

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST. JAMES WEST STREATHAM SOUTHWARK

England & Wales · Charity number 1133859

Details

Other names ST. JAMES CHURCH WEST STREATHAM

Status Registered

Legal form Previously excepted

Registered 2010-01-28

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

Contact

Address 236 Mitcham Lane
London
SW16 6NT

Phone 02086773947

Email church@stjames-streatham.org.uk

Website www.stjames-streatham.org.uk

Activities

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

Activities: Promoting in the parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. Maintenance of the Church Hall.

Classification

- **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.
- Wandsworth

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£231,682	£222,560	-	-
2023-12-31	£231,292	£263,723	-	-
2022-12-31	£205,826	£222,208	-	-
2021-12-31	£221,827	£227,163	-	-
2020-12-31	£214,785	£233,677	-	-

Trustees

Name	Role	Appointed
ADAM LISCOMBE SEYMOUR-DAVIES BSC		2023-04-30
Ailie Neill		2023-04-30
Alan Burrows		2023-04-30
Dr NICHOLAS BURT CENG.		2021-05-29
ELIZABETH ANN GIBBONS		2023-04-30
GLYNIS WILKINSON		2023-04-30
JOHN FREDERICK FAREBROTHER		2025-05-25
John Talbot		2023-04-30
Mary Scarlett		2023-04-30
Rocky Deans		2022-05-22
Sandra Lucas		2022-05-22
Sarah Veal		2023-04-30
Yvonne Mason		2023-04-30

Accounts

The Parochial Church Council of the Ecclesiastical Parish of St James

West Streatham Southwark

Charity No. 1133859

Annual Report and Accounts

Year Ended 31st December 2024

Incumbent:

Revd. Rob. Powell

Bank:

Barclays Bank Plc

Wimbledon Business Centre

8 Alexandra Road

Wimbledon

London SW19 7JZ

CAF Bank Ltd

25 Kings Hill Avenue

Kings Hill

West Malling

Kent ME19 4JQ

Independent Examiner:

Leroy Reid & Co

Chartered and Certified Accountants

299 Northborough Road

Norbury

London SW16 4TR

Location:

The Church is located at the corner of

Mitcham Lane and Welham Road

Streatham

London SW 16 6NT

Our Mission

At

St. James.

All of Life for Christ

Empowering

ordinary people to live extraordinary lives

by

Enabling

people to come to know Jesus as Saviour

and

Equipping

people to live for Jesus as Lord

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Trustees Annual Report (Parochial Church Council) for the year ended 31st December 2024

The Trustees present their annual report and accounts for the year ended 31st December 2024.

The Parochial Church Council of the Ecclesiastical Parish of St James West Streatham Southwark is a registered Charity No. 1133859

Objectives:

St. James' PCC has the responsibility of co-operating with the incumbent, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social, and ecumenical. It also has the maintenance responsibilities for the Church Hall complex located in Welham Road and the Curate's house at 171 Mitcham Lane, Streatham.

Parochial Church Council Members:

Trustees (Members of the PCC) are elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules including co-opted and ex-officio members.

Ex Officio:

Revd. Rob Powell	Team Rector	Chairman,
Kirk Douglas	Churchwarden	
John Talbot	Churchwarden	
Nick Burt	Diocesan Synod 2021-2024	
Glynis Wilkinson	Deanery Synod 2023-2026	Electoral Roll Officer
Mary Scarlett	Deanery Synod 2023-2026	
Yvonne Mason	Deanery Synod 2023 - 2026	
Alan Burrows	Deanery Synod 2023-2026	Treasurer

Elected Members:

Adam Seymour-Davies	May 2022 - May 2025	
Rocky Deans	May 2022 – May 2025	Lay Chair
Sandra Lucas	May 2022 – May 2025	
Sarah Veal	May 2023 – May 2026	Secretary
Elizabeth Gibbons	May 2023 - May 2026	
Ailie Neill	May 2023 – May 2026	
Heather Howard	May 2024 – May 2027	
David Kafuko	May 2024 - May 2027	
Kevin Everden	May 2024 – May 2027	

Co-Opted Members

Revd. Mark Pybus	Assistant Minister
John Farebrother	SPA

PCC Meetings:

The PCC held 6 meetings during the year. The average attendance was 65.96% (previously 59.52%).

Committees:

The PCC operates through several task groups, which have met between full meetings of the PCC, to whom they are responsible and to whom they report.

Trustee (PCC Members) Report for the year ending 31st December 2024 (continued)**Church Attendance:**

The Church Electoral Roll records 169 (previously 167) persons as members of the Church, 113 of whom are not resident within the parish.

The average Sunday attendance counted during October was 97

Review of the year:

The various activity groups will highlight their activities during the year by giving reports at the APCM. The activities of the parish insofar as they impinge upon the Statement of Financial Activities have been as follows:

1. The parish's contribution to the central fund of the Diocese of Southwark (the Parish Support Fund) remains the principal item of expenditure at £86,300 for 2024 (£83,500 - 2023) and has been paid in full.
2. Voluntary contributions from members of the congregation remain the principal source of income.
Income from donations for unrestricted purposes including claimed Gift Aid amounted to £138,378 (£143,557 - 2023). An Advent Thanksgiving gift day was held with a commitment that the first £3,000 of donations would be divided between two projects – Musalaha+ in Jerusalem, and Furzedown Youth Centre. Total donations received were £26,829 including associated Gift Aid (£17,821 – 2023).
The PCC continues to encourage the congregation to give to the Church in a regular and committed way using one of the stewardship schemes. Tax efficient regular giving to the General Fund amounted to £74,617 (£76,998 - 2023) and with other Gift Aided donations, £20,191 (£21,214 - 2023) was claimed in Gift Aid for unrestricted purposes.
Other donations of £153 (£1,570– 2023) included restricted donations for various areas of the Church's ministry. The PCC's commitment to supporting all aspects of mission resulted in £37,234 (£40,405 – 2023) being granted to several causes including support for the Furzedown Youth Centre by the donation of the £23,634 for rent and utility bills. A tithe on income from giving of £10,600 (£11,959 – 2023) was split equally between two Mission partners receiving a share with "Furzedown Youth Centre" receiving 1/3, and "Crosslinks" receiving 2/3 in support of Alun and Debbie Burt's ministry in South Africa.
Total income amounted to £231,682 (£231,292 - 2023) of which £3,153 was restricted (£3,341 – 2023). Total expenditure amounted to £219,218 (£263,722 - 2023) of which £3,342 was expenditure on restricted items (£23,432 – 2023).
The generosity of the people of St. James continues to be a source of both encouragement and humility. It is encouraging that we have been able to welcome new faces into the congregation. It is hoped that newcomers will soon become full and active members of our Electoral Roll.
3. The churches of the Furzedown Team Ministry (St. James, St Alban's and St. Pauls) continue to work closely together and with Mitcham Lane Baptist Church, sharing a vision of mission in the community, especially in the area of ministry to young people both through Sunday groups and through the work of the Furzedown Youth Centre.

4. The Church continues its commitment to children and young peoples' ministry. A full-time Youth Outreach worker is jointly employed with our partner churches. Little Fishes continues to be, for many, a first introduction to church life and is currently oversubscribed. Get Set and Adventurers continue to engage with children of Primary school age during the week.
5. The Church continues its commitment to the Furzedown Youth Centre and, in partnership, work to improve the facilities of both the upper and lower halls continues to be the goal of the Community Centre Management Committee. The Church views FYC as a major resource for the young people in the surrounding community.
6. During the year the Church continued to consider the use of its buildings and possible developments that might be undertaken to further the mission of the Church in the future. A small working group under the Building for the Kingdom Project has been working on developing proposals and has fed back to the PCC and church members for further input during the year.

Financial Review

The parish's financial position has seen a net income of £9,124 which is a gain on 2023's net of income of -£32,431. This was largely due to the following:

1. A rise in lettings
2. lower energy charges
3. lower staff costs.

The PCC continues to work with the Finance Working Group which was formed with the purpose of investigating ways to generate income and reduce expenditure and continuing its discussions with the Diocese for advice.

Reserves Policy

The PCC is committed to increasing this reserve by a transfer of £3,000 from the General Fund each year when surplus funds are available.

The balance on the General Reserves at the end of the year was £43,567, an increase of £6,980 from the start of the year. This is lower than the agreed policy of holding reserves equal to three months' unrestricted expenditure – circa £54,807 at December 2024. Meanwhile designated funds of £7,931 are also available and could be undesignated by the PCC if required.

Public Benefit Statement

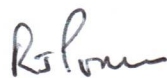
The PCC has considered the Charity Commission's guidance on public benefit. They try to enable all people to live out their faith as part of our parish community through worship and prayer; learning about the Gospel; developing their knowledge and trust in Jesus; provision for pastoral care for people living in the parish; serving those in need; and missionary and outreach work.

Reporting Accountants

Messrs Leroy Reid & Co. Have indicated their willingness to serve as the examiners and a resolution re-appointing them will be proposed at the annual general meeting.

Signed:

Rev. Rob Powell
Chair



Date: 17/03/25

Secretary



Date: 20/03/25

Statement of PCC Members' Responsibilities.

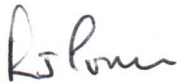
The law requires PCC members to prepare financial statements for each financial year which give a true and fair view of the Parochial Church Council of St James' West Streatham financial activities during the year and of its financial position at the end of the year.

In preparing financial statements we are required to:

1. Select suitable accounting policies and apply them consistently.
2. Make judgements and estimates that are reasonable and prudent.
3. State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements.
4. Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Parochial Church Council of St. James' will continue in operation.

The members are responsible for keeping accounting records, for safeguarding the assets of the organisation and for taking reasonable steps for the prevention and detection of fraud and other irregularities should they exist.

By order of the Board



Revd. Rob Powell
Chairman

Date: 17/03/25

**Independent Examiner's Report
To the PCC of St. James' West Streatham**

We report on the accounts of the PCC for the year ended 31st December 2024, which are set out on pages 6 to 12.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts. You also consider that the audit requirement of section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply and that an independent examination is needed.

Having satisfied ourselves that the charity is not subject to an audit and is eligible for independent examination, it is our responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to our attention.

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the 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 statement below.

Independent Examiner's statement

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

- (1) which gives us reasonable cause to believe that in any material respect the requirements
- . to keep accounting records in accordance with section 130 of the 2011 Act; and
 - . to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and those contained in the Church Accounting Regulations 1997

have not been met.

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

Leroy Reid & Co

Leroy Reid & Co.
Chartered Certified Accountants & Registered Auditors
299 Northborough Road,
Norbury,
London, SW16 4TR.

Date: *9/4/2025*

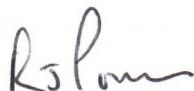
St. James West Streatham
Statement of Financial Activities
For the year ended 31 December 2024

	Note	Unrestricted £	Restricted £	Endowment £	Total £	2023 £
Income and endowments from:						
Donations and legacies	2	138,378	3,153	-	141,531	146,898
Charitable activities	3	56,816	-	-	56,816	53,277
Other trading activities	4	2,406	-	-	2,406	2,206
Investments	5	30,751	-	-	30,751	28,609
Other	6	178	-	-	178	302
Total		228,529	3,153	-	231,682	231,292
Expenditure on charitable activities:						
Church activities	7	140,534	342	-	140,876	171,935
Salaries and support costs	8	40,720	-	-	40,720	47,968
Management and administration	9	3,731	-	-	3,731	3,415
Mission giving and charitable donations	10	34,234	3,000	-	37,234	40,405
Total		219,218	3,342	-	222,560	263,723
Net income/(expenditure)		9,311	(189)	-	9,124	(32,431)
Transfers between funds		-	-	-	-	-
Net movement in funds		9,313	(189)	-	9,124	(32,431)
Reconciliation of funds:						
Total funds brought forward		42,187	9,183	100,613	151,984	151,984
Total funds carried forward		51,498	8,995	100,613	161,106	151,984

St. James West Streatham
Balance Sheet
As at 31 December 2024

	Note	2024	2023
Fixed assets			
Curates House 171 Mitcham Lane	15	100,613	100,613
		<u>100,613</u>	<u>100,613</u>
Current assets			
Cash at bank and in hand		60,049	47,557
Investments		-	-
Sundry debtors		10,861	15,265
Prepayments		2,468	3,154
		<u>73,378</u>	<u>65,976</u>
Liabilities			
Accrual Independent Examination		1,200	1,200
Creditor HMRC PAYE & NI		137	1,238
Other sundry creditors and accruals		5,415	4,434
Diocese Loan (5 years)		6,133	7,733
		<u>12,885</u>	<u>14,605</u>
Net current assets		<u>60,493</u>	<u>51,371</u>
Net assets		<u>161,106</u>	<u>151,984</u>
Represented by:			
Unrestricted funds	11	43,567	36,587
Designated funds	12	7,931	5,601
Restricted funds	13	8,995	9,183
Endowment funds	14	100,613	100,613
		<u>161,106</u>	<u>151,984</u>

Signed:



Revd. Robert Powell: Chairman



Alan Burrows: Treasurer

St. James West Streatham

Notes to the Financial Statements Year ended 31st December 2024

1. Accounting Policies

a) Basis of preparation of accounts

The financial statements have been prepared under Church Accounting Regulations 2006 in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charity is a public benefit entity for the purposes of FRS 102 and therefore the Charity has also prepared its financial statements in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS 102 Charities SORP) and the Charities Act 2011.

