521.28
Total carried forward balance		521.28	521.28