

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the year ended 31 December 2022

Clergy:
Rev Jon Lindsay Scott
22 Butler Avenue
Harrow
HA1 4EH

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

Independent Examiner:
John D Price, MA
28 Trinity Street
Oxford
OX1 1TY

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the year ended 31 December 2022

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THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

ANNUAL REPORT FOR 2022

Vision:

A church large enough to change thousands of lives, create culture and transform society right across Harrow and North London.

Background

St Peter's Church West Harrow is a registered charity under Number: 1133874

Organisation

The Vicar of St. Peter's Church is Jon Lindsay-Scott

Membership

Members of the PCC are either ex officio, co-opted or elected at the Annual Church Meeting in accordance with the Church Representation Rules. During the year the following served as members of the PCC:

Clergy:	The Reverend Jon Lindsay-Scott	The Reverend Rachel Campbell (Resigned August 2022)
Churchwardens:	Jackie Small	John Parry
Lay Representatives on the Deanery Synod:	Jo McCormick Rosalind Rajkumar	John Parry
Lay representatives:	Ian Fernandes Asher Javed Anu Kuchibotta Miriam Davidson (Treasurer) Rory Jackson (secretary)	Julia Cochrane Kate Penman Bonita Bryan Rammya Mathew David Hubbard

The PCC also operates by standing committee.

Buildings

The building is owned by the Diocese of London who lease it to the PCC for a peppercorn rent. The PCC has the responsibility of managing and maintaining the building.

Finance

During the year the General Fund which records the churches income and expenditure recorded a surplus of £21,715 (deficit of £55,791 in 2021)
At the end of 2022 the balance in the General Fund was £55,571 (£33,856 at end of 2021)

Reserves Policy

The PCC aims to hold reserves of approximately one month's expenditure which is in the region of £30,000.

At the end of 2022 the balance in the General Fund was £55,571 which is above the reserve policy.

The budget for 2023 indicates that action will need to be taken to maintain the reserves policy at the end of the year. The church is working to increase giving, grant funding and secure additional rental income. Contingency plans are in place to reduce expenditure if it is clear income is not increasing to the required level.

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

ANNUAL REPORT FOR 2022

The past year has been full of change at St Peter's, and there is much to give thanks for. In the midst of a lengthy interregnum, the staff team, wardens and PCC did a wonderful job keeping the momentum going moving out of Covid and managing the process of appointing a new vicar. I do not underestimate how much time and effort has been put during the vacancy and I'm immensely thankful for all the sacrifices made.

In July, St Peter's said goodbye to Rachel, (along with Rob and Euan) as she finished her curacy and took up the post of Team Vicar in the Pontypridd Ministry Area in the diocese of Llandaff, Wales. Then in September, I was licensed as the new vicar of St Peter's in a wonderful service of celebration with the Bishop of Willesden, as we moved to Harrow from South London. We were so blessed as a family in the first few weeks of moving in by the food and gifts that the St Peter's Church family brought round as we got used to being a family of 5, with newborn twins only a week old when we moved.

I have really enjoyed the first 7 months of my ministry here - characterised by getting to know many of the congregation, enjoying the vibrancy and experience of God's presence on Sunday mornings, and settling in the local area. On this last point, God has been speaking really clearly about our role in the local community - that we're called (along with the Medical Centre) to be beacons of hope, pointing to Jesus in West Harrow and beyond and that we have the opportunity of being ambassadors for Christ in addition to being the beating heart of this community. Working more closely with Medical Centre is a key part of the strategy moving forward and I'm delighted to say that Mohan Seevarathnam will be joining us as Assistant Minister later in 2023 in addition to his role as senior partner at the St Peter's Medical Centre.

One of the highlights of the past few months has been Pray First - our 21 days of praying and fasting to begin the year in January alongside the other churches in OneChurch Harrow. This felt like a significant moment for us as a church, re-establishing our foundations in prayer by making space, seeking the Lord, growing in faith and hearing God's voice. It wasn't always easy, but there were several notable prophetic words/pictures, answered prayers and healing and restoration within the church family.