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and have taken account of pressures on donations and rental income. After making enquiries the trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity group therefore continues to adopt the going concern basis in preparing its financial statements.

b) Fund Accounting

Unrestricted funds are available for use at the discretion of the PCC in furtherance of the general objectives of the church.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

c) Income

All income is included in the statement of financial activities when there is entitlement to the income, the receipt is probably, and the amount can be measured reliably.

Legacies are recognised following probate and once there is sufficient evidence that receipt is probable, and the amount of the legacy receivable can be measured reliability. Where entitlement to a legacy exit but there is uncertainty as to its receipt or the amount receivable, details are disclosed as a contingent asset until the criteria for income recognition are met.

d) Expenditure

Liabilities are recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities comprise those costs incurred by the church in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

e) Critical accounting estimates and areas of judgement

In the view of the trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2024

Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2024 £	Un- restricted £	Restricted £	Total 2023 £
Income and endowments from:							
Donations and legacies							
	2						
Regular tax efficient giving		74,617	-	74,617	76,998	-	76,998
Other regular giving		8,800	-	8,800	16,114	-	16,114
Offertory plate collections		10,941	-	10,941	13,181	-	13,181
Gift Day donations		23,829	3,000	26,829	14,821	3,000	17,821
Other grants and donations		-	153	153	1,229	341	1,570
Legacies		-	-	-	-	-	-
Gift Aid		20,191	-	20,191	21,214	-	21,214
		<u>138,378</u>	<u>3,153</u>	<u>141,531</u>	<u>143,557</u>	<u>3,341</u>	<u>146,898</u>
Charitable activities							
	3						
Wedding and funeral fees		343	-	343	988	-	988
Children's Ministry receipts		2,586	-	2,586	2,805	-	2,805
Letting FYC		23,634	-	23,634	24,322	-	24,322
Letting other		26,197	-	26,197	23,400	-	23,400
Sundry activities receipts		4,057	-	4,057	1,762	-	1,762
		<u>56,816</u>	<u>-</u>	<u>56,816</u>	<u>53,277</u>	<u>-</u>	<u>53,277</u>
Other trading activities							
	4						
Fundraising events income		-	-	-	-	-	-
Trading income		133	-	133	205	-	205
Well coffee sales		2,273	-	2,273	2,001	-	2,001
		<u>2,406</u>	<u>-</u>	<u>2,406</u>	<u>2,206</u>	<u>-</u>	<u>2,206</u>
Investments							
	5						
Bank and investment interest		678	-	678	700	-	700
Rental income: 171 Mitcham Lane		30,073	-	30,073	27,909	-	27,909
		<u>30,751</u>	<u>-</u>	<u>30,751</u>	<u>28,609</u>	<u>-</u>	<u>28,609</u>
Other							
	6						
Sundry income		178	-	178	302	-	302
Cost reimbursements		-	-	-	-	-	-
		<u>178</u>	<u>-</u>	<u>178</u>	<u>302</u>	<u>-</u>	<u>302</u>
Total		228,529	3,153	231,682	227,951	3,341	231,292

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2024 Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2024 £	Un- restricted £	Restricted £	Total 2023 £
Expenditure on charitable activities:							
Church activities							
	7						
Parish Support Fund contribution		86,300	-	86,300	83,500	-	83,500
Activities and Catering		2,807	-	2,807	2,973	735	3,708
Ministry support		392	-	392	535	-	535
Upkeep of services		10,100	-	10,100	6,859	25	6,885
Church and Hall utilities		18,359	-	18,359	25,857	-	25,857
Church and Hall insurance		9,317	-	9,317	8,534	-	8,534
Church maintenance, repairs, equipment		5,045	-	5,045	13,437	-	13,437
Church Project & Electrical Works		-	-	-	1,626	19,373	20,999
Hall maintenance and repairs		2,033	342	2,375	1,276	-	1,276
171 Mitcham Lane maintenance & refurbishment		3,564	-	3,564	3,522	-	3,522
Children's and Youth Ministry		1,535	-	1,535	2,228	-	2,228
Costs of sales (Bible notes etc)		195	-	195	148	-	148
Music, audio, video		31	-	31	7	111	117
Fees paid to Diocese		158	-	158	805	-	805
Farewell gifts		698	-	698	384	-	384
		<u>140,534</u>	<u>342</u>	<u>140,876</u>	<u>151,691</u>	<u>20,244</u>	<u>171,935</u>
Salaries and support costs							
	8						
Staff salaries and support costs		40,720	-	40,720	47,968	-	47,968
Employers National Insurance		-	-	-	-	-	-
		<u>40,720</u>	<u>-</u>	<u>40,720</u>	<u>47,968</u>	<u>-</u>	<u>47,968</u>
Management and administration							
	9						
Office consumables & admin. costs		1,330	-	1,330	1,019	-	1,019
Telephone and broadband		444	-	444	425	-	425
Staff advertising		40	-	40	-	-	-
Bank & Card charges		716	-	716	771	-	771
Independent Examination costs		1,200	-	1,200	1,200	-	1,200
		<u>3,730</u>	<u>-</u>	<u>3,730</u>	<u>3,415</u>	<u>-</u>	<u>3,415</u>
Mission & other charitable giving							
	10						
Mission agencies		-	3,000	3,000	-	3,000	3,000
FYC support		23,634	-	23,634	24,322	188	24,510
Tithe on regular giving		10,600	-	10,600	11,959	-	11,959
Other charitable giving		-	-	-	936	-	936
		<u>34,234</u>	<u>3,000</u>	<u>37,234</u>	<u>37,217</u>	<u>3,188</u>	<u>40,405</u>
Total		<u>219,218</u>	<u>3,342</u>	<u>222,560</u>	<u>240,291</u>	<u>23,432</u>	<u>263,723</u>

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2024
Statement of Funds

Fund	Note	Balance 01.01.24	Income	Expenditure	Transfers	Balance 31.12.24
		£	£	£	£	£
Unrestricted - General Fund	11	36,587	174,761	204,170	36,389	43,567
Designated Fund						
Building		956	-	-	-	956
Children's Ministry		-	2,586	1,617	(969)	-
Pastoral Care		623	-	-	-	623
Sibley		-	-	-	-	-
Audio & Video		6	-	-	-	6
Friendship Circle		3,850	1,484	628	-	4,705
Hall Trading		-	23,532	11,941	(11,591)	-
BB - Company Fund		165	-	-	-	165
Team		-	-	-	-	-
Kingsley Family		-	-	-	-	-
Events - Special Events		-	2,337	862	-	1,475
Advent gift day		-	23,829	-	(23,829)	-
Designated funds total	12	5,601	53,768	15,048	(36,389)	7,931
Unrestricted & Designated Funds total		42,188	228,529	219,218	(-)	51,501
Restricted Funds						
Crosslinks A Burt		-	-	-	-	-
Hall Redevelopment		1,563	-	342	-	1,221
Church Redevelopment		-	-	-	-	-
Electrical Works		-	-	-	-	-
Benevolent Fund		-	-	-	-	-
Gift Day Tithe		-	3,000	3,000	-	-
Prayer Facilities Development		3,577	-	-	-	3,577
Legacy		-	-	-	-	-
Youth Centre		-	153	-	-	153
Youth Evangelism		4,044	-	-	-	4,044
Church Day (2019)		-	-	-	-	-
Ashburnham Support		-	-	-	-	-
Sound		-	-	-	-	-
Syrian Family		-	-	-	-	-
Restricted funds total	13	9,183	3,153	3,342	-	8,995
Endowment Fund						
171 Mitcham Lane	14	100,613	-	-	-	100,613
Total funds of the Church		151,984	231,682	222,560	(-)	161,106

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2024

15. Fixed Assets

Curates House 171

Freehold land and buildings comprise the curate's house located at 171 Mitcham Lane. The property is held in trust for the PCC by a Southwark Diocesan trust.

The gross book value (£100,613) is based on the value estimated by the PCC as at 1st January 1992 for insurance purposes (the current value for insurance purposes is £237,369). No depreciation is provided.

All other assets are written off in the year of purchase.

16. Trustees benefits and transactions

No payments or benefit has been made to any member of the PCC or persons closely connected with such members, by St James or any closely related organisation except reimbursement of expenses incurred by the Rector and other members of the PCC.

17. Employees

The PCC employed three part time members of staff during the year. Wages paid during the year were £40,720 (2023 £47,968). The pay for all part time staff is determined by reference to the London Living Wage.

18. Contingent liabilities and capital commitments

There were no contingent liabilities or capital commitments at 31 December 2024.

Accounts

The Parochial Church Council of the Ecclesiastical Parish of St James

West Streatham Southwark

Charity No. 1133859

Annual Report and Accounts

Year Ended 31st December 2023

Incumbent:

Revd. Rob. Powell

Bank:

Barclays Bank Plc

Wimbledon Business Centre

8 Alexandra Road

Wimbledon

London SW19 7JZ

CAF Bank Ltd

25 Kings Hill Avenue

Kings Hill

West Malling

Kent ME19 4JQ

Independent Examiner:

Leroy Reid & Co

Chartered and Certified Accountants

299 Northborough Road

Norbury

London SW16 4TR

Location:

The Church is located at the corner of

Mitcham Lane and Welham Road

Streatham

London SW 16 6NT

Our Mission

At

St. James.

All of Life for Christ

Empowering

ordinary people to live extraordinary lives

by

Enabling

people to come to know Jesus as Saviour

and

Equipping

people to live for Jesus as Lord

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Trustees Annual Report (Parochial Church Council) for the year ended 31st December 2023

The Trustees present their annual report and accounts for the year ended 31st December 2023.

The Parochial Church Council of the Ecclesiastical Parish of St James West Streatham Southwark is a registered Charity No. 1133859

Objectives:

St. James' PCC has the responsibility of co-operating with the incumbent, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social, and ecumenical. It also has the maintenance responsibilities for the Church Hall complex located in Welham Road and the Curate's house at 171 Mitcham Lane, Streatham.

Parochial Church Council Members:

Trustees (Members of the PCC) are elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules including co-opted and ex-officio members.

Ex Officio:

Revd. Rob Powell	Team Rector	Chairman,
Marcia Gordon	Churchwarden	
John Talbot	Churchwarden	
Nick Burt	Diocesan Synod 2021-2024	
Elizabeth Gibbons	Deanery Synod 2023-2026	
Glynis Wilkinson	Deanery Synod 2023-2026	Electoral Roll Officer
Mary Scarlett	Deanery Synod 2023-2026	
Alan Burrows	Deanery Synod 2023-2026	Treasurer

Elected Members:

Heather Howard	May 2023 - May 2024	
Peter Neill	April 2021 - April 2024	
Lisa Burrows	April 2021 - April 2024	
David Kafuko	May 2021 - May 2024	
Marlon Ganesh	May 2021 - May 2024	
Adam Seymour-Davies	May 2022 - May 2025	Secretary
Yvonne Mason	May 2022 - May 2025	
Rocky Deans	May 2022 - May 2025	Lay Chair
Sandra Lucas	May 2022 - May 2025	
Sarah Veal	May 2023 - May 2026	
Ailie Neill	May 2023 - May 2026	

Co-Opted Members

Revd. Mark Pybus	Assistant Minister
John Farebrother	SPA

PCC Meetings:

The PCC held 6 meetings during the year. The average attendance was 59.52% (previously 74.99%).

Committees:

The PCC operates through several task groups, which have met between full meetings of the PCC, to whom they are responsible and to whom they report.

Trustee (PCC Members) Report for the year ending 31st December 2023 (continued)**Church Attendance:**

The Church Electoral Roll records 167 (previously 167) persons as members of the Church, 113 of whom are not resident within the parish.

The average Sunday attendance counted during October was 59, and 70 watching online.

Review of the year:

The various activity groups will highlight their activities during the year by giving reports at the APCM. The activities of the parish insofar as they impinge upon the Statement of Financial Activities have been as follows:

1. The parish's contribution to the central fund of the Diocese of Southwark (the Parish Support Fund) remains the principal item of expenditure at £83,500 for 2023 (£81,900- 2022) and has been paid in full.
2. Voluntary contributions from members of the congregation remain the principal source of income.

Income from donations for unrestricted purposes including claimed Gift Aid amounted to £143,557 (£126,063 - 2022). An Advent Thanksgiving gift day was held with a commitment that the first £3,000 of donations would be divided between two projects – Jeel a Amal Boys Home & Co-Ed in Bethany, Palestine, and Furzedown Youth Centre. Total donations received were £17,821 including associated Gift Aid (£13,216 – 2022).

