

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JAMES PADDINGTON

England & Wales · Charity number 1134640

Details

Other names	ST JAMES'S SUSSEX GARDENS, PADDINGTON
Status	Registered
Legal form	Previously excepted
Registered	2010-03-04
Register	View on the Charity Commission register

Contact

Address	St. James's Church Sussex Gardens London W2 3UD
Phone	02072629976
Email	admin@stjamespaddington.org.uk
Website	www.stjamespaddington.org.uk

Activities

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

Activities: We are an Anglican church, near the centre of London, and we welcome worshippers and visitors from all over London and from many parts of the world. As part of the Church of England, St James's is an inclusive church and is pleased to be able to offer hospitality to everyone.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Other Charitable Activities
- **What:** General Charitable Purposes, Education/training, Religious Activities, Other Charitable Purposes
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL.
- City Of Westminster

Finances

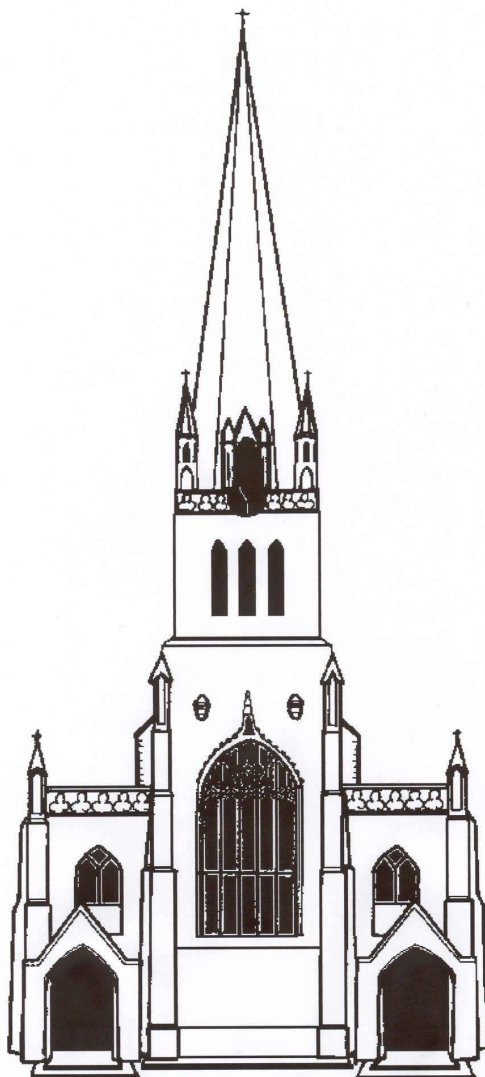
Period end	Income	Expenditure	Assets	Employees
2024-12-31	£418,645	£464,973	-	-
2023-12-31	£387,907	£393,396	-	-
2022-12-31	£338,581	£365,343	-	-
2021-12-31	£337,051	£397,293	-	-
2020-12-31	£312,865	£317,343	-	-

Trustees

Name	Role	Appointed
Rev Timothy John Handley	Chair	2023-10-01
Adrian Robert Burgering		2024-05-26
Alexandria Tokarska		2023-02-02
Andrew Jonathan Crawford		2018-04-29
DAVID CHARLES JOHN BANKS		2023-02-02
Dena Marshall		2024-05-26
JOHN GEOFFREY GORDON MOSS		
Jacqueline Lesley Hetherington		2015-04-26
Lorna Anne Harrison		2020-09-13
MARY MARGARET CATHERINE LAMBERT		
Oluwatosin Opsyemi Ajayi		2019-04-28
Rev William Daniel Allen		2024-07-01
Robert Lloyd		2014-04-27
Sean Chan		2024-05-26
Sir David Madel		2022-05-22
Sir David O'Grady Roche		2024-05-26
Zachary Joseph Barnett		2023-05-21

Accounts

**ST JAMES'S CHURCH, PADDINGTON
PAROCHIAL CHURCH COUNCIL**



ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2024

CONTENTS

	Page
Agenda for 2024 Meetings and Minutes of 2023	1-4
Officers and advisers	5
Annual report	6-12
Church Manager's Fabric Report	12
Safeguarding Statement	13
Electoral Roll Officer's Report	13
Deanery Synod Report	14
Independent Examiner's report	15
Statement of financial activities	16
Balance sheet	17
Notes to the accounts	18-29

ANNUAL MEETINGS 2024**AGENDA – 25th May 2025****Annual Meeting of Parishioners**

1. Apologies for absence
2. Minutes of the 2024 meeting (see page 3)
3. Election of the Churchwardens

Annual Parochial Church Meeting

1. Apologies for absence
2. Minutes of the 2024 meeting (see page 3)
3. Matters arising
4. Declaration of 'Any Other Business'
5. Election of PCC Representatives
6. Annual Report of the Assistant Vicar
7. Results of PCC Election (if applicable)
8. Churchwardens' Report on the Fabric of the church
9. Finance:
 - i. The APCM will be invited to receive the PCC's examined accounts
 - ii. Any questions on the 2024 accounts
 - iii. The APCM will resolve to appoint an Independent Examiner for the 2025 Accounts
10. Electoral Roll Officer's Report
11. Deanery Synod Report
12. Any other business – declared under item 4

MINUTES

On 26th May 2024 the Annual Meeting of Parishioners of St James's Church, Sussex Gardens was held at St James's Church at 12 o'clock after Sunday Mass

1. Apologies for Absence

Apologies were received from Tosin Akinluyi, Sir David Madel and George de Voil.

2. **Minutes of the 2023 Meeting:** the Minutes of the meeting held on 21 May 2023 were proposed as a true record by Sue Silkstone, seconded by Jilly Dart, approved by a show of hands and signed.

3. **Election of the Churchwardens:** Lorna Harrison and Sir David Madel having been duly proposed and seconded were elected to be Churchwardens for 2024/2025.

ST JAMES'S CHURCH, SUSSEX GARDENS

On 26th May 2024 the Annual Parochial Church Meeting ('APCM') of St James's Church, Sussex Gardens was held at St James's Church after the Annual Meeting of Parishioners

MINUTES

1. **Apologies for Absence:** apologies were received from Tosin Akinluyi, Sir David Madel and George de Voil.

2. **Minutes of the 2023 Meeting:** the Minutes of the previous meeting dated 21st May 2023 were proposed as a true record by Jilly Dart, seconded by Jackie Hetherington, approved by a show of hands and signed.

3. **Matters Arising:** no matters arising.

4. **Declaration of 'Any Other Business':** Jane Low asked for news of the Te Deum window.

5. Election of PCC Representatives and Deanery Synod Representative

Adrian Burgering, Sean Chan and John Moss, having been proposed and seconded, were elected for a three year term until 2027.

Sir David Roche, Bt. having been proposed and seconded, was elected to serve as St James's third Deanery Synod representative for a 2-year term until 2026.

6. **Annual Report of Assistant Vicar:** no questions were raised.

7. **Result of the PCC Election:** not applicable and was omitted.

8. Churchwardens' Report on the Fabric of the Church

Te Deum Window:

- The man who damaged the Te Deum Window is due in court next month. The Vicar, Fr Tim, will be called as a witness.

- Repair: presently we are waiting for an inspector to give a view on the repair as it requires specialty knowledge to find a company to undertake the repairs. Two quotes had been received, with different levels of service at very different price points. Negotiations are ongoing. Few companies can offer such a large job so it is difficult to give a clear indication of the timeline, although it is not expected to start until at least the end of 2024.
- Jackie Hetherington raised a question regarding whether the perpetrator had intended to claim on the grounds of mental health. Fr Tim noted the Crown Prosecution Service ('CPS') decided not to charge him with a hate crime because of difficulty to prove this 'beyond reasonable doubt', and it is difficult to acquire prosecution on these grounds.
- Fr Tim noted the court hearing is to be at Southwark Crown court on the 26th of June if any wish to attend the hearing.
- Insurance: the repair will be paid for by Ecclesiastical Insurance, less the excess charge. The insurer will not pay for the introduction of grills. Sue Silkstone has applied to the Home Office for a grant through the 'Places of Worship' scheme which may mitigate the cost of their installation.
- There was a question from Carmeta Hammond-Docherty on the prosecution law which was addressed by Fr Tim.

9. Finance

(i) The APCM was invited to receive the PCC's examined accounts

Fr Tim reports all is well regarding the finances.

(ii) Any questions on the 2023 accounts

Elizabeth Whitmore asked about the charity trusts in the PCC. Jackie Hetherington and Sue Silkstone explained that these are restricted endowment funds; we may use the interest on the fabric but not the capital.

Elizabeth Whitmore also asked about charitable giving on p.25: item 10 and its source. Sue Silkstone and Fr Tim explained that this is giving which on request has been set aside for almsgiving, e.g. Sainsbury's or Aldi supermarket vouchers.

Elizabeth Whitmore noted that Edith Wilson gave money to the Greenfield Trust 'to look after the children' and she wanted to note the money was to help families in need in the area. The Vicar said requests for help have been slow recently. Fr Tim noted the primary function of the Greenfield Trust is for the benefit of 'the poor of Paddington' and as historic recipients have now moved away from Paddington there is an ongoing debate regarding eligibility criteria for funds from the Greenfield Trust.

Fr Martin asked for an update with respect to the extension of the freehold of 61 Pembroke House. It was noted that a lease extension of 90 years was purchased in 2023 for £9,902 (*note: in line with the expected figure of £10,000 given in last year's APCM*).

(iii) The APCM resolved to appoint an Independent Examiner for the 2024 Accounts

Sarah Smith was proposed by Lorna Harrison and seconded by Zachary Barnett. This was voted in agreement by the congregation in a show of hands vote. *Update: Mary Lambert has sent a notification to Sarah Smith of her continued appointment.*

10. Electoral Roll Officer's Report

Mary Lambert noted that there are presently 193 people on the roll, and a complete revision will be required next year when numbers will be reduced (this happens every six years).

11. Deanery Synod Report

Andrew Crawford noted that there were three meetings last year, including one carried on from last year. Full details are available in the Annual Report (page 14).

12. Any Other Business

No Other Business was declared under item 4, however additional questions and comments were addressed, including:

Jackie Hetherington asked if there was an induction loop. It was noted that there is one in place but more can be put up or moved to improve function.

Jane Low asked if there was a defibrillator, the Vicar noted one is in the hotel which is a short walk away. *Update: Zachary Barnett has applied for funding towards the cost of a defibrillator from a London-based charity and is awaiting a response.*

Jilly Dart noted that she often has difficulty hearing what is said at the lectern.

Fr Tim asked the congregation to keep William Allen in their prayers as he is due to be ordained to the Diaconate. William's Diaconal Ordination is to be held at St Andrew Holborn on the 29th of June.