Another highlight has been the restructuring of the First Sunday of the month. Building on work done in previous years to create a space on a Sunday to be more intentionally missional across OneChurch Harrow, we recognised an opportunity to pursue two of our values more intentionally. The first value, Presence, gave birth to a new service of the same name where we simply give over an hour to seeking the Lord's presence and seeing what happens! This has been very well received and each gathering is slightly different, but always a powerful and holy time. In pursuing the second value, Family, alongside the introduction of a regular church family lunch after the service on a Sunday and invitational social events we saw a need to create a missional pathway for young families (already connected with us through baby and toddler groups) to discover Jesus. This is where the idea of Bubble Church was birthed, and we successfully launched our first service in April - Bubble Church is a fresh expression of church aimed explicitly at young families. I'm really excited to see where God is going to lead us as we follow the vision He's called us to - to see 10% of Harrow following Jesus.

2023 has also had some really tough moments for the St Peter's Church Family. We have all experienced loss during this period, particularly after the sudden and unexpected death of Kim Smith just before Christmas and the tragic death of baby Eliza King after fighting cancer in February. While the sense of grief and sadness has been widespread, I've also noticed how this has brought us together as a church and also as a wider community and how we've drawn closer to God. I suspect that this season of grief will be a turning point for us as we seek to be the compassionate, loving, welcoming and grace-filled family that Jesus encouraged for his followers.

There's so much else to be thankful for - incredible financial provision over the past 12 months, OneChurch Harrow joint celebration services, special Christmas and Easter seasons, our new regular Newcomers Group began aimed at helping new and returning people to feel known, valued and connected, our Prayer Room and Wednesday Morning Prayer continuing after Pray First and new Circles forming to name but a few. I'm also personally immensely grateful for our excellent staff team who work so hard (often behind the scenes) to serve the church family, and for everyone in the church family who serves in a team - we couldn't do what we do without you.

I'm really looking forward to the next year in West Harrow. While we've got our plans, I'm keen that we keep listening for God's direction and that we keep looking to see where He's already at work - particularly growing in influence in our local community and blessing them. He's given us an humanly-speaking impossible task, and yet we know with God all things are possible. I believe He's calling us to strap in, to trust in His plans and provision, and to enjoy the ride!

Jon Lindsay-Scott
Vicar



(Chairman)

REV. S. LINDSAY-SCOTT

Date: 9 May 2023

INDEPENDENT EXAMINER'S REPORT

to THE PAROCHIAL CHURCH COUNCIL OF ST PETER, HARROW

I report on the financial statements of the charity for the year ended 31 December 2022, which are set out on pages 6 to 12.

Respective responsibilities of trustee and examiner

You, the members of the PCC are responsible for the preparation of the financial statements. You consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) but that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the 2011 Act;
- follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

This report, including my statement, has been prepared for (and only for) the members of the PCC as a body. My work has been undertaken so that I might state to you those matters I am required to state in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the PCC as a body for my examination work, for this report, or for the statements I have made.

Basis of independent examiner's report

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

Independent examiner's statement

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 130 of the 2011 Act; and to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Act, have not been met, or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