The PCC continues to encourage the congregation to give to the Church in a regular and committed way using one of the stewardship schemes. Tax efficient regular giving to the General Fund amounted to £76,998 (£70,317 - 2022) and with other Gift Aided donations, £21,214 (£19,191 - 2022) was claimed in Gift Aid for unrestricted purposes.

Other donations of £1,570 (£1,530 – 2022) included restricted donations for various areas of the Church's ministry and from Southwark Diocese to assist with rising energy costs. The PCC's commitment to supporting all aspects of mission resulted in £40,405 (£37,722 – 2022) being granted to several causes including support for the Furzedown Youth Centre by the donation of the £24,510 for rent and utility bills. A tithe on income from giving of £11,959 (£11,434 – 2022) was split equally between two Mission partners receiving a share with "Furzedown Youth Centre" receiving 1/3, and "Crosslinks" receiving 2/3 in support of Alun and Debbie Burt's ministry in South Africa.

Total income amounted to £231,292 (£205,826 - 2022) of which £3,341 was restricted (£3,130 – 2022). Total expenditure amounted to £263,722 (£222,208 - 2022) of which £23,432 was expenditure on restricted items (£3,143 – 2022).

The generosity of the people of St. James continues to be a source of both encouragement and humility. It is encouraging that we have been able to welcome new faces into the congregation. It is hoped that newcomers will soon become full and active members of our Electoral Roll.

3. The churches of the Furzedown Team Ministry (St. James, St Alban's and St. Pauls) continue to work closely together and with Mitcham Lane Baptist Church, sharing a vision of mission in the community, especially in the area of ministry to young people both through Sunday groups and through the work of the Furzedown Youth Centre.

4. The Church continues its commitment to children and young peoples' ministry. A full-time Youth Outreach worker is jointly employed with our partner churches. Little Fishes continues to be, for many, a first introduction to church life and is currently oversubscribed. Get Set and Adventurers continue to engage with children of Primary school age during the week.
5. The Church continues its commitment to the Furzedown Youth Centre and, in partnership, work to improve the facilities of both the upper and lower halls continues to be the goal of the Community Centre Management Committee. The Church views FYC as a major resource for the young people in the surrounding community.
6. During the year the Church continued to consider the use of its buildings and possible developments that might be undertaken to further the mission of the Church in the future. A small working group under the Building for the Kingdom Project has been working on developing proposals and has fed back to the PCC and church members for further input during the year.

Financial Review

The parish's financial position has seen a net income of -£32,431 which is a loss on 2022's net of income of -£16,381. This was largely due to the following:

1. A fall in donations
2. Increased energy charges
3. Cost of living crisis.
4. Electrical works of £19,372. This was covered by a drawdown of funds from CBF account, and an £8,000 loan from the Diocese, which is interest free, and repaid over 5 years.

Due to the deficit seen in 2023 and predicted for 2024. The PCC proposed a Finance Working Group be formed with the purpose of investigating ways to generate income and reduce expenditure and have been in discussions with the Diocese for advice.

Reserves Policy

The PCC is committed to increasing this reserve by a transfer of £3,000 from the General Fund each year when surplus funds are available.

The balance on the General Reserves at the end of the year was £36,587, a decrease of £24,055 from the start of the year. This is lower than the agreed policy of holding reserves equal to three months' unrestricted expenditure – circa £60,073 at December 2023. Meanwhile designated funds of £5,601 are also available and could be undesignated by the PCC if required.

Public Benefit Statement

The PCC has considered the Charity Commission's guidance on public benefit. They try to enable all people to live out their faith as part of our parish community through worship and prayer; learning about the Gospel; developing their knowledge and trust in Jesus; provision for pastoral care for people living in the parish; serving those in need; and missionary and outreach work.

Reporting Accountants

Messrs Leroy Reid & Co. Have indicated their willingness to serve as the examiners and a resolution re-appointing them will be proposed at the annual general meeting.

Signed:

Rev. Rob Powell
Chair



Date:

18.3.24

Secretary



Date:

18/3/24

Statement of PCC Members' Responsibilities.

The law requires PCC members to prepare financial statements for each financial year which give a true and fair view of the Parochial Church Council of St James' West Streatham financial activities during the year and of its financial position at the end of the year.

In preparing financial statements we are required to:

1. Select suitable accounting policies and apply them consistently.
2. Make judgements and estimates that are reasonable and prudent.
3. State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements.
4. Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Parochial Church Council of St. James' will continue in operation.

The members are responsible for keeping accounting records, for safeguarding the assets of the organisation and for taking reasonable steps for the prevention and detection of fraud and other irregularities should they exist.

By order of the Board



Revd. Rob Powell
Chairman

Date:

**Independent Examiner's Report
To the PCC of St. James' West Streatham**

We report on the accounts of the PCC for the year ended 31st December 2023, which are set out on pages 6 to 12.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts. You also consider that the audit requirement of section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply and that an independent examination is needed.

Having satisfied ourselves that the charity is not subject to an audit and is eligible for independent examination, it is our responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to our attention.

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the 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 statement below.

Independent Examiner's statement

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

- (1) which gives us reasonable cause to believe that in any material respect the requirements
- . to keep accounting records in accordance with section 130 of the 2011 Act: and
 - . to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and those contained in the Church Accounting Regulations 1997

have not been met.

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

Leroy Reid & Co

Leroy Reid & Co.
Chartered Certified Accountants & Registered Auditors
299 Northborough Road,
Norbury,
London, SW16 4TR.

Date: *24/06/2024*

St. James West Streatham
Statement of Financial Activities
For the year ended 31 December 2023

	Note	Unrestricted £	Restricted £	Endowment £	Total £	2022 £
Income and endowments from:						
Donations and legacies	2	143,557	3,341	-	146,898	129,193
Charitable activities	3	53,277	-	-	53,277	46,725
Other trading activities	4	2,206	-	-	2,206	2540
Investments	5	28,609	-	-	28,609	27,079
Other	6	302	-	-	302	289
Total		227,951	3,341	-	231,292	205,826
Expenditure on charitable activities:						
Church activities	7	151,691	20,244	-	171,935	134,258
Salaries and support costs	8	47,968	-	-	47,968	46,810
Management and administration	9	3,415	-	-	3,415	3,418
Mission giving and charitable donations	10	37,217	3,188	-	40,405	37,722
Total		240,291	23,432	-	263,723	222,208
Net income/(expenditure)		(12,340)	(20,091)	-	(32,431)	(16,381)
Transfers between funds		(19,368)	19,368	-	-	-
Net movement in funds		(31,708)	(723)	-	(32,431)	(16,381)
Reconciliation of funds:						
Total funds brought forward		73,896	9,905	100,613	184,414	184,414
Total funds carried forward		42,188	9,183	100,613	151,984	152,041


St. James West Streatham
Balance Sheet
As at 31 December 2023

	Note	2023	2022
Fixed assets			
Curates House 171 Mitcham Lane	15	<u>100,613</u>	<u>100,613</u>
		<u>100,613</u>	<u>100,613</u>
Current assets			
Cash at bank and in hand		47,557	85,315
Investments		-	8,659
Sundry debtors		15,265	2,933
Prepayments		<u>3,154</u>	<u>2,687</u>
		<u>65,976</u>	<u>99,594</u>
Liabilities			
Accrual Independent Examination		1,200	1,200
Creditor HMRC PAYE & NI		1,238	1,011
Other sundry creditors and accruals		4,434	13,582
Diocese Loan (5 years)		<u>7,733</u>	<u></u>
		<u>14,605</u>	<u>15,793</u>
Net current assets		<u>51,371</u>	<u>83,801</u>
Net assets		<u><u>151,984</u></u>	<u><u>184,414</u></u>
Represented by:			
Unrestricted funds	11	36,587	60,641
Designated funds	12	5,601	13,255
Restricted funds	13	9,183	9,905
Endowment funds	14	<u>100,613</u>	<u>100,613</u>
		<u>151,984</u>	<u>184,414</u>

Signed:



Revd. Robert Powell: Chairman



Alan Burrows: Treasurer

St. James West Streatham

Notes to the Financial Statements Year ended 31st December 2023

1. Accounting Policies

a) Basis of preparation of accounts

The financial statements have been prepared under Church Accounting Regulations 2006 in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charity is a public benefit entity for the purposes of FRS 102 and therefore the Charity has also prepared its financial statements in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS 102 Charities SORP) and the Charities Act 2011.

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and have taken account of pressures on donations and rental income. After making enquiries the trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity group therefore continues to adopt the going concern basis in preparing its financial statements.

b) Fund Accounting

Unrestricted funds are available for use at the discretion of the PCC in furtherance of the general objectives of the church.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

c) Income

All income is included in the statement of financial activities when there is entitlement to the income, the receipt is probably, and the amount can be measured reliably.

Legacies are recognised following probate and once there is sufficient evidence that receipt is probable, and the amount of the legacy receivable can be measured reliability. Where entitlement to a legacy exit but there is uncertainty as to its receipt or the amount receivable, details are disclosed as a contingent asset until the criteria for income recognition are met.

d) Expenditure

Liabilities are recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities comprise those costs incurred by the church in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

e) Critical accounting estimates and areas of judgement

In the view of the trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2023

Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2023 £	Un- restricted £	Restricted £	Total 2022 £
Income and endowments from:							
Donations and legacies							
	2						
Regular tax efficient giving		76,998	-	76,998	70,317	-	70,317
Other regular giving		16,114	-	16,114	18,286	-	18,286
Offertory plate collections		13,181	-	13,181	6,653	-	6,653
Gift Day donations		14,821	3,000	17,821	10,216	3,000	13,216
Other grants and donations		1,229	341	1,570	1,400	130	1,530
Legacies		-	-	-	-	-	-
Gift Aid		21,214	-	21,214	19,191	-	19,191
		<u>143,557</u>	<u>3,341</u>	<u>146,898</u>	<u>126,063</u>	<u>3,130</u>	<u>129,193</u>
Charitable activities							
	3						
Wedding and funeral fees		988	-	988	1,094	-	1,094
Children's Ministry receipts		2,805	-	2,805	2,067	-	2,067
Letting FYC		24,322	-	24,322	22,549	-	22,549
Letting other		23,400	-	23,400	20,915	-	20,915
Sundry activities receipts		1,762	-	1,762	100	-	100
		<u>53,277</u>	<u>-</u>	<u>53,277</u>	<u>46,725</u>	<u>-</u>	<u>46,725</u>
Other trading activities							
	4						
Fundraising events income		-	-	-	-	-	-
Trading income		205	-	205	220	-	220
Well coffee sales		2,001	-	2,001	2,320	-	2,320
		<u>2,206</u>	<u>-</u>	<u>2,206</u>	<u>2,540</u>	<u>-</u>	<u>2,540</u>
Investments							
	5						
Bank and investment interest		700	-	700	312	-	312
Rental income: 171 Mitcham Lane		27,909	-	27,909	26,767	-	26,767
		<u>28,609</u>	<u>-</u>	<u>28,609</u>	<u>27,079</u>	<u>-</u>	<u>27,079</u>
Other							
	6						
Sundry income		302	-	302	289	-	289
Cost reimbursements		-	-	-	-	-	-
		<u>302</u>	<u>-</u>	<u>302</u>	<u>289</u>	<u>-</u>	<u>289</u>
Total		<u>227,951</u>	<u>3,341</u>	<u>231,292</u>	<u>202,696</u>	<u>3,130</u>	<u>205,826</u>

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2023
Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2023 £	Un- restricted £	Restricted £	Total 2022 £
Expenditure on charitable activities:							
Church activities							
	7						
Parish Support Fund contribution		83,500	-	83,500	81,900	-	81,900
Activities and Catering		2,973	735	3,708	1,130	-	1,130
Ministry support		535	-	535	230	-	230
Upkeep of services		6,859	25	6,885	7,760	-	7,760
Church and Hall utilities		25,857	-	25,857	15,938	-	15,938
Church and Hall insurance		8,534	-	8,534	8,163	-	8,163
Church maintenance, repairs, equipment		13,437	-	13,437	20,222	9,379	-
Church Project & Electrical Works		1,626	19,373	20,999	-	-	-
Hall maintenance and repairs		1,276	-	1,276	3,385	-	3,385
171 Mitcham Lane maintenance & refurbishment		3,522	-	3,522	2,952	-	2,952
Children's and Youth Ministry		2,228	-	2,228	1,311	-	1,311
Costs of sales (Bible notes etc)		148	-	148	393	-	393
Music, audio, video		7	111	117	407	-	407
Fees paid to Diocese		805	-	805	694	-	694
Farewell gifts		384	-	384	616	-	616
		151,691	20,244	171,935	134,258	-	134,258
Salaries and support costs							
	8						
Staff salaries and support costs		47,968	-	47,968	46,810	-	46,810
Employers National Insurance		-	-	-	-	-	-
		47,968	-	47,968	46,810	-	46,810
Management and administration							
	9						
Office consumables & admin. costs		1,019	-	1,019	1,110	-	1,110
Telephone and broadband		425	-	425	404	-	404
Staff advertising		-	-	-	-	-	-
Bank & Card charges		771	-	771	704	-	704
Independent Examination costs		1,200	-	1,200	1,200	-	1,200
		3,415	-	3,415	3,418	-	3,418
Mission & other charitable giving							
	10						
Mission agencies		-	3,000	3,000	-	3,013	3,013
FYC support		24,322	188	24,510	23,145	130	23,275
Tithe on regular giving`		11,959	-	11,959	11,434	-	11,434
Other charitable giving		936	-	936	-	-	-
		37,217	3,188	40,405	34,579	3,143	37,722
Total		240,291	23,432	263,723	219,065	3,143	222,208