OFFICERS AND ADVISERS 2024

Vicar

Fr Timothy Handley

Assistant Curate

Fr William Allen

Church Wardens

Lorna Harrison

Sir David Madel

Parish Manager

Mrs Sue Silkstone

Principal Address

St James's Parish Office

Sussex Gardens

London

W2 3UD

Bankers

National Westminster Bank plc

P O Box 2795

26 Spring Street

London

W2 1WE

Accountant & Independent Examiner

Sarah A Smith (Mrs) MSc BSc FCCA FCIE
8, Main Street
Cold Overton
Oakham LEICS
LE15 7QA

Solicitors

Winkwood Sherwood
Minerva House
5 Montague Close
London
SE1 9BB

Main Office

The Parish Office
St James's Church
Sussex Gardens
London
W2 3UD

ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2024

THE PAROCHIAL CHURCH COUNCIL

The Parochial Church Council is a Registered Charity No. 1134640 with the Charity Commission. This report for the year ended 31st December 2024 complies with the current statutory requirements.

The Vicar, Churchwardens and the lay Deanery Synod representatives are ex officio members of the Parochial Church Council.

The elected members of the Parochial Church Council during the year, with their years of retirement, were:

Mary Lambert (2023 to 2026)
Alexandria Kenny (2023 to 2026)
Robert Lloyd (2023 to 2026) (Treasurer)

John Moss (2024 to 2027)
Sean Chan (2024 to 2027)
Adrian Burgering (2024 to 2027)

Tosin Akinluyi (2025)
Jacqueline Hetherington (2025)
David Banks (2025)

The following were co-opted members of the Parochial Church Council during the year:
Dena Marshall (2024 to 2025)

Lay Deanery Synod Representatives:
Andrew Crawford (2023 to 2026)
Zachary Barnett (2023 to 2026)
Sir David Roche (2024 to 2026)

STRUCTURE, GOVERNANCE AND MANAGEMENT

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

APPOINTMENT AND INDUCTION OF PCC MEMBERS

PCC members are elected at the Annual Parochial Church Meeting for a term of three years and at each Annual Parochial Church Meeting three of the Members will retire from office. On retirement PCC members are eligible for re-election. Casual vacancies are filled by elections by the Annual Parochial Church Meeting or by the PCC as appropriate.

New PCC members undergo an induction to brief them on their legal obligations under charity and church law, the content of the constitution, the Council and the decision making processes and the recent performance of the church.

ORGANISATIONAL POLICY

The PCC met five times in 2024. There is one Standing Committee which consists of the Vicar, Assistant Curate, Churchwardens (ex officio), and at least two elected members of the PCC. The elected members from May 2024 were Zachary Barnett (PCC Secretary) and Robert Lloyd (PCC Treasurer). Other sub-committees are formed as and when required. The Parish Manager was, from 1 October 2024, appointed to manage the day to day operations of the charity.

OBJECTIVE, ORGANISATION AND ACTIVITIES FOR THE PUBLIC BENEFIT

The objective of the Parochial Church Council is to provide day to day management of the Church, to generate funding necessary for its ongoing ministerial commitments, and to safeguard its assets.

St James's 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 of the Church Centre complex of St James's Paddington; Holy Trinity Hall, Paddington; and 61 Pembroke House, Hallfield Estate.

ACTIVITIES DURING THE YEAR

The Council met five times during the year, including one short meeting for the sole purpose of appointments of officers. The average attendance was 80%. The principal items of business discussed during the year were: ministry to children, safeguarding, increasing church income, outreach and fabric matters.

Major events in the life of the parish during the year are set out in the Vicar's Annual Report.

VICAR'S REPORT 2024

Dear brothers and sisters in the Lord,

We have come to the end of my first full year as the parish priest of St James. I wish I could say it's been an easy year but that would be a fib.

As we began the year, we were still reeling from the vandalism inflicted upon our Te Deum window, damage that has literally darkened the lives of those who worship at St James. On that, it should be noted that the perpetrator pleaded guilty earlier this year to criminal damage and was sentenced to 14 months in gaol. He had already been in custody for that amount of time and so he was due for immediate release. In addition to the custodial sentence, he was also banned from coming within 200m of the church. Breaking that order would result in immediate re-imprisonment.

We then suffered the condemnation and shutting down of our boilers.

Fortunately, this happened during the summer and the new ones were installed before the weather became cooler.

Nevertheless, for any church either of these two occurrences would present formidable challenges. To have them both has proved testing.

At the same time, the church has also experienced considerable change.

Fr Paul's departure was followed last May by Fr Owen's and Fr Martin has elected to step back from 'frontline' duties in order to enjoy his retirement.

In their place are a new parish priest *and* a new Assistant Curate at the beginning of his clerical life. We have gone from three priests to one!

We said farewell to Matthew Semmence and Angela Coode, both long standing members of our St James family whom the Lord called home over the past twelve months.

Our language café – initially run by me but then later by the charity, Care for Calais – ceased to operate because so many refugees and asylum seekers had been moved from the parish. This was sad but the closure came with much thanks from groups working with refugees who were deeply grateful for our initiative.

There have also been some minor changes to the content of our worship, which is not to diminish the impact of such changes, but to put them in proper perspective: our worship is very largely unchanged.

These changes have been challenging – for laity and clergy – as change in church invariably is, and I have no doubt it will take some time yet before we will have reached a new balance. And then something else will have changed!

As John Henry Newman wrote: *'To live is to change, and to be perfect is to have changed often'*.

Despite these ups and downs, we can look back with satisfaction and forward with optimism.

To begin with: back to Fr William.

It's an immense privilege to be asked to become a training parish and be part of the formation of a new priest. St James has risen to this challenge admirably, and Fr William has flourished and thrived because of the warmth of that welcome. Please pray for him as he approaches his ordination to the sacred priesthood.

Repairs to the Te Deum window are underway (and the culprit has pleaded guilty to the attack) and our new boilers are working effectively.

The number of people worshipping with us at our main Solemn Eucharist on Sunday has gone up slightly (though weekday numbers are down).

Last year we celebrated 5 weddings and 3 blessings of a civil marriage. Eleven people were baptised and/or confirmed.

There are new faces among us, and this is a sign of the Spirit at work in our world.

In amongst the many good things that have happened over the past twelve months, I would have to highlight events to mark the 80th anniversary of VE Day and the blessing of the Ukrainian memorial window.

It was a huge privilege to host an event that saw around 200 people in church, including the Ukrainian Ambassador to the United Kingdom, a minister for the Armed Forces, our local MP and various others who joined various Ukrainian Associations for an incredibly moving liturgy of thanksgiving and consecration.

Our Christian faith always bids us to set our face to the front and move forward. And here there are challenges aplenty.

Our parish manager, Sue Silkstone, is due to retire in 2027 and we will need volunteers to pick up some of her tasks, most notably in overseeing fabric issues at St James, both small and large.

This needs to begin in the next twelve months so that that handover is as seamless as possible.

When Sue leaves, we will have to replace her and this will bring significant financial implications for the parish.

I think we also need to become more intentionally missional.

The model for mission at St James is an ancient and worthy one.

When St Augustine came to this land he was told by Pope St Gregory the Great to do three things: celebrate the liturgy with as much beauty and devotion as possible, preach the Gospel of Jesus Christ, and to love the people.

This remains a good model.

But I believe we need to think about how to reach out more to people in the parish: not just waiting for them to come to us through our doors but going out to find them.

This is something we need to pray and think about over the coming year.

Lastly, many thanks to all those whose tireless hard work keeps St James running.

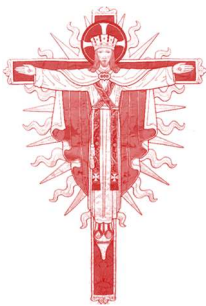
To Sue; the members of the PCC; the sacristy and serving teams; George de Voil and our wonderful choir; those who welcome visitors and/or help with hospitality.

We are the Body of Christ.

If one member suffers then all the members suffer with it; and if one member is honoured, then all the members rejoice with it.

We, the pilgrim church in this place, continue to strive to be lights to the world and leaven to the dough: expressing our love of God and Christ through love towards each other and of our neighbour.

*Christ has no body but yours,
No hands, no feet on earth but yours,
Yours are the eyes with which he looks
Compassion on this world,
Yours are the feet with which he walks to do good,
Yours are the hands, with which he blesses all the world.
Yours are the hands, yours are the feet,
Yours are the eyes, you are his body.
Christ has no body now but yours,
No hands, no feet on earth but yours,
Yours are the eyes with which he looks
compassion on this world.
Christ has no body now on earth but yours.*



Fr Tim Handley SSC
Vicar
15th May 2025

FINANCIAL RESULTS FOR THE YEAR

The results for the year ended 31st December 2024 are set out in the Statement of Financial Activities on page 18. That statement shows a current year deficit of £44,080, (2023 deficit of £13,435). After adjusting for investment gains of £29,585, (2023 unrealised gains of £115,671), the net movement in funds shows a deficit of £14,495 for the year (2023 surplus of £102,236).

Funds available to the PCC have decreased from £2,352,487 at the end of 2023 to £2,337,992 at the end of 2024. Of that sum, £1,481,921 is Unrestricted Funds, £635,915 is Restricted Funds and £220,156 is Endowment Funds.

FINANCIAL REVIEW

The PCC is dependent on incoming resources from property, investments, and the continued support of its worshippers in donations, via standing orders but also the envelope system, both making use of the Gift Aid scheme. Income has increased this year, by almost 8% to £418,645 but this does include restricted fund donations of £28,481, gratefully received to assist in over coming the challenges described by the Vicar in his report. The underlying trend for free gifts or donations is still down by around 7% but church hire for concerts is buoyant up to £47,675 from £39,602 in 2023, and other rent and investment income have also increased this year.

Expenditure has inevitably increased in order to pay for window repairs, a new boiler and refurbishing the Hallfield flat. Details are given at note 8 page 24. Whilst these costs are reflected in the Statement of Financial Activities in full, there is only a small amount of income recognised from the sale of investments to meet these costs. £54,592 was transferred from investments to bank accounts to meet liabilities but of this only £2,248 is “new income” being the realised gain on sale of the investments. This is shown on page 16.

Total expenditure of £464,973 was recorded, (2023 £401,342).

Although there were distinct financial challenges in the year, the overall deficit was small and thus the church finances remain in good health. Thanks are due to the clergy, Sue Silkstone, and the PCC for careful stewardship throughout.

INVESTMENT POLICY

The investment portfolio continues to be monitored quarterly and the trustees are satisfied with the capital gain of £29,585 on the unrealised investments at the year end. Global markets remain extremely volatile following changes in the UK and US administrations towards the end of 2024 and the continuing war in Eastern Europe. Average income returns on investment 2.8% (2024) and 2.7% (2023).

RISK ASSESSMENT

The PCC together with the Churchwardens and the Vicar have implemented controls and procedures to minimise internal and external risks to the church community and buildings. This approach ensures a consistently high standard of stewardship.

The trustees undertook a general review of external financial risks in 2024.

Income and expenditure continue to be closely monitored via budgetary control and reporting.

RESERVES POLICY

The Reserves Policy is stated at note 1h page 21. Free reserves being the general and designated investment funds are £585,589 at year end. The cash in current and deposit accounts is £59,827 at 31 December 2024 and the net current assets total £24,018.

The trustees can access invested funds as and when required mitigating the need to maintain large cash balances. The trustees are satisfied that the total of unrestricted income funds meets their established reserves policy.

INDEPENDENT EXAMINER

A resolution to re-appoint Sarah Smith (Mrs) MSc. BSc. (HONS) FCCA FCIE as Independent Examiner for the 2025 Accounts will be proposed at the APCM.