John D Price, MA
26 Trinity Street
Oxford
OX1 1TY

Date: 9 May 2023

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2022

INCOMING RESOURCES	Note	Unrestricted		Restricted Funds £	TOTAL FUNDS	
		General Fund £	Missionary Fund £		2022 £	2021 £
Incoming resources from donors	2(a)	232,899	-	53,445	286,344	232,377
Other voluntary incoming resources	2(b)	2,751	-	-	2,751	668
Income from charitable and ancillary trading	2(c)	91,785	19,432	-	111,217	121,348
Income from investments	2(d)	317	-	-	317	5
Revaluation of assets	2(e)	-	-	-	-	-
Transfers	2(f)	(11,484)	14,400	(2,916)	-	-
TOTAL INCOMING RESOURCES		316,268	33,832	50,529	400,629	364,398
RESOURCES USED						
Grants	3(a)	-	33,836		33,836	43,444
Activities directly relating to the work of the church	3(b)	127,864	-	33,034	160,898	153,669
Church management and administration	3(c)	166,689	-		166,689	195,585
TOTAL RESOURCES USED		294,553	33,836	33,034	361,423	392,698
NET INCOMING/(OUTGOING) RESOURCES		21,715	(4)	17,495	39,206	(38,300)
BALANCES BROUGHT FORWARD		33,856	6,410	85,159	125,425	183,725
BALANCES CARRIED FORWARD		55,571	6,406	102,654	164,631	125,425
OTHER FUND BALANCES BROUGHT FORWARD						
CAPITAL RESERVE					575,000	575,000
TOTAL FUNDS EMPLOYED					739,631	700,425

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

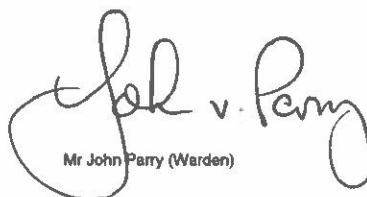
BALANCE SHEET AT 31 DECEMBER 2022

	Note	2022 £	2021 £
FIXED ASSETS			
Tangible fixed assets	4	587,882	597,484
		<u>587,882</u>	<u>597,484</u>
CURRENT ASSETS			
Debtors and prepayments	5	16,318	17,438
Cash at bank and in hand		145,755	87,597
		<u>162,073</u>	<u>105,035</u>
LIABILITIES - AMOUNTS FALLING DUE WITHIN ONE YEAR			
Sundry creditors and accruals	6	(10,124)	(2,094)
NET CURRENT ASSETS		<u>151,949</u>	<u>102,941</u>
NET ASSETS		<u>739,831</u>	<u>700,425</u>
Financed by:			
FUNDS			
Unrestricted General Fund		55,571	33,858
Unrestricted Missionary Fund	8	6,406	6,410
Unrestricted Short Term Mission Fund		-	-
Unrestricted Capital Reserve Fund		575,000	575,000
Restricted Funds	7	102,854	85,159
Total Financing		<u>739,831</u>	<u>700,425</u>

Approved by THE PAROCHIAL CHURCH Council and signed on its behalf on 9 May 2023 by:



Mrs Miriam Davidson (Treasurer)



Mr John Perry (Warden)

The notes on pages 8 to 12 form part of these accounts.

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THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 December 2022

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Church Accounting Regulations 1997 together with applicable accounting standards and the Charities SORP. The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value.

Going Concern

The Church finances has been significantly impacted by a decline in rental income (linked to COVID 19), inflation and the end of the 4 year Capital Youth Fund Grant. While 2022 has been a better year than 2021, improvement is still needed for the Church to maintain its current level of activity. If income does not improve then contingency plans are in place to reduce on-going expenditure to a level that can be supported by current income levels. These plans would enable the Church to continue its operations but at a reduced level of activity. Based on the above considerations the PCC have prepared the financial statements on a going concern basis.

Funds

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

Restricted funds have been given for specific purposes and are administered by the PCC for those purposes. They are not available to the PCC to apply to any other purpose. (Note 7)

Incoming Resources

Voluntary income and capital sources

Collections are recognised when received by or on behalf of the PCC.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement and the amount due.

Amounts raised from fund raising activities are accounted for gross.

Other ordinary income

Rental income from the letting of church premises is recognised when the rental is due.

Income from investments

Dividends and interest are accounted for when receivable.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

Resources used

Grants

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.

Activities directly relating to the work of the Church

The diocesan common fund payment is accounted for when payable. Any common fund unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

Fixed Assets

Consecrated land and buildings and movable church furnishings

Consecrated and beneficed property is excluded from the accounts by Section 10 (2) of the 2011 Act.

No value is placed on movable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and movable church furnishings, whether maintenance or improvement, is written off as expenditure in the SOFA and separately disclosed.