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2023
Statement of Funds

Fund	Note	Balance 01.01.23	Income	Expenditure	Transfers	Balance 31.12.23
		£	£	£	£	£
Unrestricted - General Fund	11	60,642	187,511	214,679	3,112	36,586
Designated Fund						
Building		6,838	1,571	7,454	-	956
Children's Ministry		-	2,898	2,135	(763)	-
Pastoral Care		603	20	-	-	623
Sibley		-	-	-	-	-
Audio & Video		6	-	-	-	6
Friendship Circle		5,012	265	1,427	-	3,849
Hall Trading		-	20,865	14,125	(6,739)	1
BB - Company Fund		165	-	-	-	165
Team		629	-	471	(157)	1
Kingsley Family		-	-	-	-	-
Advent gift day		-	14,821	-	(14,821)	-
Designated funds total	12	13,253	40,440	25,612	(22,480)	5,601
Unrestricted & Designated Funds total		73,896	227,951	240,291	(19,368)	42,245
Restricted Funds						
Crosslinks A Burt		-	-	-	-	-
Hall Redevelopment		1,563	-	-	-	1,563
Church Redevelopment		-	-	-	-	-
Electrical Works		-	-	19,372	19,372	-
Benevolent Fund		26	-	26	-	-
Gift Day Tithe		-	3,000	3,000	-	-
Prayer Facilities Development		3,577	-	-	-	3,577
Legacy		114	-	110	(4)	-
Youth Centre		-	188	188	-	-
Youth Evangelism		3,950	153	60	-	4,043
Church Day (2019)		-	-	-	-	-
Ashburnham Support		675	-	675	-	-
Sound		-	-	-	-	-
Syrian Family		-	-	-	-	-
Restricted funds total	13	9,905	3,341	23,432	19,368	9,183
Endowment Fund						
171 Mitcham Lane	14	100,613	-	-	-	100,613
Total funds of the Church		184,414	231,292	263,723	(-)	151,984

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2023

15. Fixed Assets

Curates House 171

Freehold land and buildings comprise the curate's house located at 171 Mitcham Lane. The property is held in trust for the PCC by a Southwark Diocesan trust.

The gross book value (£100,613) is based on the value estimated by the PCC as at 1st January 1992 for insurance purposes (the current value for insurance purposes is £237,369). No depreciation is provided.

All other assets are written off in the year of purchase.

16. Trustees benefits and transactions

No payments or benefit has been made to any member of the PCC or persons closely connected with such members, by St James or any closely related organisation except reimbursement of expenses incurred by the Rector and other members of the PCC.

17. Employees

The PCC employed three part time members of staff during the year. Wages paid during the year were £47,968 (2022 £46,810). The salary of the Church Manager is determined by the PCC on an annual basis. The pay for the Church Cleaner and Children's worker is determined by reference to the London Living Wage.

18. Contingent liabilities and capital commitments

There were no contingent liabilities or capital commitments at 31 December 2023.

Accounts

The Parochial Church Council of the Ecclesiastical Parish of St James

West Streatham Southwark

Charity No. 1133859

Annual Report and Accounts

Year Ended 31st December 2022

Incumbent:

Revd. Rob. Powell

Bank:

Barclays Bank Plc
Wimbledon Business Centre
8 Alexandra Road
Wimbledon
London SW19 7JZ

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Examiner:

Leroy Reld & Co
Chartered and Certified Accountants
299 Northborough Road
Norbury
London SW16 4TR

Location:

The Church is located at the corner of
Mitcham Lane and Welham Road
Streatham
London SW 16 6NT

Our Mission

At

St. James.

All of Life for Christ

Empowering

ordinary people to live extraordinary lives

by

Enabling

people to come to know Jesus as Saviour

and

Equipping

people to live for Jesus as Lord

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Trustees Annual Report (Parochial Church Council) for the year ended 31st December 2022

The Trustees present their annual report and accounts for the year ended 31st December 2022.

The Parochial Church Council of the Ecclesiastical Parish of St James West Streatham Southwark is a registered Charity No. 1133859

Objectives:

St. James' PCC has the responsibility of co-operating with the incumbent, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social, and ecumenical. It also has the maintenance responsibilities for the Church Hall complex located in Welham Road and the Curate's house at 171 Mitcham Lane, Streatham.

Parochial Church Council Members:

Trustees (Members of the PCC) are elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules including co-opted and ex-officio members.

Ex Officio:

Revd. Rob Powell	Team Rector	Chairman,
Revd. Mark Pybus	Assistant Minister	
Marcia Gordon	Churchwarden	
John Talbot	Churchwarden	
Nick Burt	Diocesan Synod 2021-2024	
Elizabeth Gibbons	Deanery Synod 2020-2023	
Glynis Wilkinson	Deanery Synod 2020-2023	Electoral Roll Officer
Ailie Neill	Deanery Synod 2020-2023	
Alan Burrows	Deanery Synod 2020-2023	Treasurer

Elected Members:

Stephanie Sulaiman	Oct 2020 - April 2023	
John Farebrother	Oct 2020 - April 2023	
Frances Christian	Oct 2020 - April 2023	Lay Chair
Jacqueline Gray	Oct 2020 - April 2023	
Peter Neill	April 2021 - April 2024	
Lisa Burrows	April 2021 - April 2024	
David Kafuko	May 2021 - May 2024	
Marlon Ganesh	May 2021 - May 2024	
Adam Seymour-Davies	May 2022 - May 2025	
Yvonne Mason	May 2022 - May 2025	
Rocky Deans	May 2022 - May 2025	
Sandra Lucas	May 2022 - May 2025	Secretary

PCC Meetings:

The PCC held 6 meetings during the year. The average attendance was 73.48% (previously 74.99%).

Committees:

The PCC operates through several task groups, which have met between full meetings of the PCC, to whom they are responsible and to whom they report.

Trustee (PCC Members) Report for the year ending 31st December 2022 (continued)

Church Attendance:

The Church Electoral Roll records 167 (previously 171) persons as members of the Church, 122 of whom are not resident within the parish.

The average Sunday attendance counted during October and November was 87.

Review of the year:

The various activity groups will highlight their activities during the year by giving reports at the APCM. The activities of the parish insofar as they impinge upon the Statement of Financial Activities have been as follows:

1. The parish's contribution to the central fund of the Diocese of Southwark (the Parish Support Fund) remains the principal item of expenditure at £81,900 for 2022 (£80,300- 2021) and has been paid in full.

2. Voluntary contributions from members of the congregation remain the principal source of income.

Income from donations for unrestricted purposes including claimed Gift Aid amounted to £126,063 (£145,387 - 2021). An Advent Thanksgiving gift day was held with a commitment that the first £3,000 of donations would be divided between three projects – Wandsworth Foodbank (Furzedown), Furzedown Youth Centre and Onside Soccer. Total donations received were £13,216 including associated Gift Aid (£17,375 – 2021).

The PCC continues to encourage the congregation to give to the Church in a regular and committed way using one of the stewardship schemes. Tax efficient regular giving to the General Fund amounted to £70,317 (£85,949 - 2021) and with other Gift Aided donations, £19,191 (£22,583 - 2021) was claimed in Gift Aid for unrestricted purposes.

Other donations of £1,530 (£6,460 – 2021) included restricted donations for various areas of the Church's ministry and from Southwark Diocese to assist with rising energy costs. The PCC's commitment to supporting all aspects of mission resulted in £37,722 (£36,737 – 2021) being granted to several causes including support for the Furzedown Youth Centre by the donation of the £22,549 for rent and utility bills. A tithe on income from giving of £11,434 (£12,129 – 2021) was split equally between two Mission partners receiving a share with Furzedown Youth Centre receiving 1/3, and "Crosslinks" receiving 2/3 in support of Alun and Debbie Burt's ministry in South Africa.

Total income amounted to £205,826 (£221,827 - 2021) of which £3,130 was restricted (£9,743 – 2021). Total expenditure amounted to £222,208 (£227,163 - 2021) of which £3,143 was expenditure on restricted items (£6,152 – 2021).

The generosity of the people of St. James continues to be a source of both encouragement and humility. It is encouraging that we have been able to welcome new faces into the congregation. It is hoped that newcomers will soon become full and active members of our Electoral Roll.

3. The churches of the Furzedown Team Ministry (St. James, St Alban's and St. Pauls) continue to work closely together and with Mitcham Lane Baptist Church, sharing a vision of mission in the community, especially in the area of ministry to young people both through Sunday groups and through the work of the Furzedown Youth Centre.

4. The Church continues its commitment to children and young peoples' ministry. A full-time Youth Outreach worker is jointly employed with our partner churches. Little Fishes continues to be, for many, a first introduction to church life and is currently oversubscribed. Get Set and Adventurers continue to engage with children of Primary school age during the week.
5. The Church continues its commitment to the Furzedown Youth Centre and, in partnership, work to improve the facilities of both the upper and lower halls continues to be the goal of the Community Centre Management Committee. The Church views FYC as a major resource for the young people in the surrounding community.
6. During the year the Church continued to consider the use of its buildings and possible developments that might be undertaken to further the mission of the Church in the future. A small working group under the Building for the Kingdom Project has been working on developing proposals and has fed back to the PCC and church members for further input during the year.

Financial Review

The parish's financial position has seen a net income of -£16,381 which is down in 2021's net of income of -£5,335. This was largely due to the following:

1. A fall in donations
2. Increased energy charges
3. Cost of living crisis.

Due to the deficit seen in 2022 and predicted for 2023. The PCC proposed a Finance Working Group be formed with the purpose of investigating ways to generate income and reduce expenditure.

Reserves Policy

The PCC considers that the Building Reserve of £6,838 is an appropriate sum to set aside for unforeseen repairs required to the Church building. However, it is committed to increasing this reserve by a transfer of £5,000 from the General Fund each year when surplus funds are available.

The balance on the General Reserves at the end of the year was £60,642, a decrease of £15,669 from the start of the year. This is higher than the agreed policy of holding reserves equal to three months' unrestricted expenditure – circa £54,765 at December 2022. Meanwhile designated funds of £13,254 are also available and could be undesignated by the PCC if required.

Public Benefit Statement

The PCC has considered the Charity Commission's guidance on public benefit. They try to enable all people to live out their faith as part of our parish community through worship and prayer; learning about the Gospel; developing their knowledge and trust in Jesus; provision for pastoral care for people living in the parish; serving those in need; and missionary and outreach work.

Reporting Accountants

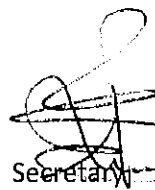
Messrs Leroy Reid & Co. Have indicated their willingness to serve as the examiners and a resolution re-appointing them will be proposed at the annual general meeting.

Signed:



Revd. Rob Powell
Chair

Date: 22/03/2023



Secretary

P. B. Lucas

Date:

2/4/2023

Statement of PCC Members' Responsibilities.

The law requires PCC members to prepare financial statements for each financial year which give a true and fair view of the Parochial Church Council of St James' West Streatham financial activities during the year and of its financial position at the end of the year.

In preparing financial statements we are required to:

1. Select suitable accounting policies and apply them consistently.
2. Make judgements and estimates that are reasonable and prudent.
3. State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements.
4. Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Parochial Church Council of St. James' will continue in operation.

The members are responsible for keeping accounting records, for safeguarding the assets of the organisation and for taking reasonable steps for the prevention and detection of fraud and other irregularities should they exist.

By order of the Board



Revd. Rob Powell
Chairman

Date: 22/03/2023

**Independent Examiner's Report
To the PCC of St. James' West Streattham**

We report on the accounts of the PCC for the year ended 31st December 2022, which are set out on pages 6 to 12.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts. You also consider that the audit requirement of section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply and that an independent examination is needed.

Having satisfied ourselves that the charity is not subject to an audit and is eligible for independent examination, it is our responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to our attention.

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the 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 statement below.

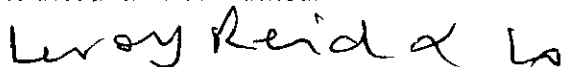
Independent Examiner's statement

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

- (1) which gives us reasonable cause to believe that in any material respect the requirements
- . to keep accounting records in accordance with section 130 of the 2011 Act; and
 - . to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and those contained in the Church Accounting Regulations 1997

have not been met.