GREENFIELD TRUST

There is one charity associated with the church, the Greenfield Trust, formerly the Vicar's discretionary fund. This is a separate charity registered with the Charity Commission with registration number 1123568 and thus does not form part of the PCC's accounts. Its trustees are the Vicar and Churchwardens. It supports the welfare of the sick and aged living or working in or connected with the parish and applications for grants are always welcomed.

David Madel & Lorna Harrison

For and on behalf of the Parochial Church Council

4 May 2025

FABRIC REPORT 2024

Vandalism

On 1st January 2024, the Te Deum West window was severely vandalized with rocks causing extensive damage. This became the subject of an insurance claim and a GoFundMe appeal raised sufficient funds to cover the large insurance excess plus an additional amount for future stained glass window repairs. The restoration work will commence in May 2025 with an estimated completion in August 2025.

The main church boilers, aged 23+ years, broke down with no parts any longer available to undergo repairs. The PCC agreed to have them replaced at a cost of £58370. This was completed in November and the new boilers are working well.

Ad-hoc repairs/renewals

During the course of the year the following works were undertaken:

1. Church clock repairs
2. New office kitchen sink and worktop
3. New storage unit in church to replace previous unsafe screens
4. Lectern mic replacement
5. New flooring in Vicar's Porch to make access safer
6. Various smaller repairs, ie in the toilets

Sue Silkstone

Parish Manager (on behalf of the Church Wardens)

30th April 2025

SAFEGUARDING STATEMENT & REPORT 2024

St James's Church aims to raise awareness of safeguarding and a culture of support and vigilance in the Church. Everyone, especially those who work with children, young people and vulnerable adults, whether in a paid or volunteer role, for example, Clergy, Verger, Administrative Staff, Parish Nurse, Servers, Stay & Play Staff, Choir/Music Group Members, Refreshment Helpers and PCC members are either elected/selected, vetted and encouraged to attend Safeguarding training. This complies with the expectations of the House of Bishops safeguarding policy and practice guidance, and the Church of England National Safeguarding Team.

St James's Church Safeguarding Policy statement with names, photograph and contact numbers of Safeguarding Officer and Children's Champion are posted in the following locations: (i) the notice board on the immediate left on entering the front vestibule; (ii) Parish Office; and (iii) St James's Church website under a menu button on the home page. The safeguarding statement, including contact details and a link to the full Safeguarding Policy is included in the weekly electronic version of eFocus. A printed copy of the eFocus is also available from the front vestibule. The contact details of the Safeguarding Officer and Children's Champion have been included in the WhatsApp Group for Family Mass. Safeguarding incidents can also be reported in person in confidence at the weekly Parish Nurse Project on Wednesday mornings.

On Sunday, 9 June 2024 after Mass, 29 members of the congregation who work with children, young people and vulnerable adults completed the Basic Safeguarding Awareness training via the online learning portal.

The St James's Church Safeguarding Policy was re-confirmed by the PCC on 31st July 2024 and signed by Fr Tim Handley and the Church Wardens.

There were a couple of safeguarding reports made in 2024. These were addressed in line with House of Bishops safeguarding policy and practice guidance, and the Church of England National Safeguarding Team.

Lorna Harrison
30 April 2025

ELECTORAL ROLL REPORT FOR 2024/2025

As everyone will know, there has been a complete revision of the Electoral Roll this year (this happens every six years). This means we have to remove from our list many people who have attended St James's in the past but have moved away. I am happy to report, however, that we now have 107 names on our new list – several of these people have attended St James's for many years, others are new and we welcome them to the St James's community. The number will, I know, increase over the years.

I am very grateful to Fr Tim and Fr William for the assistance they have given me by encouraging members of the congregation to sign the new form.

Mary Lambert
Electoral Roll Officer
4 May 2025

PADDINGTON DEANERY SYNOD¹ REPORT 2024

There were three meetings initially scheduled for Paddington Deanery Synod to meet in 2024: 5th March, 5th September and 26th November.

The meeting on 5th March was held at St Saviour's Church, Warwick Avenue. Alison Moulden, who is Westminster Churches Net Zero Officer, addressed the meeting and told us about the initiatives taking place to help Churches in Westminster reduce carbon emissions and meet Net Zero targets. This includes ideas on heating system upgrades to greener alternatives when gas or oil-fired heating systems reach the end of their serviceable life. We also heard about the bronze, silver and gold awards that churches can be awarded for their environmental efforts.

The meeting on 5th September was cancelled and not rescheduled.

The meeting on 26th November was held at St Luke's Church, West Kilburn. The meeting had to be rescheduled from 5th November with the unfortunate effect that the rearranged date coincided exactly with the Triennial Visitation of the Archdeacon to St James's, so only one of the three Deanery Synod Representatives attended. The meeting included a video call with Claire Meany, from the Diocese of London Safeguarding Team, and her colleague Sara, who gave a presentation on "Parish Safeguarding Dashboards": why have them, what they're for and how to use them. The presentation contained information on relevant safeguarding forms and instruction on how to use a traffic light system, and there was an interdenominational instruction included. It was noted and generally agreed by those in attendance that some parishes, particularly the less well-funded parishes which cannot afford full-time administration staff, may struggle to manage the increased associated workload.

Andrew Crawford, Zachary Barnett & Sir David Roche – Deanery Synod Representatives
15th May 2025

¹Background

Paddington Deanery brings together twelve Church of England churches in the Paddington area, from Hyde Park in the south to Kilburn Park in the north. Through its meetings and other activities, the Synod aims to strengthen the links between congregations in order to support church growth and serve the wider community more effectively. The network of Deanery Synods also provides the means by which any Diocese, or the church more widely, can consult, and thereby ascertain the views of the clergy and/or laity at ground level when there are difficult issues to be resolved: a question can be put, debated and separate votes taken among the clergy and laity in each Deanery and the results sent to be aggregated by the question originator(s). Every three years each parish, at its Annual Parochial Church Meeting (APCM), elects its lay representatives to the Deanery Synod, the number being determined by the size of its Electoral Roll. St James's has two lay representatives, David Whiting and Andrew Crawford, who were elected at the 2017 APCM. They are ex-officio members of the Parochial Church Council during their 3-year term of office. All the clergy are ex-officio members. The Area Dean is Fr. Steven Mason, Vicar of St John's Hyde Park. Synod meetings are open to all, but only the elected representatives may vote. Individual lay members of the local area Synods can have some influence on the wider church since it is they who elect the lay members of the General Synod, the 'governing body' of the CofE, as well as the Diocesan Synod and Area Councils. The Synod is also responsible for appointing a Foundation Governor to each of the eight church schools in the Deanery. Further information about the Deanery may be found at <https://www.london.anglican.org/directory/westminster-paddington-deanery/> with links to all the parish websites.

INDEPENDENT EXAMINER'S REPORT TO THE PCC OF ST JAMES'S CHURCH, PADDINGTON

I report on the accounts of the charity for the year ended 31st December 2024, which are set out on the attached pages.

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since the gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a fellow member of the Association of Charity Independent Examiners which is one of the listed bodies

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

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

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

Sarah A Smith (Mrs) MSc BSc FCCA FCIE
8 Main Street
Cold Overton
Nr Oakham
LEICS LE15 7QA
Date: 15 May 2025

ST JAMES'S CHURCH, PADDINGTON

Page 16

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024

INCOME AND EXPENDITURE		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2024	Total Funds 2023
	Notes	£	£		£	£
INCOMING RESOURCES						
Income and Endowments from:						
Collections Donations and Legacies	3	78,099	28,481	0	106,580	86,653
Other Trading Activities	3	47,834	0	0	47,834	40,203
Charitable Activities: Services and other fees	4	13,211	0	0	13,211	20,911
Investment Income						
Rents receivable	5	213,731	0	0	213,731	203,775
Bank and deposit Interest		17,204	14,111	5,974	37,289	36,365
TOTAL INCOME		370,079	42,592	5,974	418,645	387,907
EXPENDITURE ON						
Raising Funds	6	46,699	0	0	46,699	46,251
Charitable Activities						
Clergy, services and parish work	7	210,479	0	0	210,479	220,131
Occupancy costs	8	108,837	20,686	0	129,523	67,566
Support and governance costs	9	66,716	9,125	0	75,841	65,905
Grants or donations payable	10	2,431	0	0	2,431	1,489
TOTAL EXPENDITURE		435,162	29,811	0	464,973	401,342
Net gains/(losses) on investments		2,248	0	0	2,248	0
NET INCOME / (EXPENDITURE)		-62,835	12,781	5,974	-44,080	-13,435
TRANSFERS BETWEEN FUNDS		5,974	0	-5,974	0	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)		-56,861	12,781	0	-44,080	-13,435
Unrealised Gains and (losses) on investments	12	13,027	11,631	4,927	29,585	115,671
NET MOVEMENT IN FUNDS		-43,834	24,412	4,927	-14,495	102,236
RECONCILIATION OF FUNDS:						
Total Funds brought forward		1,517,552	619,706	215,229	2,352,487	2,250,251
Total funds carried forward		1,473,718	644,118	220,156	2,337,992	2,352,487

The notes on pages 18 to 29 form part of these accounts.

All activities are continuing. There are no gains or losses other than those recognised through the income and expenditure account.

ST JAMES'S CHURCH, PADDINGTON
BALANCE SHEET AS AT 31 DECEMBER 2024

Page 17

	Note	2024		2023	
		£	£	£	£
FIXED ASSETS					
Tangible assets	13	991,653		1,000,170	
Investments	12	1,322,321	2,313,974	1,345,080	2,345,250
CURRENT ASSETS					
Debtors and prepayments	14	26,434		14,186	
Cash at bank and in hand		59,466		22,484	
Short term deposits		361		361	
		<u>86,261</u>		<u>37,031</u>	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR					
	15	-62,243		-29,794	
NET CURRENT ASSETS			24,018		7,237
<u>NET ASSETS</u>			<u><u>2,337,992</u></u>		<u><u>2,352,487</u></u>
FUNDS OF THE CHARITY					
Unrestricted Income Funds:					
General		3,392		314	
Designated Investment Fund		582,197	585,589	621,514	621,828
Fixed Asset Funds:					
Designated Fixed Asset Funds		611,949		611,341	
Revaluation Reserve		284,383	896,332	284,383	895,724
Restricted Funds			635,915		619,706
TOTAL INCOME FUNDS	16		2,117,836		2,137,258
RESTRICTED ENDOWMENT FUNDS	17		220,156		215,229
<u>TOTAL FUNDS</u>			<u><u>2,337,992</u></u>		<u><u>2,352,487</u></u>

David Madel
Churchwarden
For and on behalf of the Parochial Church Council :
The notes on pages 18 to 29 form part of these accounts.

Lorna Harrison
Churchwarden

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024

Page 18

Accounting Policies

1 Basis of Preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with the Charities Act 2011, accounting standard FRS102 and the Statement of Recommended Practice, Accounting and Reporting by Charities FRS102.

These financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value and the periodic revaluation of leaseholdings.

The accounts include transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

1a Funds

Restricted capital (endowment) funds are those where the interest may be spent in accordance with the donor's wishes or the Trust Deed, but where the capital may not be spent.