Other fixtures, fittings and office equipment

Equipment used within the church premises is depreciated on a straight line basis over 4 years.

Investments

Investments are valued at market value on 31 December.

Current assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectible.

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31 December 2022

2 INCOMING RESOURCES

	<u>Unrestricted</u>		Restricted	TOTAL FUNDS	
	General	Missionary	Funds	2022	2021
	Fund	Fund	£	£	£
	£	£			
2(a) Incoming resources from donors					
Standing order income	117,009	-	10,148	127,157	120,575
Income tax recoverable	34,547	-	-	34,547	24,048
Collections at all services	1,380	-	-	1,380	23
Grants and other donations	79,964	-	43,297	123,261	87,733
	<u>232,899</u>	<u>-</u>	<u>53,445</u>	<u>286,344</u>	<u>232,377</u>
2(b) Other incoming resources					
Church Activities	-	-	-	-	-
Events	-	-	-	-	-
Fees	2,751	-	-	2,751	668
Other income	-	-	-	-	-
	<u>2,751</u>	<u>-</u>	<u>-</u>	<u>2,751</u>	<u>668</u>
2(c) Income from charitable and ancillary trading					
Lettings at St Peter's Church	76,333	19,432		95,765	105,480
Rental income from 58 Drury Road	15,452	-		15,452	15,987
	<u>91,785</u>	<u>19,432</u>	<u>-</u>	<u>111,217</u>	<u>121,348</u>
2(d) Income from investments					
Interest received	317	-	-	317	5
	<u>317</u>	<u>-</u>	<u>-</u>	<u>317</u>	<u>5</u>
2(e) Revaluation of assets					
2(f) Transfers					
Transfers In	2,916	14,400		17,316	21,714
Transfers Out	(14,400)	-	(2,916)	(17,316)	(21,714)
	<u>(11,484)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL INCOMING RESOURCES	<u>316,268</u>	<u>33,832</u>	<u>50,529</u>	<u>400,629</u>	<u>354,397</u>

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31 December 2022

	Unrestricted			TOTAL FUNDS	
	General Fund	Missionary Fund	Restricted funds	2022	2021
	£	£	£	£	£
3 RESOURCES USED					
3(a) Grants					
Missionary societies & overseas missions	-	6,000	-	6,000	12,000
Home missions and other Church Societies	-	27,836	-	27,836	31,444
	<u>-</u>	<u>33,836</u>		<u>33,836</u>	<u>43,444</u>
Note 7 contains the details of where the Missionary Fund was donated to					
3(b) Activities directly relating to the work of the Church					
Operations of church	38,477	-	33,034	71,511	59,562
Children Work	30,310	-	-	30,310	31,448
Youth Work	31,790	-	-	31,790	30,752
Community Work	273	-	-	273	23
Worship	27,015	-	-	27,015	31,888
	<u>127,864</u>	<u>-</u>	<u>33,034</u>	<u>160,898</u>	<u>153,689</u>
3(c) Church management and administration					
Estates	46,256	-	-	46,256	48,000
Administration Costs	18,195	-	-	18,195	42,869
Common Fund	85,220	-	-	85,220	89,548
Depreciation	9,802	-	-	9,802	8,955
Miscellaneous	7,216	-	-	7,216	6,409
	<u>166,689</u>	<u>-</u>	<u>-</u>	<u>166,689</u>	<u>195,582</u>
TOTAL RESOURCES USED	<u>294,563</u>	<u>33,836</u>	<u>-</u>	<u>361,423</u>	<u>392,695</u>
3(d) Staff costs				2022	2021
Wages and salaries				111,942	134,137
Social security costs				5,667	8,438
Employers contribution to defined contribution pension schemes				5,597	6,714
				<u>123,206</u>	<u>149,289</u>

The average number of employees was 4 (2021 - 4). The vicar and curate are not employed by the Church and are not included in employee numbers or staff costs.
No employee received employee benefits (excluding employer pension contributions) that exceeded £60,000.
No trustee received remuneration or other benefits and no expenses were reimbursed. There were no discloseable related party transactions with trustees.