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



Leroy Reid & Co.
Chartered Certified Accountants & Registered Auditors
299 Northborough Road,
Norbury,
London, SW16 4TR.

Date: 23/5/2023

St. James West Streatham
Statement of Financial Activities
For the year ended 31 December 2022

	Note	Unrestricted £	Restricted £	Endowment £	Total £	2021 £
Income and endowments from:						
Donations and legacies	2	126,063	3,130	-	129,193	149,547
Charitable activities	3	46,725	-	-	46,725	44,003
Other trading activities	4	2540	-	-	2540	935
Investments	5	27,079	-	-	27,079	26,181
Other	6	289	-	-	289	1,161
Total		202,696	3,130	-	205,826	221,827
Expenditure on charitable activities:						
Church activities	7	134,258	-	-	134,258	140,345
Salaries and support costs	8	46,810	-	-	46,810	45,304
Management and administration	9	3,418	-	-	3,418	4,777
Mission giving and charitable donations	10	34,579	3,143	-	37,722	36,737
Total		219,065	3,143	-	222,208	227,163
Net income/(expenditure)		(16,368)	(13)	-	(16,381)	(5,336)
Transfers between funds		-	-	-	-	-
Net movement in funds		(16,368)	(13)	-	(16,381)	(5,336)
Reconciliation of funds:						
Total funds brought forward		90,262	9,919	100,613	200,794	206,130
Total funds carried forward		73,896	9,905	100,613	184,414	200,794

St. James West Streatham
Balance Sheet
As at 31 December 2022

	Note	2022	2021
Fixed assets			
Curates House 171 Mitcham Lane	15	<u>100,613</u>	<u>100,613</u>
		<u>100,613</u>	<u>100,613</u>
Current assets			
Cash at bank and in hand		85,315	92,611
Investments		8,659	8,659
Sundry debtors		2,933	12,574
Prepayments		<u>2,687</u>	<u>1,200</u>
		<u>99,594</u>	<u>115,044</u>
Liabilities			
Accrual Independent Examination		1,200	1,200
Creditor HMRC PAYE & NI		1,011	6
Other sundry creditors and accruals		<u>13,582</u>	<u>13,657</u>
		<u>15,793</u>	<u>14,863</u>
Net current assets		<u>83,801</u>	<u>100,181</u>
Net assets		<u>184,414</u>	<u>200,794</u>
Represented by:			
Unrestricted funds	11	60,641	76,311
Designated funds	12	13,255	13,951
Restricted funds	13	9,905	9,919
Endowment funds	14	<u>100,613</u>	<u>100,613</u>
		<u>184,414</u>	<u>200,794</u>

Signed:



Revd. Robert Powell: Chairman

Alan Burrows: Treasurer

St. James West Streatham

Notes to the Financial Statements Year ended 31st December 2022

1. Accounting Policies

a) Basis of preparation of accounts

The financial statements have been prepared under Church Accounting Regulations 2006 in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charity is a public benefit entity for the purposes of FRS 102 and therefore the Charity has also prepared its financial statements in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS 102 Charities SORP) and the Charities Act 2011.

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and have taken account of pressures on donations and rental income. After making enquiries the trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity group therefore continues to adopt the going concern basis in preparing its financial statements

b) Fund Accounting

Unrestricted funds are available for use at the discretion of the PCC in furtherance of the general objectives of the church.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

c) Income

All income is included in the statement of financial activities when there is entitlement to the income, the receipt is probable and the amount can be measured reliably.

Legacies are recognised following probate and once there is sufficient evidence that receipt is probable and the amount of the legacy receivable can be measured reliably. Where entitlement to a legacy exists but there is uncertainty as to its receipt or the amount receivable, details are disclosed as a contingent asset until the criteria for income recognition are met.

d) Expenditure

Liabilities are recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities comprise those costs incurred by the church in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

e) Critical accounting estimates and areas of judgement

In the view of the trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2022

Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2022 £	Un- restricted £	Restricted £	Total 2021 £
Income and endowments from:							
Donations and legacies	2						
Regular tax efficient giving		70,317	-	70,317	85,739	210	85,949
Other regular giving		18,286	-	18,286	8,877	-	8,877
Offertory plate collections		6,653	-	6,653	4,353	-	4,353
Gift Day donations		10,216	3,000	13,216	17,375	-	17,375
Other grants and donations		1,400	130	1,530	6,460	3,950	10,410
Legacies		-	-	-	-	-	-
Gift Aid		19,191	-	19,191	22,583	-	22,583
		<u>126,063</u>	<u>3,130</u>	<u>129,193</u>	<u>145,387</u>	<u>4,160</u>	<u>149,547</u>
Charitable activities	3						
Wedding and funeral fees		1,094	-	1,094	1,622	-	1,622
Children's Ministry receipts		2,067	-	2,067	764	-	764
Letting FYC		22,549	-	22,549	21,607	-	21,607
Letting other		20,915	-	20,915	17,417	-	17,417
Sundry activities receipts		100	-	100	10	2,583	2,593
		<u>46,725</u>	<u>-</u>	<u>46,725</u>	<u>41,420</u>	<u>2,583</u>	<u>44,003</u>
Other trading activities	4						
Fundraising events income		-	-	-	-	-	-
Trading Income		220	-	220	240	-	240
Well coffee sales		2,320	-	2,320	695	-	695
		<u>2,540</u>	<u>-</u>	<u>2,540</u>	<u>935</u>	<u>-</u>	<u>935</u>
Investments	5						
Bank and Investment Interest		312	-	312	153	-	153
Rental Income: 171 Mitcham Lane		26,767	-	26,767	26,028	-	26,028
		<u>27,079</u>	<u>-</u>	<u>27,079</u>	<u>26,181</u>	<u>-</u>	<u>26,181</u>
Other	6						
Sundry income		289	-	289	1,161	-	1,161
Cost reimbursements		-	-	-	-	-	-
		<u>289</u>	<u>-</u>	<u>289</u>	<u>1,161</u>	<u>-</u>	<u>1,161</u>
Total		202,696	3,130	205,826	212,085	9,743	221,827

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2022
Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2022 £	Un- restricted £	Restricted £	Total 2021 £
Expenditure on charitable activities:							
Church activities							
	7						
Parish Support Fund contribution		81,900	-	81,900	80,300	-	80,300
Activities and Catering		1,130	-	1,130	612	1,355	1,967
Ministry support		230	-	230	565	-	565
Upkeep of services		7,760	-	7,760	6,146	1,797	7,943
Church and Hall utilities		15,938	-	15,938	9,905	-	9,905
Church and Hall Insurance		8,163	-	8,163	7,856	-	7,856
Church maintenance, repairs, equipment		9,379	-	9,379	20,222	-	20,222
Hall maintenance and repairs		3,385	-	3,385	2,013	-	2,013
171 Mitcham Lane maintenance & refurbishment		2,952	-	2,952	4,999	-	4,999
Children's and Youth Ministry		1,311	-	1,311	1,825	-	1,825
Costs of sales (Bible notes etc)		393	-	393	400	-	400
Music, audio, video		407	-	407	636	-	636
Fees paid to Diocese		694	-	694	741	-	741
Farewell gifts		616	-	616	973	-	973
		134,258	-	134,258	137,193	3,152	140,345
Salaries and support costs							
	8						
Staff salaries and support costs		46,810	-	46,810	45,304	-	45,304
Employers National Insurance		-	-	-	-	-	-
		46,810	-	46,810	45,304	-	45,304
Management and administration							
	9						
Office consumables & admin. costs		1,110	-	1,110	1,812	-	1,812
Telephone and broadband		404	-	404	814	-	814
Staff advertising		-	-	-	226	-	226
Bank & Card charges		704	-	704	725	-	725
Independent Examination costs		1,200	-	1,200	1,200	-	1,200
		3,418	-	3,418	4,777	-	4,777
Mission & other charitable giving							
	10						
Mission agencies		-	3,013	3,013	-	3,000	3,000
FYC support		23,145	130	23,275	21,608	-	21,608
Tithe on regular giving		11,434	-	11,434	12,129	-	12,129
Other charitable giving		-	-	-	-	-	-
		34,579	3,143	37,722	33,737	3,000	36,737
Total		219,065	3,143	222,208	221,011	6,152	227,163

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2022
Statement of Funds

Fund	Note	Balance 01.01.22	Income	Expenditure	Transfers	Balance 31.12.22
		£	£	£	£	£
Unrestricted - General Fund	11	76,311	170,452	203,828	17,707	60,642
Designated Fund						
Building		7,528	156	847	-	6,838
Children's Ministry		-	2,067	1,331	(736)	-
Pastoral Care		603	-	-	-	603
Sibley		-	-	-	-	-
Audio & Video		6	-	-	-	6
Friendship Circle		5,020	100	109	-	5,012
Hall Trading		-	19,705	12,950	(6,755)	-
BB - Company Fund		165	-	-	-	165
Team		629	-	-	-	629
Kingsley Family		-	-	-	-	-
Advent gift day		-	10,216	-	(10,216)	-
Designated funds total	12	13,951	32,244	15,237	(17,707)	13,253
Unrestricted & Designated Funds total		90,262	202,696	219,065	(-)	73,896
Restricted Funds						
Crosslinks A Burt		-	-	-	-	-
Hall Redevelopment		1,563	-	-	-	1,563
Church Redevelopment		-	-	-	-	-
Benevolent Fund		26	-	-	-	26
Gift Day Tithe		-	3,000	3,000	-	-
Prayer Facilities Development		3,577	-	-	-	3,577
Legacy		114	-	-	-	114
Youth Centre		-	130	130	-	-
Youth Evangelism		3,950	-	-	-	3,950
Church Day (2019)		-	-	-	-	-
Ashburnham Support		675	-	-	-	675
Sound		-	-	-	-	-
Syrian Family		13	-	13	-	-
Restricted funds total	13	9,919	3,130	3,143	-	9,905
Endowment Fund						
171 Mltcham Lane	14	100,613	-	-	-	100,613
Total funds of the Church		200,794	205,826	222,208	-	184,414

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2022

15. Fixed Assets

Curates House 171

Freehold land and buildings comprise the curate's house located at 171 Mitcham Lane. The property is held in trust for the PCC by a Southwark Diocesan trust.

The gross book value (£100,613) is based on the value estimated by the PCC as at 1st January 1992 for insurance purposes (the current value for insurance purposes is £237,369). No depreciation is provided.

All other assets are written off in the year of purchase.

16. Trustees benefits and transactions

No payments or benefit has been made to any member of the PCC or persons closely connected with such members, by St James or any closely related organisation except reimbursement of expenses incurred by the Rector and other members of the PCC.

17. Employees

The PCC employed two part time members of staff during the year. Wages paid during the year were £46,810 (2021 £45,304). The salary of the Church Manager is determined by the PCC on an annual basis. The pay for the Church Cleaner is determined by reference to the London Living Wage.

18. Contingent liabilities and capital commitments

There were no contingent liabilities or capital commitments at 31 December 2022.

Accounts

The Parochial Church Council of the Ecclesiastical Parish of St James

West Streatham Southwark

Charity No. 1133859

Annual Report and Accounts

Year Ended 31st December 2021

Incumbent:

Revd. Rob. Powell

Bank:

Barclays Bank Plc

Wimbledon Business Centre

8 Alexandra Road

Wimbledon

London SW19 7JZ

CAF Bank Ltd

25 Kings Hill Avenue

Kings Hill

West Malling

Kent ME19 4JQ

Independent Examiner:

Leroy Reid & Co

Chartered and Certified Accountants

299 Northborough Road

Norbury

London SW16 4TR

Location:

The Church is located at the corner of

Mitcham Lane and Welham Road

Streatham

London SW16 6NT

Our Mission

At

St. James.

All of Life for Christ

Empowering

ordinary people to live extraordinary lives

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Trustees Annual Report (Parochial Church Council) for the year ended 31st December 2021

The Trustees present their annual report and accounts for the year ended 31st December 2021.

The Parochial Church Council of the Ecclesiastical Parish of St James West Streatham Southwark is a registered Charity No. 1133859

Objectives:

St. James' PCC has the responsibility of co-operating with the incumbent, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social, and ecumenical. It also has the maintenance responsibilities for the Church Hall complex located in Welham Road and the Curate's house at 171 Mitcham Lane, Streatham.

Parochial Church Council Members:

Trustees (Members of the PCC) are elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules including co-opted and ex-officio members.