Restricted income funds are those where the capital and interest may be spent in accordance with the donor's wishes or the trust Deed. Donations for a specific purpose are also restricted income funds.

Unrestricted funds are those which are not subject to any restriction as to their use. Such funds are available for application on the general purpose of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted, since the PCC may reverse such decisions at any time prior to expenditure taking place.

1b Incoming Resources

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

Planned giving by bankers order (or regular donations) is recognised only when received.

Income tax recoverable on Gift Aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement; the amount is quantifiable, and its ultimate receipt by the PCC is probable.

Income from church lettings and fee income is recognised when the rental or fee is due.

Dividends and interest are accounted for when receivable.

All other income is recognised gross, and on a receivable basis.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

Page 19

1c Resources Expended

Costs are recognised as soon as a legal obligation can be quantified and the trustees consider that crystallisation of the cost is probable.

Cost of generating funds represents the cost of advertising, and the cost of maintaining properties that currently generate income for the PCC.

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

The Diocesan Common Fund is accounted for when payable. Any amount unpaid at 31 December is provided in the accounts as a liability.

Support costs include all costs incurred or payments made in the furtherance of the PCC's objects. Governance costs include the cost of compliance with constitutional and statutory requirements.

1d Fixed Assets

Consecrated land and buildings.

Consecrated or beneficial property is excluded from the accounts by Section 10(2)(a) of the Charities Act 2011.

Movable church furnishings held by the churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory, which can be inspected (at any reasonable time). For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1st January 2000 have been capitalised and depreciated on a straight line basis in the accounts over their currently anticipated useful economic life.

Other Buildings

Properties are included in the accounts at valuation. The PCC reviews the valuation annually, and any permanent impairment in value is transferred to the SOFA. No depreciation is charged on these buildings as, in the view of the PCC, the estimated useful life is so long that any charge would be immaterial.

61 Pembroke House, Hallfield Estate. The church owns a long lease of this residential flat, granted for a term of 125 years from 1 March 1982, and acquired by the PCC for £240,617 in 2004. It is used as a home for the Assistant Priest and therefore generates no income.

It is accounted for as a long leasehold asset, see note 13.

The PCC have revalued the property in October 2019, in accordance with accounting standards, to £525,000, (2018 £240,617).

A lease extension, a further 90 years, was purchased in 2023 for £9,902. A final invoice for external building works, £8,203 was received in this financial year.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

Page 20

The church owns a long sublease of **Holy Trinity Hall** in the basement of **170 Gloucester Terrace** and the freehold of the whole site subject to a long head lease. Both were acquired at no cost to the parish as a result of the amalgamation of the benefice of Holy Trinity, Bishop's Bridge Road with St James's in the 1960s and are therefore not accounted for. A 20 year sub-under lease of the Hall was granted in 2011 and rent is accounted for in the Statement of Financial Activities, (SOFA).

The church also owns an 81.7% interest in the freehold of the blocks of flats at **6-12 Gloucester Terrace** which include the vicarage, constructed between 1999 and 2003. This also had no known cost to the parish as the flats were constructed on the site of the former vicarage and church hall, and is therefore also not accounted for. Ground rents are accounted for in the SOFA.

Other Assets

Equipment used within the church premises with a purchase price exceeding £1,000 is capitalised. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

Depreciation is provided at the following rates to write off fixed assets over their useful lives. In addition, an annual impairment review is carried out, and where appropriate the carrying value of an asset is reduced to the higher of net realisable value and recoverable value through continued use.

Organ restoration	-Straight line over 50 years
Church furnishings	-Straight line over 20 years
Furniture, fittings and office equipment	-Straight line over 5 years

1e Investments

Investments are valued at market value at 31 December, the figures being provided by the Fund Managers. Movements in the value of investments, and gains or losses realised on disposal are accounted for through the SOFA. Investments are held for the purpose of long term income generation or larger infrequent projects and repairs. However, investments can be realised quickly, usually with 1 weeks notice, if the PCC require additional liquidity.

1f Current Assets

Amounts owing to the PCC in respect of fees, rent or other income are shown as debtors less provision for amounts that may prove irrecoverable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

Page 21

1g Operating Leases

Rentals payable under operating leases are charged to resources expended on a straight line basis over the period of the lease.

1h Reserves Policy

Free reserves are defined as short term investments (see 1e above) and deposit or current bank accounts, under the control of the PCC and which are used both for immediate overhead expenditure and future liabilities.

The PCC may *designate* part of these free reserves, for a specific named purpose or project after the conclusion of which any surpluses are returned to the free reserve as cash or re invested for income generation.

As short term investments are readily liquidated, the PCC has resolved to maintain only a small cash reserve on deposit or current bank accounts up to a maximum of 1 months budgeted expenditure. All other funds should be held as investments.

Free reserves, (including designated investment funds) are held for the following purposes:

- 1) To provide an annual income of interest to be spent on general overheads.
- 2) To provide for potential future liabilities identified through risk analysis.
- 3) To provide funds for specific named projects identified by the PCC.
- 4) To provide generally for repairs to the fabric of the church.

In addition to free reserves, the *Designated Fixed Asset Fund* holds the the leasehold property at 61, Pembroke House and the restored organ.

Together these comprise the **Unrestricted Funds** of the church. See Balance Sheet page 17 and Movement on Funds note 16 page 28.

The **Restricted Income Fund** is not available for general expenditure but represent those donations, and interest thereon, given for the renovation and improvement of St James. The majority of this fund is held as short term investments, generating income for the fund and as such is held as a reserve until required.

There are **2 Endowment Funds** which are held permanently as investments. The trusts of these funds allow the income to be spent on general overheads as determined by the PCC.

1i Going Concern

The church is able to pay its liabilities as they fall due, has no significant contingent liabilities or post balance sheet events that would contradict this view and has sufficient reserves to continue to operate for at least 12 months from the signature date of these accounts.

ST JAMES'S CHURCH, PADDINGTON

Page 22

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024

2 COMPARATIVE INCOME AND EXPENDITURE:

Comparative figures for Unrestricted, Restricted and Endowment funds for the **2023 Financial Year**.

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2023 £
INCOMING RESOURCES				
Income and Endowments from:				
Collections Donations and Legacies	84,103	2,550	0	86,653
Charitable Activities: Services and other fees	20,911	0	0	20,911
Other Trading Activities: Rent from church hire	40,203	0	0	40,203
Investment Income				
Rents receivable	203,775	0	0	203,775
Bank and deposit Interest	17,113	13,895	5,357	36,365
TOTAL INCOME	366,105	16,445	5,357	387,907
EXPENDITURE ON				
Raising Funds	46,251	0	0	46,251
Charitable Activities				
Clergy, services and parish work	220,131	0	0	220,131
Occupancy costs	67,566	0	0	67,566
Support and governance costs	57,959	7,946	0	65,905
Grants or donations payable	1,489	0	0	1,489
TOTAL EXPENDITURE	393,396	7,946	0	401,342
NET INCOME / (EXPENDITURE)	-27,291	8,499	5,357	-13,435
TRANSFERS BETWEEN FUNDS	5,357	0	-5,357	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)	-21,934	8,499	0	-13,435
Unrealised Gains and (losses) on investments	53,446	43,717	18,508	115,671
Gains on the Revaluation of Fixed Assets	0	0	0	0
NET MOVEMENT IN FUNDS for 2023	31,512	52,216	18,508	102,236

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Page 23

			2024	2023
			£	£
3 COLLECTIONS, DONATIONS AND LEGACIES				
	Unrestricted	Restricted		
	Funds	Funds	Total	Total
	£	£	£	£
Stewardship and collections	33,947		33,947	36,505
Donations and gifts	27,224	28,481	55,705	32,937
Gift Aid receivable	7,592		7,592	9,864
Other income	9,336		9,336	7,347
	78,099	28,481	106,580	86,653
OTHER TRADING ACTIVITIES				
Rent from church hire (concerts)	47,675		47,675	39,602
Sales, books media and fairs	159		159	601
	47,834	0	47,834	40,203
4 CHARITABLE ACTIVITIES				
General fees receivable for services	7,811		7,811	3,780
Fees for music provision at services	3,900		3,900	2,731
Training parish fees/funding for curate	1,500		1,500	14,400
	13,211	0	13,211	20,911
5 INVESTMENT INCOME : RENTS				
Ground rents - 6-12 Gloucester Terrace	12,010		12,010	12,010
Crypt income	73,250		73,250	71,437
Car park income	41,408		41,408	34,504
Holy Trinity Hall	65,075		65,075	63,033
Reimbursed utility expenses	21,988		21,988	22,791
	213,731	0	213,731	203,775

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Page 24

	Unrestricted Funds	Restricted Funds	2024 £	2023 £
6 COST OF RAISING FUNDS				
<i>Costs of generating donations</i>				
Advertising, printing and web site	4,243		4,243	6,444
<i>Costs related to leases and other activities</i>				
Crypt: utility and insurance costs	21,988		21,988	22,791
Holy Trinity Hall running costs	6,526		6,526	6,889
Subscriptions and licences	3,795		3,795	5,276
Books, media and miscellaneous	10,147		10,147	4,851
	46,699	0	46,699	46,251
7 CLERGY, SERVICES AND PARISH WORK				
Parish share	93,000		93,000	87,775
Director of Music and choir payments	36,626		36,626	35,719
Organ tuning and repairs	5,330		5,330	6,141
Organ scholar and music fees	10,460		10,460	8,210
Assistant Priest and Asst. Curate stipends	36,452		36,452	40,150
Pastoral Assistant	4,289		4,289	19,467
Clergy and ecclesiastical expenses	15,759		15,759	11,635
Verger costs	1,860		1,860	3,821
Outreach and local projects	6,703		6,703	7,213
	210,479	0	210,479	220,131
8 OCCUPANCY COSTS				
Vicar and Assistant Priest flats*	24,509		24,509	13,526
Church utilities	7,219		7,219	9,216
Repairs and maintenance	13,393		13,393	21,485
One off repairs **	42,556	20,686	63,242	0
Cleaning and servicing	14,538		14,538	17,845
Grounds maintenance	6,622		6,622	5,494
	108,837	20,686	129,523	67,566
* Includes £14,420 Hallfield Flat renovation				
** Window repairs	14,600			
New boiler less VAT reclaim	48,642			
	63,242			

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Page 25

			2024	2023
			£	£
	Unrestricted	Restricted		
	Funds	Funds	Total	Total
	£	£	£	£
9 SUPPORT AND GOVERNANCE COSTS				
<i>Support:</i>				
Parish Office administration	6,350	0	6,350	5,536
Insurance	11,015	0	11,015	10,584
Bank charges	2,474	0	2,474	2,391
Consultancy and legal fees	7,857	0	7,857	1,411
Parish Manager and IT support	26,825	0	26,825	25,370
Depreciation of equipment and furnishings	7,595	9,125	16,720	15,541
<i>Governance:</i>				
Accountancy	3,500	0	3,500	3,822
Independent Examination	1,100	0	1,100	1,250
	66,716	9,125	75,841	65,905

10 GRANTS OR DONATIONS PAYABLE

Charitable giving	2,431	0	2,431	1,489
	2,431	0	2,431	1,489

11 SALARIES

The number of employees in the financial year: 0 (2023: 0)