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31 December 2022

4 FIXED ASSETS	Land and buildings at 58 Drury Road		
	Freehold Property	Equipment & Furnishings	Total
Tangible fixed assets			
Gross book value	£	£	£
At 1 January 2022	575,000	75,041	650,041
Additions	-	-	-
Disposals	-	-	-
Revaluation	-	-	-
At 31 December 2022	<u>575,000</u>	<u>75,041</u>	<u>650,041</u>
Depreciation			
At 1 January 2022	-	52,556	52,556
On disposals	-	-	-
Charge for the year	-	9,803	9,803
At 31 December 2022	<u>-</u>	<u>62,359</u>	<u>62,359</u>
Net book value			
At 1 January 2022	<u>575,000</u>	<u>22,485</u>	<u>597,485</u>
At 31 December 2022	<u>575,000</u>	<u>12,682</u>	<u>587,682</u>

List of Assets retained but fully depreciated

Office safe	405
Loadlift Scaffolding	1,783
Alarm system	2,666
Sound desk	7,380
Projector	18,203
	<u>30,417</u>

The property at 58 Drury Road is held in trust by the London Diocesan Fund on behalf of the PCC.

The book value of the property is based on a professional valuation made in 2019.

6 DEBTORS	2022	2021
	£	£
Prepaid expenses	6,209	5,844
Sundry debtors	1,046	3,296
GA tax receivable	9,063	8,498
	<u>16,318</u>	<u>17,438</u>

6 LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR

Pensions contributions payable	-	-
Owed to HMRC	-	-
Sundry creditors	<u>10,124</u>	<u>2,094</u>
	<u>10,124</u>	<u>2,094</u>

7 RESTRICTED FUNDS

	b/f 1/1/22	Income	Expenditure	c/f 31/12/22
One Church Harrow	16,382	2,000	7,686	10,696
Hope Church Harrow View	47,535	31,295	3,956	74,874
Mosaic Church	21,242	150	21,392	0
Restricted grants rec'd in 2022	0	20,000	2,916	17,084
	<u>85,159</u>	<u>53,445</u>	<u>35,950</u>	<u>102,684</u>

Restricted fund balances are represented by cash at bank and in hand.

One Church Harrow is the joint mission between St Peter's Harrow, Christchurch and St Paul's South Harrow to reach 10 % of the population of Harrow within 10 years. Funds are restricted for use on this purpose and are administered by St Peter's Harrow.

One of the objectives of One Church Harrow is to plant new congregations. Hope Church Harrow View and Mosaic Church are the first two of these plants. Income received in respect of these plants is restricted for use in the development of these congregations and is administered by St Peter's Harrow.

Mosaic Church fund was transferred to St Paul's to be administered June 2022.

THE PAROCHIAL CHURCH COUNCIL OF ST PETER HARROW

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31 December 2022

8 MISSIONARY FUND	2022	2021
	£	£
Balance at 1st January	6,410	6,995
Income		
Direct gifts from donors		
Transfers from General Fund	14,400	13,500
Spear rental	19,432	29,148
Transfer from short term mission fund	-	4,214
Total income	33,832	46,862
Donations made from the Fund in the year	(33,836)	(43,447)
Transfer to restricted fund		(4,000)
Balance at 31st December	6,406	6,410

Donations were made during the year as follows:

	2022	2021
<i>Missionary societies & overseas missions</i>		
Tearfund	2,000	4,000
UFM - Mark & Gill Newham	2,000	4,000
WEC - Moulds	2,000	4,000
<i>Home missions and other Church Societies</i>		
Re:Gen	4,000	0
Spear Rental	19,436	29,148
Harrow Citizens UK	2,000	2,000
ACAT	100	0
New Wine	2,000	0
Oxford Churches Debt Centre	300	300
	33,836	43,448

Short Term Mission Fund	2022	2021
	£	£
Balance at 1st January	-	4,214
Transfer to mission fund		(4,214)
Payments from Fund	0	0
Balance at 31st December	-	-