Ex Officio:

Revd. Rob Powell	Team Rector	Chairman,
Revd. Johan Allen	Assistant Minister	
Marcia Gordon	Churchwarden	
John Talbot	Churchwarden	
Nick Burt	Diocesan Synod 2018-2021	
Elizabeth Gibbons	Deanery Synod 2020-2023	
Glynis Wilkinson	Deanery Synod 2020-2023	Electoral Roll Officer
Ailie Neill	Deanery Synod 2020-2023	
Alan Burrows	Deanery Synod 2020-2023	Treasurer

Elected Members:

Katherine Striesow	April 2019 - April 2022	
Noah Reddie	April 2019 - April 2022	
Millie Miller	April 2021 - April 2022	
Sandra Lucas	May 2021 - May 2022	Secretary
Stepheney Sulaiman	Oct 2020 - April 2023	
John Farebrother	Oct 2020 - April 2023	
Frances Christian	Oct 2020 - April 2023	
Jacqueline Gray	Oct 2020 - April 2023	Lay Chair
Peter Neill	April 2021 - April 2024	
Lisa Burrows	April 2021 - April 2024	
David Kafuko	May 2021 - May 2024	
Marlon Ganesh	May 2021 - May 2024	

PCC Meetings:

The PCC held 7 meetings during the year. Due to Covid restrictions these meetings were held virtually via zoom. The average attendance was 74.99% (previously 64.25%).

Committees:

The PCC operates through several task groups, which have met between full meetings of the PCC, to whom they are responsible and to whom they report.

Trustee (PCC Members) Report for the year ending 31st December 2021 (continued)

Church Attendance:

The Church Electoral Roll records 171 (previously 171) persons as members of the Church, 110 of whom are not resident within the parish.

As services were online through part 2021, The average Sunday attendance counted during October and November was 61 (previously not recorded due to covid) and 136 online views.

Review of the year:

The various activity groups will highlight their activities during the year by giving reports at the APCM. The activities of the parish insofar as they impinge upon the Statement of Financial Activities have been as follows:

1. The parish's contribution to the central fund of the Diocese of Southwark (the Parish Support Fund) remains the principal item of expenditure at £80,300 for 2021 (£78,417- 2020) and has been paid in full.

2. Voluntary contributions from members of the congregation remain the principal source of income.

Income from donations for unrestricted purposes including claimed Gift Aid amounted to £145,387 (£145,440- 2020). An Advent Thanksgiving gift day was held with a commitment that the first £3,000 of donations would be divided between three projects – St Thomas Church of England (South Africa), Furzedown Youth Centre and Friends of the Heart Foundation of Jamaica. Total donations received were £17,375 including associated Gift Aid (£15,450 – 2020).

The PCC continues to encourage the congregation to give to the Church in a regular and committed way using one of the stewardship schemes. Tax efficient regular giving to the General Fund amounted to £85,739 (£90,493 - 2020) and with other Gift Aided donations, £22,583 (£20,879 - 2020) was claimed in Gift Aid for unrestricted purposes.

Other donations of £6,460 (£12,246 – 2020) included restricted donations for various areas of the Church's ministry and from the Government's Covid Furlough Scheme. The PCC's commitment to supporting all aspects of mission resulted in £36,737 (£37,213 – 2020) being granted to several causes including support for the Furzedown Youth Centre by the donation of the £21,607 for rent and utility bills. A tithe on income from giving of £12,129 (£12,512 – 2020) was split equally between two Mission partners receiving a share with Furzedown Youth Centre receiving 1/3, and "Crosslinks" receiving 2/3 in support of Alun and Debbie Burt's ministry in South Africa.

Total income amounted to £221,827 (£214,785 - 2020) of which £6,743 was restricted (£4,080 – 2020). Total expenditure amounted to £227,163 (£233,677 - 2020) of which £6,152 was expenditure on restricted items (£20,526 – 2020).

The generosity of the people of St. James continues to be a source of both encouragement and humility. It is encouraging that we have been able to welcome new faces into the congregation. It is hoped that newcomers will soon become full and active members of our Electoral Roll.

3. The churches of the Furzedown Team Ministry (St. James, St Alban's, and St. Pauls) continue to work closely together and with Mitcham Lane Baptist Church, sharing a vision of mission in the community, especially in ministry to young people both through Sunday groups and through the work of the Furzedown Youth Centre.

4. The Church continues its commitment to children and young peoples' ministry. A full-time Youth Outreach worker is jointly employed with our partner churches. Little Fishes continues to be, for many, a first introduction to church life and is currently oversubscribed. Get Set and Adventurers continue to engage with children of Primary school age during the week.
Due to covid restrictions, it was not possible to hold our regular groups in a physical way through much of 2021. However, we continued meeting our commitments via zoom and YouTube.
5. The Church continues its commitment to the Furzedown Youth Centre and, in partnership, work to improve the facilities of both the upper and lower halls continues to be the goal of the Community Centre Management Committee. The Church views FYC as a major resource for the young people in the surrounding community.
Due to covid restrictions, it was not possible to let the Church Hall or centre for much of 2021.
6. During the year the Church continued to consider the use of its buildings and possible developments that might be undertaken to further the mission of the Church in the future. A small working group under the Building for the Kingdom Project has been working on developing proposals and has fed back to the PCC and church members for further input during the year.

Financial Review

The parish's financial position has seen a net income of -£5,336 which is up in 2020's net of income of -£18,892. This was largely due to the following:

1. An introduction of contactless and online giving.

Reserves Policy

The PCC considers that the Building Reserve of £25,000 is an appropriate sum to set aside for unforeseen repairs required to the Church building. However, it is committed to increasing this reserve by a transfer of £5,000 from the General Fund each year when surplus funds are available.

The balance on the General Reserves at the end of the year was £76,311, a decrease of £5,127 from the start of the year. This higher than the agreed policy of holding reserves equal to three months' unrestricted expenditure – circa £55,253 at December 2021. Meanwhile designated funds of £13,951 are also available and could be undesignated by the PCC if required.

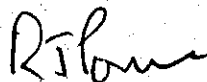
Public Benefit Statement

The PCC has considered the Charity Commission's guidance on public benefit. They try to enable all people to live out their faith as part of our parish community through worship and prayer; learning about the Gospel; developing their knowledge and trust in Jesus; provision for pastoral care for people living in the parish; serving those in need; and missionary and outreach work.

Reporting Accountants

Messrs Leroy Reid & Co. Have indicated their willingness to serve as the examiners and a resolution re-appointing them will be proposed at the annual general meeting.

Signed:

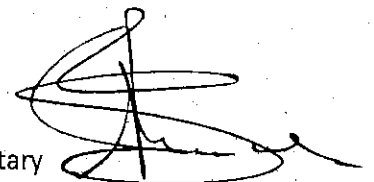


Revd. Rob Powell
Chair

Date:

06/05/2022

Secretary



Date:

08/05/2022

Statement of PCC Members' Responsibilities.

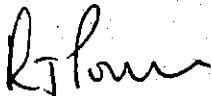
The law requires PCC members to prepare financial statements for each financial year which give a true and fair view of the Parochial Church Council of St James' West Streatham financial activities during the year and of its financial position at the end of the year.

In preparing financial statements we are required to:

1. Select suitable accounting policies and apply them consistently.
2. Make judgements and estimates that are reasonable and prudent.
3. State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements.
4. Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Parochial Church Council of St. James' will continue in operation.

The members are responsible for keeping accounting records, for safeguarding the assets of the organisation and for taking reasonable steps for the prevention and detection of fraud and other irregularities should they exist.

By order of the Board



Revd. Rob Powell
Chairman

Date: 06/05/2022

**Independent Examiner's Report
To the PCC of St. James' West Streatham**

We report on the accounts of the PCC for the year ended 31st December 2021, which are set out on pages 6 to 12.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts. You also consider that the audit requirement of section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply and that an independent examination is needed.

Having satisfied ourselves that the charity is not subject to an audit and is eligible for independent examination, it is our responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to our attention.

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the 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 statement below.

Independent Examiner's statement

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

- (1) which gives us reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and those contained in the Church Accounting Regulations 1997

have not been met.

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

Leroy Reid & Co

Leroy Reid & Co.
Chartered Certified Accountants & Registered Auditors
299 Northborough Road,
Norbury,
London, SW16 4TR.

Date: 12/5/2022

St. James West Streatham
Statement of Financial Activities
For the year ended 31 December 2021

	Note	Unrestricted £	Restricted £	Endowment £	Total £	2020 £
Income and endowments from:						
Donations and legacies	2	145,387	4,160	-	149,547	148,688
Charitable activities	3	41,420	2,583	-	44,003	33,334
Other trading activities	4	935	-	-	935	960
Investments	5	26,181	-	-	26,181	26,610
Other	6	1,161	-	-	1,161	5,193
Total		215,084	6,743	-	221,827	214,785
Expenditure on charitable activities:						
Church activities	7	137,193	3,152	-	140,345	146,727
Salaries and support costs	8	45,304	-	-	45,304	45,313
Management and administration	9	4,777	-	-	4,777	4,424
Mission giving and charitable donations	10	33,737	3,000	-	36,737	37,213
Total		221,011	6,152	-	227,163	233,677
Net income/(expenditure)		(5,927)	591	-	(5,336)	(18,892)
Transfers between funds		(5,917)	5,917	-	-	-
Net movement in funds		(11,844)	6,508	-	(5,336)	(18,892)
Reconciliation of funds:						
Total funds brought forward		102,106	3,411	100,613	206,130	225,017
Total funds carried forward		90,262	9,919	100,613	200,794	206,130


St. James West Streatham
Balance Sheet
As at 31 December 2021

	Note	2021	2020 £
Fixed assets			
Curates House 171 Mitcham Lane	15	100,613	100,613
		<u>100,613</u>	<u>100,613</u>
Current assets			
Cash at bank and in hand		92,611	92,588
Investments		8,659	8,659
Sundry debtors		12,574	17,206
Prepayments		1,200	1,139
		<u>115,044</u>	<u>119,592</u>
Liabilities			
Accrual Independent Examination		1,200	1,200
Creditor HMRC PAYE & NI		6	6
Other sundry creditors and accruals		13,657	12,869
		<u>14,863</u>	<u>14,075</u>
Net current assets		<u>106,924</u>	<u>105,517</u>
Net assets		<u>200,794</u>	<u>206,130</u>
Represented by:			
Unrestricted funds	11	76,311	81,438
Designated funds	12	13,951	20,668
Restricted funds	13	9,919	3,411
Endowment funds	14	100,613	100,613
		<u>200,794</u>	<u>206,130</u>

Signed:



Revd. Robert Powell: Chairman



Alan Burrows: Treasurer

St. James West Streatham

Notes to the Financial Statements Year ended 31st December 2021

1. Accounting Policies

a) Basis of preparation of accounts

The financial statements have been prepared under Church Accounting Regulations 2006 in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charity is a public benefit entity for the purposes of FRS 102 and therefore the Charity has also prepared its financial statements in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS 102 Charities SORP) and the Charities Act 2011.

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and have taken account of pressures on donations and rental income. After making enquiries the trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity group therefore continues to adopt the going concern basis in preparing its financial statements

b) Fund Accounting

Unrestricted funds are available for use at the discretion of the PCC in furtherance of the general objectives of the church.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

c) Income

All income is included in the statement of financial activities when there is entitlement to the income, the receipt is probably, and the amount can be measured reliably.