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Page 26

			2024 £	2023 £
12 FIXED ASSET INVESTMENTS	Unrestricted	Restricted		
Movements in the year.	Funds	Funds	Total	Total
	£	£	£	£
Income Funds				
Market value at 1st January 2024	621,514	508,337	1,129,851	1,170,471
Purchases at cost, less disposals at market value.	-52,344	0	-52,344	0
Net losses / gains on annual valuation	13,027	11,631	24,658	-137,783
Market value at 31st December 2024	582,197	519,968	<u>1,102,165</u>	<u>1,032,688</u>
Endowment Funds				
Market value at 1st January 2024	0	215,229	215,229	222,968
Purchases at cost, less disposals at market value.	0	0	0	0
Net losses / gains on annual valuation	0	4,927	4,927	-26,247
Market value at 31st December 2024	0	220,156	<u>220,156</u>	<u>196,721</u>
TOTAL FUND VALUES AT MARKET VALUE	582,197	740,124	<u>1,322,321</u>	<u>1,229,409</u>
Note:				
Unrealised Gains/ (Losses)	Income Funds		24,658	
	Endowment Funds		<u>4,927</u>	
TOTAL per SOFA, p17.			<u>29,585</u>	

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Page 27

13 TANGIBLE FIXED ASSETS

	TOTAL	Long Leasehold Property	Church Fixtures and Furnishings
Cost or original valuation:	£	£	£
At 1 January 2024	1,097,160	534,902	562,258
Additions	0	8,203	0
At 31 December 2024	1,097,160	543,105	562,258
Depreciation:			
At 1 January 2024	96,990	0	96,990
Provided in the year	16,720	0	16,720
At 31 December 2024	113,710	0	113,710
Net book value:			
At 31 December 2024	991,653	543,105	448,548
At 31 December 2023	1,000,170	534,902	465,268

Revaluation of Leasehold Property

The leasehold property is not depreciated as stated in the accounting policy, note 1d page 19.

<u>Address and lease details</u>	<u>Cost</u>	<u>Valuation/Purchase</u> <u>Date</u>	<u>Valuation</u>	<u>Independent</u> <u>Valuer</u>
	£		£	
Flat 61, Pembroke House Inverness Terrace, W2 6HQ	240,617	10 Oct 2019	525,000	Plaza Estates Agency Limited SW3 1NU
Lease extension (additional 90 years) (including 3rd party fees)		June 2023	9,902	
Final bill for building works		December 2024	8,203	
			543,105	

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Page 28

14 DEBTORS	2024	2023
	£	£
Debtors accounts	15,016	12,246
Tax refund due	11,418	1,940
	<u>26,434</u>	<u>14,186</u>

15 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
	£	£
Creditors and Accruals	62,243	29,794
	<u>62,243</u>	<u>29,794</u>

16 FUND MOVEMENTS

	Balance 01/01/2024	Resources Incoming	Resources Outgoing	Gains Losses	Transfers Between Funds	Balance 31/12/2024
	£	£	£		£	£
GENERAL FUNDS						
Free Reserves	314	370,079	-427,567	2,248	58,318	3,392
<i>Designated</i>						
61, Pembroke House	534,902	0	0	0	8,203	543,105
Restored Organ (2021)	360,822	0	-7,595	0	0	353,227
Investments	12 621,514	0	0	13,027	-52,344	582,197
						<u>1,481,921</u>
RESTRICTED FUNDS						
Church Renovation.						
Investments and Deposits	12 515,260	42,592	-20,686	11,631	-8,203	540,594
Fixtures and Fittings	104,446	0	-9,125	0	0	95,321
	<u>619,706</u>					<u>635,915</u>
	<u>2,137,258</u>	<u>412,671</u>	<u>-464,973</u>	<u>26,906</u>	<u>5,974</u>	<u>2,117,836</u>

General Funds are the net assets and bank deposits available for immediate use at 31 December 2024 and include designated funds held in order to generate income for the church and provide capital for larger projects.

The investments are stated at market value, (note 12), at 31 December 2024. They are a permanent fund.

The Church Renovation Fund consists of donations and net assets given for the continuing renovation of St James.

The investments in this fund are also held at market value at 31 December 2024, (note 12).

Fund Summary	Notes	
Unrestricted Funds	16	1,481,921
Restricted Funds	16	635,915
		<u>2,117,836</u>
Endowment Funds	17	220,156
Total Per Balance Sheet		<u>2,337,992</u>

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Page 29

17 RESTRICTED ENDOWMENT FUNDS

	Balance 01/01/2024	Resources Incoming	Resources Outgoing	Gains Losses	Transfers Between Funds	Balance 31/12/2024
	£	£	£		£	£
Ralli Trust	76,209	3,859	0	1,743	-3,859	77,952
Barber Trust	139,020	2,115	0	3,184	-2,115	142,204
	215,229	5,974	0	4,927	-5,974 *	220,156

* The Ralli and Barber Trust endowments allow the income to be spent on the maintenance and upkeep of St James and so the interest is transferred to General Funds.

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS

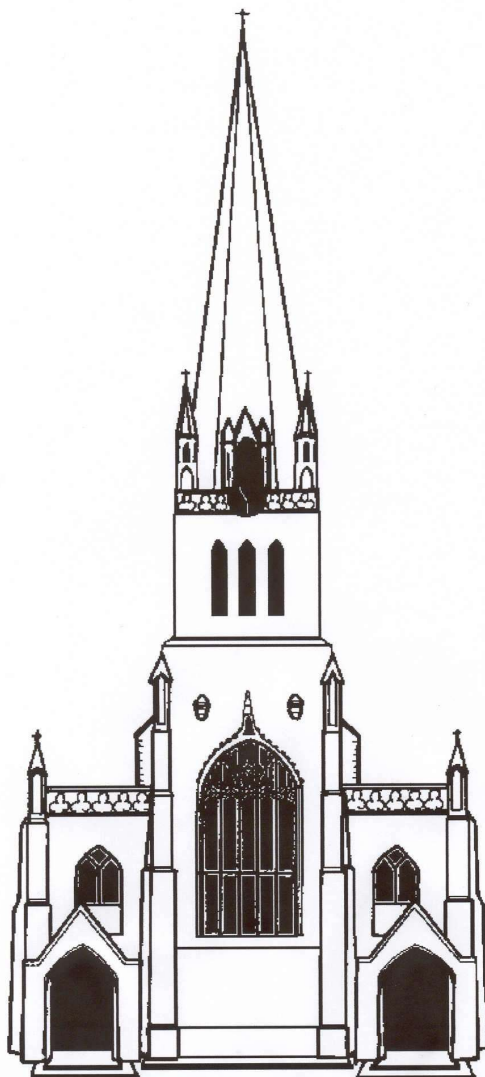
	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL 2024	TOTAL 2023
	£	£	£	£	£
Tangible Fixed Assets	896,332	95,321	0	991,653	1,000,170
Investments	582,197	519,968	220,156	1,322,321	1,345,080
Net current assets / liabilities	12,335	11,683	0	24,018	7,237
	1,490,864	626,972	220,156	2,337,992	2,352,487

19 TRUSTEES EXPENSES AND RELATED PARTIES.

No material expenses were reimbursed or remuneration paid to any member of the PCC, or any related party to members of the PCC including any businesses controlled by them during this financial year or the previous one.

Accounts

**ST JAMES'S CHURCH, PADDINGTON
PAROCHIAL CHURCH COUNCIL**



ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2023

CONTENTS

	Page
Agenda for 2024 Meetings and Minutes of 2023	1-4
Officers and advisers	5
Annual report	6-11
Church Manager's Fabric Report	12
Safeguarding Statement	13
Electoral Roll Officer's Report	14
Deanery Synod Report	14
Independent Examiner's report	15
Statement of financial activities	16
Balance sheet	17
Notes to the accounts	18-29

ANNUAL MEETINGS 2024**AGENDA – 26th May 2024****Annual Meeting of Parishioners**

1. Apologies for absence
2. Minutes of the 2023 meeting (see page 3)
3. Election of the Churchwardens

Annual Parochial Church Meeting

1. Apologies for absence
2. Minutes of the 2023 meeting (see page 3)
3. Matters arising
4. Declaration of 'Any Other Business'
5. Election of PCC Representatives
6. Annual Report of the Assistant Vicar
7. Results of PCC Election (if applicable)
8. Churchwardens' Report on the Fabric of the church
9. Finance:
 - i. The APCM will be invited to receive the PCC's examined accounts
 - ii. Any questions on the 2023 accounts
 - iii. The APCM will resolve to appoint an Independent Examiner for the 2024 Accounts
10. Electoral Roll Officer's Report
11. Deanery Synod Report
12. Any other business – declared under item 4

MINUTES

Minutes of the Annual Meeting of Parishioners held on Sunday 21st May 2023

1. **Apologies for absence** were received from Sue Silkstone, Elizabeth Whitmore, Matthew Semmence and Jilly Dart
2. **Minutes of the 2022 meeting were approved and signed.**
3. **Election of Churchwardens:** Sir David Madel and Lorna Harrison having been duly proposed and seconded were elected to be Churchwardens for 2023/2024.

Minutes of the Annual Parochial Church Meeting held on Sunday 21st May 2023

1. **Apologies for absence** were received from Sue Silkstone, Elizabeth Whitmore, Matthew Semmence and Jilly Dart.
2. **Minutes of the previous Annual Parochial Church Meeting held on 22 May 2022** were approved and signed.
3. **Matters arising from the Minutes:** None.
4. **Declaration of any other business:** None.
5. **Election of Deanery Synod representatives:** Andrew Crawford and Zachary Barnett having been duly proposed and seconded were elected to serve as Deanery Synod Representatives for a 3-year term, until 2026. Elizabeth Atkinson volunteered to be the third Representative; this was deferred for the PCC to consider.
6. **Election of PCC representatives:** Mary Lambert, Robert Lloyd and Alexandria Kenna had been duly proposed and seconded and were elected for a 3-year term, until 2026.
7. **Annual Report of the (Acting) Vicar:** Fr Owen spoke briefly on the Report which he as Assistant Priest had contributed to the 2022 Annual Report and Accounts (pages 9-10) and referred to the vibrant life of the Parish.
8. **Churchwardens' Report on the Fabric of the Church:** The Acting PCC Chair, David Banks, invited comments or questions on this section of the 2022 Annual Report and Accounts (page 13) and read the brief update provided for the meeting by the Parish Administrator, Sue Silkstone.
9. **Finance:**
 - a) David Banks having confirmed that the 2022 Annual Report and Accounts had been approved by the PCC at their meeting on 3 May 2023 these were received by the meeting. The Treasurer, Robert Lloyd, drew attention to the Statement of Financial Activities and Balance Sheet on pages 17 and 18 and to the notes on the pages following. He noted the need for there to be continuing focus over the coming year on encouraging giving and on stewardship in order to sustain and increase Income.
 - b) Jane Low enquired about progress on extending the lease for the property at 61 Pembroke House owned by the Parish. David Banks read a note provided by the Parish Administrator, Sue Silkstone,

reporting that the process was delayed as a result of some details having been raised by Westminster City Council Legal Department and that solicitors acting for the Parish were responding to these. Having been escalated to Director level the hope was that satisfactory agreement would soon be reached on extending the lease by 90 years to a total length of 172 years. Additional legal work meant costs would be slightly higher than had been expected, but the overall figure should not exceed £10,000.