Legacies are recognised following probate and once there is sufficient evidence that receipt is probable, and the amount of the legacy receivable can be measured reliably. Where entitlement to a legacy exist, but there is uncertainty as to its receipt or the amount receivable, details are disclosed as a contingent asset until the criteria for income recognition are met.

d) Expenditure

Liabilities are recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities comprise those costs incurred by the church in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

e) Critical accounting estimates and areas of judgement

In the view of the trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2021

Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2021 £	Un- restricted £	Restricted £	Total 2020 £
Income and endowments from:							
Donations and legacies	2.						
Regular tax efficient giving		85,739	210	85,949	90,493	-	90,493
Other regular giving		8,877	-	8,877	5,326	-	5,326
Offertory plate collections		4,353	-	4,353	4,294	-	4,294
Gift Day donations		17,375	-	17,375	12,450	3,000	15,450
Other grants and donations		6,460	3,950	10,410	11,998	248	12,246
Legacies		-	-	-	-	-	-
Gift Aid		22,583	-	22,583	20,879	-	20,879
		<u>145,387</u>	<u>4,160</u>	<u>149,547</u>	<u>145,440</u>	<u>3,248</u>	<u>148,688</u>
Charitable activities	3						
Wedding and funeral fees		1,622	-	1,622	1,087	-	1,087
Children's Ministry receipts		764	-	764	557	-	557
Letting FYC		21,607	-	21,607	21,466	-	21,466
Letting other		17,417	-	17,417	9,332	-	9,332
Sundry activities receipts		10	2,583	2,593	60	832	892
		<u>41,420</u>	<u>2,583</u>	<u>44,003</u>	<u>32,502</u>	<u>832</u>	<u>33,334</u>
Other trading activities	4						
Fundraising events income		-	-	-	-	-	-
Trading income		240	-	240	564	-	564
Well coffee sales		695	-	695	396	-	396
		<u>935</u>	<u>-</u>	<u>935</u>	<u>960</u>	<u>-</u>	<u>960</u>
Investments	5						
Bank and investment Interest		153	-	153	210	-	210
Rental Income: 171 Mitcham Lane		26,028	-	26,028	26,400	-	26,400
		<u>26,181</u>	<u>-</u>	<u>26,181</u>	<u>26,610</u>	<u>-</u>	<u>26,610</u>
Other	6						
Sundry Income		1,161	-	1,161	1,715	-	1,715
Cost reimbursements		-	-	-	3,478	-	3,478
		<u>1,161</u>	<u>-</u>	<u>1,161</u>	<u>5,193</u>	<u>-</u>	<u>5,193</u>
Total		212,084	6,743	221,827	210,705	4,080	214,785

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2021
Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2021 £	Un- restricted £	Restricted £	Total 2020 £
Expenditure on charitable activities:							
Church activities 7							
Parish Support Fund contribution		80,300	-	80,300	78,417	-	78,417
Activities and Catering		612	1,355	1,967	274	3,013	3,287
Ministry support		565	-	565	529	-	529
Upkeep of services		6,146	1,797	7,943	8,394	-	8,394
Church and Hall utilities		9,905	-	9,905	10,352	-	10,352
Church and Hall insurance		7,856	-	7,856	8,222	-	8,222
Church maintenance, repairs, equipment		20,222	-	20,222	16,606	16,056	5,325
Hall maintenance and repairs		2,013	-	2,013	1,581	-	1,581
171 Mitcham Lane maintenance & refurbishment		4,999	-	4,999	2,561	-	2,561
Children's and Youth Ministry		1,825	-	1,825	854	-	854
Costs of sales (Bible notes etc)		400	-	400	260	-	260
Music, audio, video		636	-	636	389	8,953	9,342
Fees paid to Diocese		741	-	741	902	-	902
Farewell gifts		973	-	973	645	-	645
		137,193	3,152	140,345	129,436	17,291	146,727
Salaries and support costs 8							
Staff salaries and support costs		45,304	-	45,304	45,313	-	45,313
Employers National Insurance		-	-	-	-	-	-
		45,304	-	45,304	45,313	-	45,313
Management and administration 9							
Office consumables & admin. costs		1,812	-	1,812	1,528	-	1,528
Telephone and broadband		814	-	814	988	-	988
Staff advertising		226	-	226	-	-	-
Bank charges		725	-	725	706	-	706
Independent Examination costs		1,200	-	1,200	1,200	-	1,200
		4,777	-	4,777	4,424	-	4,424
Mission & other charitable giving 10							
Mission agencies		-	3,000	3,000	-	3,000	3,000
FYC support		21,608	-	21,608	21,466	235	21,701
Tithe on regular giving		12,129	-	12,129	12,512	-	12,512
Other charitable giving		-	-	-	-	-	-
		33,737	3,000	36,737	33,978	3,235	37,213
Total		221,011	6,152	227,163	213,151	20,526	233,677

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2021
Statement of Funds

Fund	Note	Balance 01.01.21	Income	Expenditure	Transfers	Balance 31.12.21
		£	£	£	£	£
Unrestricted - General Fund	11	81,438	179,852	203,251	18,272	76,311
Designated Fund						
Building		14,214	36	6,722	-	7,528
Children's Ministry		-	774	1,875	1,100	-
Pastoral Care		603	-	-	-	603
Sibley		-	-	-	-	-
Audio & Video		6	-	-	-	6
Friendship Circle		5,050	-	30	-	5,020
Hall Trading		-	17,048	9,134	(7,914)	-
BB - Company Fund		165	-	-	-	165
Team		629	-	-	-	629
Kingsley Family		-	-	-	-	-
Advent gift day		-	17,375	-	(17,375)	-
Designated funds total	12	20,668	35,233	17,761	(24,189)	13,951
Unrestricted & Designated Funds total		102,106	215,085	221,012	(5,917)	90,262
Restricted Funds						
Crosslinks A Burt		-	-	-	-	-
Hall Redevelopment		1,563	-	-	-	1,563
Church Redevelopment		-	-	-	-	-
Benevolent Fund		26	-	-	-	26
Gift Day Tithe		-	-	3,000	3,000	-
Prayer Facilities Development		3,577	-	-	-	3,577
Legacy		114	-	-	-	114
Youth Centre		-	-	-	-	-
Youth Evangelism		-	3,950	-	-	3,950
Church Day (2019)		(1,882)	2,793	1,370	460	-
Ashbūrnham Support		-	-	-	675	675
Sound		-	-	1,782	1,782	-
Syrian Family		13	-	-	-	13
Restricted funds total	13	3,411	6,743	6,152	5,917	9,919
Endowment Fund						
171 Mitcham Lane	14	100,613	-	-	-	100,613
Total funds of the Church		206,130	221,827	227,163	-	200,794

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2021

15. Fixed Assets

Curates House 171

Freehold land and buildings comprise the curate's house located at 171 Mitcham Lane. The property is held in trust for the PCC by a Southwark Diocesan trust.

The gross book value (£100,613) is based on the value estimated by the PCC as at 1st January 1992 for insurance purposes (the current value for insurance purposes is £237,369). No depreciation is provided.

All other assets are written off in the year of purchase.

16. Trustees benefits and transactions

No payments or benefit has been made to any member of the PCC or persons closely connected with such members, by St James or any closely related organisation except reimbursement of expenses incurred by the Rector and other members of the PCC.

17. Employees

The PCC employed two part time members of staff during the year. Wages paid during the year were £45,304 (2020 £45,313). The salary of the Church Manager is determined by the PCC on an annual basis. The pay for the Church Cleaner is determined by reference to the London Living Wage.

18. Contingent liabilities and capital commitments

There were no contingent liabilities or capital commitments at 31 December 2021.

Accounts

The Parochial Church Council of the Ecclesiastical Parish of St James

West Streatham Southwark

Charity No. 1133859

Annual Report and Accounts

Year Ended 31st December 2020

Incumbent:

Revd. Rob. Powell

Bank:

Barclays Bank Plc

Wimbledon Business Centre

8 Alexandra Road

Wimbledon

London SW19 7JZ

Independent Examiner:

Leroy Reid & Co

Chartered and Certified Accountants

299 Northborough Road

Norbury

London SW16 4TR

Location:

The Church is located at the corner of

Mitcham Lane and Welham Road

Streatham

London SW 16 6NT

Our Mission

At

St. James.

All of Life for Christ

Empowering

ordinary people to live extraordinary lives

by

Enabling

people to come to know Jesus as Saviour

and

Equipping

people to live for Jesus as Lord

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Trustees Annual Report (Parochial Church Council) for the year ended 31st December 2020

The Trustees present their annual report and accounts for the year ended 31st December 2020.

The Parochial Church Council of the Ecclesiastical Parish of St James West Streatham Southwark is a registered Charity No. 1133859

Objectives:

St. James' PCC has the responsibility of co-operating with the incumbent, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social, and ecumenical. It also has the maintenance responsibilities for the Church Hall complex located in Welham Road and the Curate's house at 171 Mitcham Lane, Streatham.

Parochial Church Council Members:

Trustees (Members of the PCC) are elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules including co-opted and ex-officio members.

Ex Officio:

Revd. Rob Powell	Team Rector	Chairman,
Revd. Johan Allen	Assistant Minister	
Marcia Gordon	Churchwarden	
John Talbot	Churchwarden	
Nick Burt	Diocesan Synod 2018-2021	
Elizabeth Gibbons	Deanery Synod 2020-2023	
Glynis Wilkinson	Deanery Synod 2020-2023	Electoral Roll Officer
Ailie Neill	Deanery Synod 2020-2023	
Alan Burrows	Deanery Synod 2020-2023	Treasurer

Elected Members:

Adam Seymour-Davies	April 2018 - April 2021	Secretary and Lay Chair
Peter Neill	April 2018 - April 2021	
Lisa Burrows	April 2018 - April 2021	
Millie Miller	April 2018 - April 2021	
Katherine Striesow	April 2019 - April 2022	
Noah Reddie	April 2019 - April 2022	
Stephanie Sulaiman	Oct 2020 - April 2023	
John Farebrother	Oct 2020 - April 2023	
Frances Christian	Oct 2020 - April 2023	
Jacqueline Gray	Oct 2020 - April 2023	

PCC Meetings:

The PCC held 4 meetings during the year. Due to Covid restrictions these meetings were held virtually via zoom. The average attendance was 64.25% (previously 69.38%).

Committees:

The PCC operates through several task groups, which have met between full meetings of the PCC, to whom they are responsible and to whom they report.

Trustee (PCC Members) Report for the year ending 31st December 2020 (continued)

Church Attendance:

The Church Electoral Roll records 171 (previously 180) persons as members of the Church, 122 of whom are not resident within the parish.

As services were online through 2020, The average Sunday attendance counted during October and November was not possible to count (previously 85).

Review of the year:

The various activity groups will highlight their activities during the year by giving reports at the APCM. The activities of the parish insofar as they impinge upon the Statement of Financial Activities have been as follows:

1. The parish's contribution to the central fund of the Diocese of Southwark (the Parish Support Fund) remains the principal item of expenditure at £78,417 for 2020 (£78,000- 2019) and has been paid in full.

2. Voluntary contributions from members of the congregation remain the principal source of income.

Income from donations for unrestricted purposes including claimed Gift Aid amounted to £145,440 (£150,901- 2019). An Advent Thanksgiving gift day was held with a commitment that the first £3,000 of donations would be divided between three projects – CPAS, The Shepherd Society and Romania Action Aid. Total donations received were £15,450 including associated Gift Aid (£16,877 – 2019).

The PCC continues to encourage the congregation to give to the Church in a regular and committed way using one of the stewardship schemes. Tax efficient regular giving to the General Fund amounted to £90,490 (£94,854 - 2019) and with other Gift Aided donations, £20,879 (£20,880 - 2019) was claimed in Gift Aid for unrestricted purposes.

Other donations of £12,244 (£4,899 – 2019) included restricted donations for various areas of the Church's ministry and from the Government's Covid Furlough Scheme. The PCC's commitment to supporting all aspects of mission resulted in £37,213 (£37,893 – 2019) being granted to several causes including support for the Furzedown Youth Centre by the donation of the £21,466 for rent and utility bills. A tithe on income from giving of £12,512 (£12,161 – 2019) was split equally between two Mission partners receiving a share with Furzedown Youth Centre receiving 1/3, and "Crosslinks" receiving 2/3 in support of Alun and Debbie Burt's ministry in South Africa.

Total income amounted to £214,785 (£248,336- 2019) of which £4,080 was restricted (£5,553 – 2019). Total expenditure amounted to £233,677 (£239,564 - 2019) of which £20,525 was expenditure on restricted items (£6,106 – 2019).

The generosity of the people of St. James continues to be a source of both encouragement and humility. It is encouraging that we have been able to welcome new faces into the congregation. It is hoped that newcomers will soon become full and active members of our Electoral Roll.

3. The churches of the Furzedown Team Ministry (St. James, St Alban's and St. Pauls) continue to work closely together and with Mitcham Lane Baptist Church, sharing a vision of mission in the community, especially in the area of ministry to young people both through Sunday groups and through the work of the Furzedown Youth Centre.

4. The Church continues its commitment to children and young peoples' ministry. A full-time Youth Outreach worker is jointly employed with our partner churches. Little Fishes continues to be, for many, a first introduction to church life and is currently oversubscribed. Get Set and Adventurers continue to engage with children of Primary school age during the week.
Due to covid restrictions, it was not possible to hold our regular groups in a physical way. However, we continued meeting our commitments via zoom and youtube.

5. The Church continues its commitment to the Furzedown Youth Centre and, in partnership, work to improve the facilities of both the upper and lower halls continues to be the goal of the Community Centre Management Committee. The Church views FYC as a major resource for the young people in the surrounding community.
Due to covid restrictions, it was not possible to let the Church hall or centre.

6. During the year the Church continued to consider the use of its buildings and possible developments that might be undertaken to further the mission of the Church in the future. A small working group under the Building for the Kingdom Project has been working on developing proposals and has fed back to the PCC and church members for further input during the year.

Financial Review

The parish's financial position has seen a net income of -£18,892 which is down on 2019's net of income of £8,771. This was largely due to the following:

1. Loss of revenue due to Covid restrictions not permitting the hire of hall and centre.

Reserves Policy

The PCC considers that the Building Reserve of £25,000 is an appropriate sum to set aside for unforeseen repairs required to the Church building. However, it is committed to increasing this reserve by a transfer of £5,000 from the General Fund each year when surplus funds are available.

The balance on the General Reserves at the end of the year was £81,458, an increase of £2,701 from the start of the year. This higher than the agreed policy of holding reserves equal to three months' unrestricted expenditure – circa £58,288 at December 2020. Meanwhile designated funds of £20,668 are also available and could be undesignated by the PCC if required.