- c) **Appointment of Independent Examiner:** The appointment of Sarah Smith as Independent Examiner was unanimously agreed. Thanks were expressed to Sarah Smith for the work she does on behalf of the church.

10. Electoral Roll Officer's Report:

Speaking on her Report on page 14 of the 2022 Annual Report and Accounts Mary Lambert said it was encouraging that there had been 21 additions bringing the Electoral Roll total to 185, and thanked the clergy for their assistance with this.

11. Deanery Synod Report:

Speaking to his Report on page 15 of the 2022 Annual Report and Accounts Andrew Crawford noted that a correction was needed to remove the footnote reference to Fr Paul Thomas as Area Dean. He also pointed out that the second of the two Deanery Synod meetings reported had taken place in February 2023.

12. Any Other Business:

On behalf of all present and of the wider congregation David Banks expressed appreciation to Fr Owen and Fr Martin for their ministry and to Sue Silkstone for her work as Parish Administrator, and particularly for all that they were continuing to do during the Interregnum to sustain the vibrancy of worship and parish life – all were applauded.

There being no further business, Fr Owen closed the meeting with prayer.

OFFICERS AND ADVISERS 2023**Vicar**

Vacant (2nd February to 30th September 2023)
Fr Timothy Handley (from 1st October 2023)

Assistant Priest

The Revd Owen Dobson

Church Wardens

Lorna Harrison
Sir David Madel

Church Manager

Mrs Sue Silkstone

Principal Address

St James's Parish Office
Sussex Gardens
London
W2 3UD

Bankers

National Westminster Bank plc
P O Box 2795
26 Spring Street
London
W2 1WE

Accountant & Independent Examiner

Sarah A Smith (Mrs) MSc BSc FCCA FCIE
8, Main Street
Cold Overton
Oakham LEICS
LE15 7QA

Solicitors

Winkwood Sherwood
Minerva House
5 Montague Close
London
SE1 9BB

Main Office

The Parish Office
St James's Church
Sussex Gardens
London
W2 3UD

ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2023

THE PAROCHIAL CHURCH COUNCIL

The Parochial Church Council is a Registered Charity No. 1134640 with the Charity Commission. This report for the year ended 31st December 2022 complies with the current statutory requirements.

The Vicar, Assistant Priest (Fr. Owen Dobson), Churchwardens and the lay Deanery Synod representatives are ex officio members of the Parochial Church Council.

The elected members of the Parochial Church Council during the year, with their years of retirement, were:

Mary Lambert (2023)
 Alexandria Kenny (*from 13 February 2023*)
 Robert Lloyd (2023) (Co-Treasurer)

John Moss (2024)
 James Kenyon (resigned 1st October 2023) – Secretary
 Zachary Barnett (*from 1st October 2023*) – Secretary
 Daveska Rekawa (2024)

Tosin Akinluyi (2025)
 Jacqueline Hetherington (2025)
 David Banks (2025)

The following were co-opted members of the Parochial Church Council during the year:

George de Voil (2023)
 Sue Silkstone (October 2023)

Lay Deanery Synod Representatives:
 Andrew Crawford (2023)
 Zachary Barnett (2023)

STRUCTURE, GOVERNANCE AND MANAGEMENT

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

APPOINTMENT AND INDUCTION OF PCC MEMBERS

PCC members are elected at the Annual Parochial Church Meeting for a term of three years and at each Annual Parochial Church Meeting three of the Members will retire from office. On retirement PCC members are eligible for re-election. Casual vacancies are filled by elections by the Annual Parochial Church Meeting or by the PCC as appropriate.

New PCC members undergo an induction to brief them on their legal obligations under charity and church law, the content of the constitution, the Council and the decision making processes and the recent performance of the church.

ORGANISATIONAL POLICY

The PCC met five times in 2023. There is one Standing Committee which consists of the Vicar, Assistant Priest, Churchwardens (ex officio), and at least two elected members of the PCC. The elected members from May 2023 were James Kenyon (Zachary Barnett from October 2023), David Banks and Robert Lloyd. Other sub-committees are formed as and when required. The Church Manager was, from 1 October 2023, appointed to manage the day to day operations of the charity.

OBJECTIVE, ORGANISATION AND ACTIVITIES FOR THE PUBLIC BENEFIT

The objective of the Parochial Church Council is to provide day to day management of the Church, to generate funding necessary for its ongoing ministerial commitments, and to safeguard its assets.

St James's 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 of the Church Centre complex of St James's Paddington; Holy Trinity Hall, Paddington; and 61 Pembroke House, Hallfield Estate.

ACTIVITIES DURING THE YEAR

The Council met five times during the year, including one short meeting for the sole purpose of appointments of officers. The average attendance was 80%. The principal items of business discussed during the year were: ministry to children, addressing safeguarding, increasing church income, outreach and fabric matters.

Major events in the life of the parish during the year are set out in the Assistant Priest's and Vicar's Annual Reports.

ACTING VICAR'S REPORT (2nd February to 1st October) 2023

'We are receiving a Kingdom that cannot be shaken,' writes the author of the Epistle to the Hebrews. And just as during those recent years of the Covid pandemic, in this year largely spent in interregnum there has been no let-up in the life of St James's. And yet, our life in 2023 was not animated by frenetic activism, but by our unflinching commitment to our primary call of the worship of the Living God, and a desire to allow that vocation to take us from the altar to the world, into our day-to-day life as a Church and as Christians in the world. Of course, with two assistant priests here, the continuity of life and worship at St James's during the nine months without a Vicar was not the battle that some Parishes face. But we should offer particular



*The Bishop with the newly confirmed,
Trinity Sunday 2023*

thanks to Fr Martin, whose continued commitment to St James's and its flourishing have been indispensable in the offering of daily worship, preaching, teaching and pastoral care during the interregnum. And thanks are also due, of course, to all those others whose continued ministries ensured not only continuity but continued growth: wardens, servers, George, Jozef and the choir, and Sue in the office.

Below are a few highlights of 2023: thanks be to God, who 'crowns the year with his goodness.'

Fr Paul's Farewell

On January 8th, the feast of the Baptism of the Lord, we said our farewells to Fr Paul, and presented him with a Mitre and a Pectoral Cross: a good group of Paddingtonians were able to see him wear them in Canterbury Cathedral at his

consecration on Candlemas Day.

Into the interregnum

A little restructuring of the week meant we could maintain a daily pattern of worship: there was no Mass on Fridays, but Dave our Pastoral Assistant led Evening Prayer and Devotions. Wednesday Mass was moved to lunchtime, which Fr Martin would frequently celebrate.

Parish School

We've continued to enjoy a close relationship with St James and St John Primary School, and hosted the School International Day, their start of year Service in September, as well as Collective Worship every Thursday.

Recruiting a new Vicar

Bishop Jonathan and Bishop Sarah joined the PCC to help us discuss the next steps in producing a Parish Profile, advertising, shortlisting, interviewing and appointing the next Vicar of St James's. David Madel and Lorna Harrison did excellently as the Parish 'reps' in the process, and efficiently got us to the point of advertising shortly after Easter, shortlisting in May and inviting candidates for interview on 1st June. After a successful process, white smoke emerged from the Bishop's Office in Holborn and Fr Tim Handley was appointed. Sue led the charge at the Vicarage to begin redecoration in time for Fr Tim's induction later in the year.

Lent to Easter

Fr Martin led a series of ten confirmation classes, beginning just before Lent and continuing through the season, providing a quality of Christian education most ordinands would benefit from hearing! Other Lenten study included two films shown on Sunday afternoons, and a trip to the National Gallery to look at images of the Passion. A full Holy Week was kept, with Palm Sunday concluding with a service of readings and meditative guitar music. Fr Martin preached the Triduum, and at the Easter Vigil six adults were baptised, including two Iranian asylum seekers. Not many weeks later, they were confirmed and received their first Holy Communion along with two other adults and three young people by the Bishop of Fulham

on Trinity Sunday: a joy to see! Celebrations continued over in Sussex Gardens, long since annexed by the Parish Church for Church use.

God save the King!

With rather mixed weather on the Coronation weekend, it was decided the planned Garden Party would be half indoors, half out. After a High Mass enriched with gorgeous coronation music, a feast was enjoyed (including coronation quiche) and much fizzy wine.

Out and about

A small group of Pilgrims travelled from Paddington to Walsingham to spend a few days in England's Nazareth, including the feast of Corpus Christi and the procession of the Blessed Sacrament from the Parish Church, through the village, to the Shrine. A larger group took the train to Winchester on 8th July to visit the Hospital of St Cross, where Fr Dominik the chaplain (once a placement ordinand here at St James's) warmly welcomed us and showed us around. Enthusiasm for more day trips led us to go with a group to St Alban's on 12th August. A collection at the Community Choir Summer Concert meant we had funds to pay for some of our asylum seekers to come and have a hearty pub lunch: a lovely opportunity for them to get out of London and have a good time. Nearer to home, a group from St James's visited the St Francis exhibition at the National Gallery.

Visiting Preachers

...are harder to arrange than you might think! But we were greatly blessed in the summer months by having with us the Reverend Dr Yazid Said of Liverpool Hope University to preach one Sunday, and Bishop Glyn Webster who presided and preached at the High Mass, and, glutton for punishment, volunteered to be interviewed at the 'Back to school' Family Mass too!

Bread and butter

Our regular community activities, Stay and Play and Community Choir continued to thrive. And the Parish Nurse Clinic on Wednesdays provided a great service for those who too easily slip through the gaps of health and welfare services. Lorna's liver clinics frequently attract as many as 40 people per session, and a first aid workshop also drew in those wanting a basic knowledge of what to do in an emergency.



Archdeacon, Bishops, Area Dean and Assistant Clergy flank the new Vicar

Fr Tim's induction

On 1st October, the Bishop of Fulham, in the presence of the Bishop of London, the Archdeacon, and, among the ecumenical guests, the Ukrainian Catholic Eparch, licenced, inducted, collated and installed Fr Tim as the Vicar of St James's. A fleet of visiting clergy sat in choir, and Church was full and united in prayer for our new Parish Priest and excited for all that God has in store for the next chapter of the Parish of Paddington.

Fr Owen Dobson

Assistant Priest (Acting Vicar during the Interregnum)

VICAR'S REPORT October 2023

As I am picking up on only the last couple of months of the year, and as it is my first few months as vicar, I will keep this brief. To begin with I would like to put on record my thanks for the extraordinarily generous welcome I have received since arriving as your new parish priest.

The arrival of a new vicar is always a nervous time.

Not least for the new vicar! But also for the parish as it waits with baited breath to see what, if any, changes they're going to have to endure. But as I tend to work on the premise that if it ain't broken, don't fix it, please don't expect any tectonic shifts in what we do here or how we worship.

A number of things have struck me in these first few months.

Firstly, the wonderful blessings of such a diverse and international community: we truly a people from *every tribe and tongue and people and nation*, a living and breathing Church.

Secondly, the humbling devotion and love of the Lord that I have seen in such abundance in the lives of so many people.