Public Benefit Statement

The PCC has considered the Charity Commission's guidance on public benefit. They try to enable all people to live out their faith as part of our parish community through worship and prayer; learning about the Gospel; developing their knowledge and trust in Jesus; provision for pastoral care for people living in the parish; serving those in need; and missionary and outreach work.

Reporting Accountants

Messrs Leroy Reid & Co. Have indicated their willingness to serve as the examiners and a resolution re-appointing them will be proposed at the annual general meeting.

Signed: 
 Revd. Rob Powell
 Chair


 Adam Seymour-Davies
 Secretary

Date: 12-05-21

Date: 12-5-21

Statement of PCC Members' Responsibilities.

The law requires PCC members to prepare financial statements for each financial year which give a true and fair view of the Parochial Church Council of St James' West Streatham financial activities during the year and of its financial position at the end of the year.

In preparing financial statements we are required to:

1. Select suitable accounting policies and apply them consistently.
2. Make judgements and estimates that are reasonable and prudent.
3. State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements.
4. Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Parochial Church Council of St. James' will continue in operation.

The members are responsible for keeping accounting records, for safeguarding the assets of the organisation and for taking reasonable steps for the prevention and detection of fraud and other irregularities should they exist.

By order of the Board



Revd. Rob Powell
Chairman

Date: 12-05-21

**Independent Examiner's Report
To the PCC of St. James' West Streattham**

We report on the accounts of the PCC for the year ended 31st December 2020, which are set out on pages 6 to 12.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts. You also consider that the audit requirement of section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply and that an independent examination is needed.

Having satisfied ourselves that the charity is not subject to an audit and is eligible for independent examination, it is our responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to our attention.

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the 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 statement below.

Independent Examiner's statement

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

- (1) which gives us reasonable cause to believe that in any material respect the requirements
- . to keep accounting records in accordance with section 130 of the 2011 Act: and
 - . to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and those contained in the Church Accounting Regulations 1997

have not been met.

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

Leroy Reid & Co.
Chartered Certified Accountants & Registered Auditors
299 Northborough Road,
Norbury,
London, SW16 4TR.

Date:

St. James West Streatham
Statement of Financial Activities
For the year ended 31 December 2020

	Note	Unrestricted £	Restricted £	Endowment £	Total £	2019 £
Income and endowments from:						
Donations and legacies	2	145,440	3,248	-	148,688	154,356
Charitable activities	3	32,502	832	-	33,334	63,198
Other trading activities	4	960	-	-	960	3,476
Investments	5	26,610	-	-	26,610	25,683
Other	6	5,193	-	-	5,193	1,621
Total		210,705	4,080	-	214,785	248,336
Expenditure on charitable activities:						
Church activities	7	129,436	17,291	-	146,727	154,694
Salaries and support costs	8	45,313	-	-	45,313	42,941
Management and administration	9	4,424	-	-	4,424	4,034
Mission giving and charitable donations	10	33,978	3,235	-	37,213	37,893
Total		213,151	20,526	-	233,677	239,564
Net income/(expenditure)		(2,446)	(16,446)	-	(18,892)	8771
Transfers between funds		(9,173)	9,173	-	-	-
Net movement in funds		(11,619)	(7,273)	-	(18,892)	8,771
Reconciliation of funds:						
Total funds brought forward		113,721	10,682	100,613	225,017	216,246
Total funds carried forward		102,106	3,411	100,613	206,130	225,017

St. James West Streatham

Balance Sheet

As at 31 December 2020

	Note	2020	2019 £
Fixed assets			
Curates House 171 Mitcham Lane	15	<u>100,613</u>	<u>100,613</u>
		<u>100,613</u>	<u>100,613</u>
Current assets			
Cash at bank and in hand		92,588	115,903
Investments		8,659	8,659
Sundry debtors		17,206	15,851
Prepayments		<u>1,139</u>	<u>581</u>
		<u>119,592</u>	<u>140,994</u>
Liabilities			
Accrual Independent Examination		1,200	1,200
Creditor HMRC PAYE & NI		6	151
Other sundry creditors and accruals		<u>12,869</u>	<u>15,234</u>
		<u>14,075</u>	<u>16,585</u>
Net current assets		<u>105,517</u>	<u>124,409</u>
Net assets		<u><u>206,130</u></u>	<u><u>225,017</u></u>
Represented by:			
Unrestricted funds	11	81,438	78,737
Designated funds	12	20,668	34,988
Restricted funds	13	3,411	10,684
Endowment funds	14	<u>100,613</u>	<u>100,613</u>
		<u>206,130</u>	<u>225,017</u>

Signed:




Revd. Robert Powell: Chairman

Alan Burrows: Treasurer

St. James West Streatham

Notes to the Financial Statements Year ended 31st December 2020

1. Accounting Policies

a) Basis of preparation of accounts

The financial statements have been prepared under Church Accounting Regulations 2006 in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charity is a public benefit entity for the purposes of FRS 102 and therefore the Charity has also prepared its financial statements in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS 102 Charities SORP) and the Charities Act 2011.

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and have taken account of pressures on donations and rental income. After making enquiries the trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity group therefore continues to adopt the going concern basis in preparing its financial statements

b) Fund Accounting

Unrestricted funds are available for use at the discretion of the PCC in furtherance of the general objectives of the church.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

c) Income

All income is included in the statement of financial activities when there is entitlement to the income, the receipt is probable and the amount can be measured reliably.

Legacies are recognised following probate and once there is sufficient evidence that receipt is probable and the amount of the legacy receivable can be measured reliability. Where entitlement to a legacy exists but there is uncertainty as to its receipt or the amount receivable, details are disclosed as a contingent asset until the criteria for income recognition are met.

d) Expenditure

Liabilities are recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities comprise those costs incurred by the church in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

e) Critical accounting estimates and areas of judgement

In the view of the trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2020

Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2020 £	Un- restricted £	Restricted £	Total 2019 £
Income and endowments from:							
Donations and legacies	2						
Regular tax efficient giving		90,493	-	90,493	94,854	25	94,879
Other regular giving		5,326	-	5,326	8,849	-	8,849
Offertory plate collections		4,294	-	4,294	7,971	-	7,971
Gift Day donations		12,450	3,000	15,450	13,877	3,000	16,877
Other grants and donations		11,998	248	12,246	4,469	430	4,899
Legacies		-	-	-	-	-	-
Gift Aid		20,879	-	20,879	20,880	-	20,880
		<u>145,440</u>	<u>3,248</u>	<u>148,688</u>	<u>150,901</u>	<u>3,455</u>	<u>154,356</u>
Charitable activities	3						
Wedding and funeral fees		1,087	-	1,087	3,533	-	3,533
Children's Ministry receipts		557	-	557	3,266	-	3,266
Letting FYC		21,466	-	21,466	21,939	-	21,939
Letting other		9,332	-	9,332	31,848	-	31,848
Sundry activities receipts		60	832	892	593	2,018	2,612
		<u>32,502</u>	<u>832</u>	<u>33,334</u>	<u>61,179</u>	<u>2,018</u>	<u>63,198</u>
Other trading activities	4						
Fundraising events income		-	-	-	-	-	-
Trading income		564	-	564	388	-	388
Well coffee sales		396	-	396	3,087	-	3,087
		<u>960</u>	<u>-</u>	<u>960</u>	<u>3,476</u>	<u>-</u>	<u>3,476</u>
Investments	5						
Bank and investment interest		210	-	210	363	-	363
Rental income: 171 Mitcham Lane		26,400	-	26,400	25,319	-	25,319
		<u>26,610</u>	<u>-</u>	<u>26,610</u>	<u>25,683</u>	<u>-</u>	<u>25,683</u>
Other	6						
Sundry income		1,715	-	1,715	1,368	80	1,448
Cost reimbursements		3,478	-	3,478	172	-	172
		<u>5,193</u>	<u>-</u>	<u>5,193</u>	<u>1,541</u>	<u>80</u>	<u>1,621</u>
Total		<u>210,705</u>	<u>4,080</u>	<u>214,785</u>	<u>242,782</u>	<u>5,553</u>	<u>248,336</u>

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2020
Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2020 £	Un- restricted £	Restricted £	Total 2019 £
Expenditure on charitable activities:							
Church activities							
	7						
Parish Support Fund contribution		78,417	-	78,417	78,000	-	78,000
Activities and Catering		274	3,013	3,287	2,789	2,470	5,259
Ministry support		529	-	529	5,118	32	5,150
Upkeep of services		8,394	-	8,394	6,800	580	5,093
Church and Hall utilities		10,352	-	10,352	13,575	-	13,575
Church and Hall insurance		8,222	-	8,222	7,986	-	7,986
Church maintenance, repairs, equipment		16,056	5,325	21,381	16,606	-	16,606
Hall maintenance and repairs		1,581	-	1,581	5,392	-	5,392
171 Mitcham Lane maintenance & refurbishment		2,561	-	2,561	3,615	-	3,615
Children's and Youth Ministry		854	-	854	2,318	-	2,318
Costs of sales (Bible notes etc)		260	-	260	416	-	416
Music, audio, video		389	8,953	9,342	8,001	-	8,001
Fees paid to Diocese		902	-	902	402	-	402
Farewell gifts		645	-	645	592	-	592
		129,436	17,291	146,727	151,611	3,083	154,694
Salaries and support costs							
	8						
Staff salaries and support costs		45,313	-	45,313	42,941	-	42,941
Employers National Insurance		-	-	-	-	-	-
		45,313	-	45,313	42,941	-	42,941
Management and administration							
	9						
Office consumables & admin. costs		1,528	-	1,528	1,285	-	1,285
Telephone and broadband		988	-	988	357	-	357
Staff advertising		-	-	-	309	-	309
Bank charges		706	-	706	881	-	881
Independent Examination costs		1,200	-	1,200	1,200	-	1,200
		4,424	-	4,424	4,034	-	4,034
Mission & other charitable giving							
	10						
Mission agencies		-	3,000	3,000	-	3,000	3,000
FYC support		21,466	235	21,701	22,239	23	22,262
Tithe on regular giving		12,512	-	12,512	12,161	-	12,161
Other charitable giving		-	-	-	470	-	470
		33,978	3,235	37,213	34,870	3,023	37,893
Total		213,151	20,526	233,677	233,458	6,106	239,564

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2020
Statement of Funds

Fund	Note	Balance 01.01.20	Income	Expenditure	Transfers	Balance 31.12.20
		£	£	£	£	£
Unrestricted - General Fund	11	78,738	187,967	193,579	8,312	81,438
Designated Fund						
Building		23,628	50	9,463	-	14,214
Children's Ministry		-	558	855	297	-
Pastoral Care		603	-	-	-	603
Sibley		-	-	-	-	-
Audio & Video		8,359	600	-	(8,953)	6
Friendship Circle		1,603	3,510	63	-	5,050
Hall Trading		-	8,542	9,191	649	-
BB - Company Fund		165	-	-	-	165
Team		629	-	-	-	629
Kingsley Family		-	-	-	-	-
Advent gift day		-	9,478	-	(9,478)	-
Designated funds total	12	34,987	22,738	19,572	(17,485)	20,668
Unrestricted & Designated Funds total		113,725	210,705	213,151	(9,173)	102,106
Restricted Funds						
Crosslinks A Burt		-	-	-	-	-
Hall Redevelopment		1,563	-	-	-	1,563
Church Redevelopment		5,105	-	5,325	220	-
Benevolent Fund		26	-	-	-	26
Gift Day Tithe		-	3,000	3,000	-	-
Prayer Facilities Development		3,577	-	-	-	3,577
Legacy		114	-	-	-	114
Youth Centre		-	235	235	-	-
Church Day (2019)		299	832	3013	-	(1,882)
Sound		-	-	8,953	8,953	-
Syrian Family		-	13	-	-	13
Restricted funds total	13	10,683	4,080	20,526	9,173	3,411
Endowment Fund						
171 Mitcham Lane	14	100,613	-	-	-	100,613
Total funds of the Church		225,017	214,785	233,677	-	206,130

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2020

15. Fixed Assets

Curates House 171

Freehold land and buildings comprise the curate's house located at 171 Mitcham Lane. The property is held in trust for the PCC by a Southwark Diocesan trust.

The gross book value (£100,613) is based on the value estimated by the PCC as at 1st January 1992 for insurance purposes (the current value for insurance purposes is £237,369). No depreciation is provided.

All other assets are written off in the year of purchase.

16. Trustees benefits and transactions

No payments or benefit has been made to any member of the PCC or persons closely connected with such members, by St James or any closely related organisation except reimbursement of expenses incurred by the Rector and other members of the PCC.

17. Employees

The PCC employed three part time members of staff during the year. It also pays a contribution towards the employment of a Youth Minister employed by Furzedown Churches Limited. Wages paid during the year were £45,313 (2019 £42,941). The salary of the Church Manager is determined by the PCC on an annual basis. The pay for the Church Cleaner is determined by reference to the London Living Wage.

18. Contingent liabilities and capital commitments

There were no contingent liabilities or capital commitments at 31 December 2020.