Thirdly, the wondrously hospitable nature of our family: truly we live the dictum of St Benedict to his brethren – *“All guests who present themselves are to be welcomed as Christ, for he himself will say: I was a stranger and you welcomed me”*.

2024 will be a year of change, and change can be daunting for many.

Fr Owen and Dave have both left us, and in a few weeks' time, we will welcome Fr William Allen, who will be ordained deacon at St Andrew's, Holborn, on 29th June, the Solemnity of Ss Peter and Paul.

I hope things can then settle down and we can all relax into our new way of being St James's Church.

Please be assured of my prayers for you all as we seek, together, to build the kingdom in this place where God has called us all to serve.

In Christ,
Fr Tim

FINANCIAL RESULTS FOR THE YEAR

The results for the year ended 31st December 2023 are set out in the Statement of Financial Activities on page 18. That statement shows a current year deficit of £13,435, (2022 deficit of £10,247). After adjusting for investment gains of £115,671, (2022 unrealised loss of £164,030), the net movement in funds shows a gain of £102,236 for the year (2022 deficit of £174,277).

Funds available to the PCC have increased from £2,250,251 at the end of 2022 to £2,352,487 at the end of 2023. Of that sum, £1,517,552 is Unrestricted Funds, £619,706 is Restricted Funds and £215,229 is Endowment Funds.

FINANCIAL REVIEW

The PCC is dependent on incoming resources from property, investments, and the continued support of its worshippers in donations, via standing orders but also the envelope system, both making use of the Gift Aid scheme. The life of the church continued at pace and there are some pleasing financial trends. Church hire income increased again this year to £39,602 from £34,048 in 2022. Unrestricted donations and collections have also increased to £84,103, (2022 £78,349). This is particularly pleasing in an environment of increasing costs of living and indicative of high levels of support for the parish during a year which was also largely inter-regnum. It is worth noting, that in spite of this increase, donations are only 79% of pre pandemic 2019 levels, (£106,704).

Expenditure has inevitably increased. Total expenditure for 2023 (£401,342) is 9% higher than in 2022 £368,497. The expenditure totals include preparing the vicarage for the new incumbent, £13, 526 (note 7) and higher than expected general repair and maintenance costs due in part to vandalism repairs, £1,970 and also in the car park, £6,817 and stonework in the nave, £7,733 (note 8). With a back drop of prices rising nationally at a peak of around 11% at the start of the year, the PCC are to be commended for their careful stewardship.

The church finances remain in good health and thanks are due to the clergy and Sue Silkstone.

INVESTMENT POLICY

The investment portfolio continues to be monitored quarterly and the trustees, whilst disappointed with the loss of capital value in 2022 (£164,030) are relieved at the partial recovery this year (£115,6710). They remain satisfied with the income return and the overall capital growth over the last 5 years.

Whilst domestic inflation levels have now dropped considerably, volatility and uncertainty in the global markets remain due to war and political instability thus making it very hard to forecast performance for 2024.

RISK ASSESSMENT

The PCC together with the Churchwardens and the Vicar have implemented controls and procedures to minimise internal and external risks to the church community and buildings. This approach ensures a consistently high standard of stewardship.

The trustees undertook a general review of external financial risks in 2023.

Income and expenditure continue to be closely monitored via budgetary control and reporting.

RESERVES POLICY

The Reserves Policy is stated at note 1h. Free reserves being the general and designated investment funds are £621,828 at year end. The cash in current and deposit accounts is £22,845 at 31 December 2023. The trustees can access invested funds as and when required mitigating the need to maintain large cash balances. The trustees are satisfied that the total of unrestricted income funds meets their established reserves policy.

INDEPENDENT EXAMINER

A resolution to re-appoint Sarah Smith (Mrs) MSc. BSc. (HONS) FCCA FCIE as Independent Examiner for the 2024 Accounts will be proposed at the APCM.

GREENFIELD TRUST

There is one charity associated with the church, the Greenfield Trust, formerly the Vicar's discretionary fund. This is a separate charity registered with the Charity Commission with registration number 1123568 and thus does not form part of the PCC's accounts. Its trustees are the Vicar and Churchwardens. It supports the welfare of the sick and aged living or working in or connected with the parish and applications for grants are always welcomed.

David Madel & Lorna Harrison

For and on behalf of the Parochial Church Council

4 May 2024

FABRIC REPORT 2023

Vandalism & Break-in/s

On Maundy Thursday, the Te Deum window was damaged by a man throwing a brick through it; the damage totaled £1920; a claim was made on Ecclesiastical Insurance for £920 as the excess is £1000. Police were called and arrested the perpetrator.

There was an attempted (unsuccessful) forced entry through the kitchen window that damaged the plain stained glass – the total for this was £924; no claim on insurance was made as under the excess of £1000.

There was a break-in via a window in the Parish Office that caused damage to 2 panes of the stained glass but this was minor and repaired very easily. The new laptop was stolen as well as the red contribution money box in the kitchen. The nursery, Bright Horizons, was also broken into, specifically staff lockers, but nothing was taken. Police were called, took finger prints but to no avail as impossible to identify the perpetrator. No insurance claim was made as the total damage/cost was under the excess of £1000.

Ad-hoc repairs

During the course of the year the following works were undertaken:

1. Balance of Nave Sanctuary repairs
2. Several toilet repairs, new hand towel dispenser and new toilet
3. Altar and piano platform repairs
4. Bollard repairs
5. Piano repairs – new leg
6. Parish Office shelving installed
7. Kitchen lighting repair

Sue Silkstone

Church Manager

30th April 2024

SAFEGUARDING STATEMENT & REPORT 2023

St James's Church aims to raise awareness of safeguarding and a culture of support and vigilance in the Church. Everyone, especially those who work with children, young people and vulnerable adults, whether in a paid or volunteer role, for example, Clergy, Verger, Pastoral Assistant, Administrative Staff, Parish Nurse, Servers, Stay & Play Staff, Choir/Music Group Members, Refreshment Helpers and PCC members are either elected/selected, vetted and encouraged to attend Safeguarding training. This complies with the expectations of the House of Bishops safeguarding policy and practice guidance, and the Church of England National Safeguarding Team.

St James's Church Safeguarding Policy statement with names, photograph and contact numbers of Safeguarding Officer and Children's Champion are posted in the following locations: (i) the notice board on the immediate left on entering the front vestibule; (ii) Parish Office; and (iii) St James's Church website under a menu button on the home page. The safeguarding statement, including contact details and a link to the full Safeguarding Policy is included in the weekly electronic version of efocus. A printed copy of the efocus is also available from the front vestibule. The contact details of the Safeguarding Officer and Children's Champion have been included in the WhatsApp Group for Family Mass. Safeguarding incidents can also be reported in person in confidence at the weekly Parish Nurse Project on Wednesday mornings.

The St James's Church Safeguarding Policy was re-confirmed by the PCC on Wednesday, 19 July 2023 and signed by Lay Chair, David Banks during the Parish's interregnum and the Church Wardens.

There were no safeguarding incidents or reports made in 2023.

Lorna Harrison
19 April 2024

ELECTORAL ROLL REPORT FOR 2023/2024

There has been a small increase in the numbers on the Electoral Roll this year, and one person has moved away and her name removed.

This time last year we had 185 on the list, less one makes it 184, but we have 9 new names which brings the present total to 193. A number of people come and go during the year, but we are happy to welcome new people who stay with us and become part of our parish community.

Next year the Electoral Roll is completely revised so the numbers will decrease as the names of people we have not seen for many years will be removed.

Mary Lambert
Electoral Roll Officer
6 May 2024

PADDINGTON DEANERY SYNOD¹ REPORT 2023

Paddington Deanery Synod met three times in 2023.

The first meeting of the year took place on 20th February 2023 at St Matthews' Bayswater. The London Diocesan Disability Minister Enabler, Mr John Beauchamp, addressed the synod about disability access and inclusion.

On 9th May 2023, there was a Deanery Evensong held at St John's Hyde Park, led by The Bishop of London. Afterwards there was a drinks reception and a chance to talk to the Bishop.

On 9th October 2023, there was the last meeting of the year of the synod, held at Emmanuel Church Harrow Road. There was an introduction by The Reverend Jackie Barry of the *Pantry* run by clergy and helpers at Emmanuel Church Harrow Road, which offers anyone resident in postcodes W9 & W10 the chance of a heavily subsidised food shop for a low weekly subscription. The pantry encourages independence compared to a food bank scheme and has had a good degree of buy-in and community support, with c.100 households visiting in the last year and has spread entirely by word of mouth. The Area Dean then chaired the meeting which was largely consisted of a discussion on blessing of same-sex civil partnerships (Prayers of Love and Faith, 'PLF'), the vote on which at General Synod was expected to proceed although specific wording was not yet confirmed. It was voted on in November at General Synod. In previous General Synod votes, the clergy vote had been overwhelmingly in support of PLF and the laity vote was close to equal. There were concerns from members of Deanery Synod regarding the freedom of individual Priests or Parishes to decide whether or not to use PLF and whether there may be a risk of backlash or disagreement at a local level. There were additional concerns regarding *to whom* PPF applies, particularly whether it could be used for same-sex couples which may not be legally married, etc. The recently-completed Living in Love and Faith ('LLF') book was presented.

Andrew Crawford & Zachary Barnett
Deanery Synod Representatives.

¹Background

Paddington Deanery brings together twelve Church of England churches in the Paddington area, from Hyde Park in the south to Kilburn Park in the north. Through its meetings and other activities, the Synod aims to strengthen the links between congregations in order to support church growth and serve the wider community more effectively. The network of Deanery Synods also provides the means by which any Diocese, or the church more widely, can consult, and thereby ascertain the views of the clergy and/or laity at ground level when there are difficult issues to be resolved: a question can be put, debated and separate votes taken among the clergy and laity in each Deanery and the results sent to be aggregated by the question originator(s). Every three years each parish, at its Annual Parochial Church Meeting (APCM), elects its lay representatives to the Deanery Synod, the number being determined by the size of its Electoral Roll. St James's has two lay representatives, David Whiting and Andrew Crawford, who were elected at the 2017 APCM. They are ex-officio members of the Parochial Church Council during their 3-year term of office. All the clergy are ex-officio members. The Area Dean is Fr. Steven Mason, Vicar of St John's Hyde Park. Synod meetings are open to all, but only the elected representatives may vote. Individual lay members of the local area Synods can have some influence on the wider church since it is they who elect the lay members of the General Synod, the 'governing body' of the CofE, as well as the Diocesan Synod and Area Councils. The Synod is also responsible for appointing a Foundation Governor to each of the eight church schools in the Deanery. Further information about the Deanery may be found at <https://www.london.anglican.org/directory/westminster-paddington-deanery/> with links to all the parish websites.

INDEPENDENT EXAMINER'S REPORT TO THE PCC OF ST JAMES'S CHURCH, PADDINGTON

I report on the accounts of the charity for the year ended 31st December 2023, which are set out on the attached pages.

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since the gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a fellow member of the Association of Charity Independent Examiners, which is one of the listed bodies

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

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

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

Sarah A Smith (Mrs) BSc FCCA FCIE
8 Main Street
Cold Overton
Nr Oakham
LEICS LE15 7QA
Date: 8 May 2024.

ST JAMES'S CHURCH, PADDINGTON

Page 16

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

INCOME AND EXPENDITURE		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2023	Total Funds 2022
	Notes	£	£		£	£
INCOMING RESOURCES						
Income and Endowments from:						
Collections Donations and Legacies	3	84,103	2,550	0	86,653	78,349
Other Trading Activities	3	40,203	0	0	40,203	36,590
Charitable Activities: Services and other fees	4	20,911	0	0	20,911	12,172
Investment Income						
Rents receivable	5	203,775	0	0	203,775	194,548
Bank and deposit Interest		17,113	13,895	5,357	36,365	36,591
TOTAL INCOME		366,105	16,445	5,357	387,907	358,250
EXPENDITURE ON						
Raising Funds	6	46,251	0	0	46,251	48,873
Charitable Activities						
Clergy, services and parish work	7	220,131	0	0	220,131	201,264
Occupancy costs	8	67,566	0	0	67,566	47,436
Support and governance costs	9	57,959	7,946	0	65,905	65,134
Grants or donations payable	10	1,489	0	0	1,489	5,790
TOTAL EXPENDITURE		393,396	7,946	0	401,342	368,497
NET INCOME / (EXPENDITURE)		-27,291	8,499	5,357	-13,435	-10,247
TRANSFERS BETWEEN FUNDS		5,357	0	-5,357	0	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)		-21,934	8,499	0	-13,435	-10,247
Unrealised Gains and (losses) on investments	12	53,446	43,717	18,508	115,671	-164,030
NET MOVEMENT IN FUNDS		31,512	52,216	18,508	102,236	-174,277
RECONCILIATION OF FUNDS:						
Total Funds brought forward		1,486,040	567,490	196,721	2,250,251	2,424,528
Total funds carried forward		1,517,552	619,706	215,229	2,352,487	2,250,251

The notes on pages 18 to 29 form part of these accounts.

All activities are continuing. There are no gains or losses other than those recognised through the income and expenditure account.

ST JAMES'S CHURCH, PADDINGTON
BALANCE SHEET AS AT 31 DECEMBER 2023

Page 17

	Note	2023		2022	
		£	£	£	£
FIXED ASSETS					
Tangible assets	13	1,000,170		1,005,809	
Investments	12	1,345,080	2,345,250	1,229,409	2,235,218
CURRENT ASSETS					
Debtors and prepayments	14	14,186		4,516	
Cash at bank and in hand		22,484		27,472	
Short term deposits		361		361	
		<u>37,031</u>		<u>32,349</u>	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR					
	15	-29,794		-17,316	
NET CURRENT ASSETS			7,237		15,033
<u>NET ASSETS</u>			<u>2,352,487</u>		<u>2,250,251</u>
FUNDS OF THE CHARITY					
Unrestricted Income Funds:					
General		314		16,402	
Designated Investment Fund		621,514	621,828	568,068	584,470
Fixed Asset Funds:					
Designated Fixed Asset Funds		611,341		617,187	
Revaluation Reserve		284,383	895,724	284,383	901,570
Restricted Funds			619,706		567,490
TOTAL INCOME FUNDS	16		2,137,258		2,053,530
RESTRICTED ENDOWMENT FUNDS	17		215,229		196,721
<u>TOTAL FUNDS</u>			<u>2,352,487</u>		<u>2,250,251</u>

David Madel
Churchwarden

Lorna Harrison
Churchwarden

For and on behalf of the Parochial Church Council :

The notes on pages 18 to 29 form part of these accounts.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023

Page 18

Accounting Policies

1 Basis of Preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with the Charities Act 2011, accounting standard FRS102 and the Statement of Recommended Practice, Accounting and Reporting by Charities FRS102.

These financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value and the periodic revaluation of leaseholdings.

The accounts include transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

1a Funds

Restricted capital (endowment) funds are those where the interest may be spent in accordance with the donor's wishes or the Trust Deed, but where the capital may not be spent.

Restricted income funds are those where the capital and interest may be spent in accordance with the donor's wishes or the trust Deed. Donations for a specific purpose are also restricted income funds.

Unrestricted funds are those which are not subject to any restriction as to their use. Such funds are available for application on the general purpose of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted, since the PCC may reverse such decisions at any time prior to expenditure taking place.

1b Incoming Resources

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

Planned giving by bankers order (or regular donations) is recognised only when received.

Income tax recoverable on Gift Aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement; the amount is quantifiable, and its ultimate receipt by the PCC is probable.

Income from church lettings and fee income is recognised when the rental or fee is due.

Dividends and interest are accounted for when receivable.

All other income is recognised gross, and on a receivable basis.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

Page 19

1c Resources Expended

Costs are recognised as soon as a legal obligation can be quantified and the trustees consider that crystallisation of the cost is probable.

Cost of generating funds represents the cost of advertising, and the cost of maintaining properties that currently generate income for the PCC.

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

The Diocesan Common Fund is accounted for when payable. Any amount unpaid at 31 December is provided in the accounts as a liability.

Support costs include all costs incurred or payments made in the furtherance of the PCC's objects. Governance costs include the cost of compliance with constitutional and statutory requirements.

1d Fixed Assets

Consecrated land and buildings.

Consecrated or beneficial property is excluded from the accounts by Section 10(2)(a) of the Charities Act 2011.

Movable church furnishings held by the churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory, which can be inspected (at any reasonable time). For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1st January 2000 have been capitalised and depreciated on a straight line basis in the accounts over their currently anticipated useful economic life.

Other Buildings

Properties are included in the accounts at valuation. The PCC reviews the valuation annually, and any permanent impairment in value is transferred to the SOFA. No depreciation is charged on these buildings as, in the view of the PCC, the estimated useful life is so long that any charge would be immaterial.

61 Pembroke House, Hallfield Estate. The church owns a long lease of this residential flat, granted for a term of 125 years from 1 March 1982, and acquired by the PCC for £240,617 in 2004. It is used as a home for the Assistant Priest and therefore generates no income.

It is accounted for as a long leasehold asset, see note 13.

The PCC have revalued the property in October 2019, in accordance with accounting standards, to £525,000, (2018 £240,617).

A lease extension, a further 90 years, was purchased in 2023 for £9,902.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

Page 20

The church owns a long sublease of **Holy Trinity Hall** in the basement of **170 Gloucester Terrace** and the freehold of the whole site subject to a long head lease. Both were acquired at no cost to the parish as a result of the amalgamation of the benefice of Holy Trinity, Bishop's Bridge Road with St James's in the 1960s and are therefore not accounted for. A 20 year sub-under lease of the Hall was granted in 2011 and rent is accounted for in the Statement of Financial Activities, (SOFA).

The church also owns an 81.7% interest in the freehold of the blocks of flats at **6-12 Gloucester Terrace** which include the vicarage, constructed between 1999 and 2003. This also had no known cost to the parish as the flats were constructed on the site of the former vicarage and church hall, and is therefore also not accounted for. Ground rents are accounted for in the SOFA.

Other Assets

Equipment used within the church premises with a purchase price exceeding £1,000 is capitalised. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

Depreciation is provided at the following rates to write off fixed assets over their useful lives. In addition, an annual impairment review is carried out, and where appropriate the carrying value of an asset is reduced to the higher of net realisable value and recoverable value through continued use.

Organ restoration	-Straight line over 50 years
Church furnishings	-Straight line over 20 years
Furniture, fittings and office equipment	-Straight line over 5 years

1e Investments

Investments are valued at market value at 31 December, the figures being provided by the Fund Managers. Movements in the value of investments, and gains or losses realised on disposal are accounted for through the SOFA. Investments are held for the purpose of long term income generation or larger infrequent projects and repairs. However, investments can be realised quickly, usually with 1 weeks notice, if the PCC require additional liquidity.

1f Current Assets

Amounts owing to the PCC in respect of fees, rent or other income are shown as debtors less provision for amounts that may prove irrecoverable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

Page 21

1g Operating Leases

Rentals payable under operating leases are charged to resources expended on a straight line basis over the period of the lease.

1h Reserves Policy

Free reserves are defined as short term investments (see 1e above) and deposit or current bank accounts, under the control of the PCC and which are used both for immediate overhead expenditure and future liabilities.

The PCC may *designate* part of these free reserves, for a specific named purpose or project after the conclusion of which any surpluses are returned to the free reserve as cash or re invested for income generation.

As short term investments are readily liquidated, the PCC has resolved to maintain only a small cash reserve on deposit or current bank accounts up to a maximum of 1 months budgeted expenditure. All other funds should be held as investments.

Free reserves, (including designated investment funds) are held for the following purposes:

- 1) To provide an annual income of interest to be spent on general overheads.
- 2) To provide for potential future liabilities identified through risk analysis.
- 3) To provide funds for specific named projects identified by the PCC.
- 4) To provide generally for repairs to the fabric of the church.

In addition to free reserves, the *Designated Fixed Asset Fund* holds the the leasehold property at 61, Pembroke House and the restored organ.

Together these comprise the **Unrestricted Funds** of the church. See Balance Sheet page 17 and Movement on Funds note 16 page 28.

The **Restricted Income Fund** is not available for general expenditure but represent those donations, and interest thereon, given for the renovation and improvement of St James. The majority of this fund is held as short term investments, generating income for the fund and as such is held as a reserve until required.

There are **2 Endowment Funds** which are held permanently as investments. The trusts of these funds allow the income to be spent on general overheads as determined by the PCC.

1i Going Concern

The church is able to pay its liabilities as they fall due, has no significant contingent liabilities or post balance sheet events that would contradict this view and has sufficient reserves to continue to operate for at least 12 months from the signature date of these accounts.

ST JAMES'S CHURCH, PADDINGTON

Page 22

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

2 COMPARATIVE INCOME AND EXPENDITURE:

Comparative figures for Unrestricted, Restricted and Endowment funds for the **2022 Financial Year**.

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2022 £
INCOMING RESOURCES				
Income and Endowments from:				
Collections Donations and Legacies	78,349	0	0	78,349
Charitable Activities: Services and other fees	12,172	0	0	12,172
Other Trading Activities: Rent from church hire	36,590	0	0	36,590
Investment Income				
Rents receivable	194,548	0	0	194,548
Bank and deposit Interest	16,922	13,818	5,851	36,591
TOTAL INCOME	338,581	13,818	5,851	358,250
EXPENDITURE ON				
Raising Funds	48,873	0	0	48,873
Charitable Activities				
Clergy, services and parish work	201,264	0	0	201,264
Occupancy costs	47,436	0	0	47,436
Support and governance costs	61,980	3,154	0	65,134
Grants or donations payable	5,790	0	0	5,790
TOTAL EXPENDITURE	365,343	3,154	0	368,497
NET INCOME / (EXPENDITURE)	-26,762	10,664	5,851	-10,247
TRANSFERS BETWEEN FUNDS	5,851	0	-5,851	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)	-20,911	10,664	0	-10,247
Unrealised Gains and (losses) on investments	-75,793	-61,990	-26,247	-164,030
Gains on the Revaluation of Fixed Assets	0	0	0	0
NET MOVEMENT IN FUNDS for 2022	-96,704	-51,326	-26,247	-174,277

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Page 23

			2023 £	2022 £
3 COLLECTIONS, DONATIONS AND LEGACIES				
	Unrestricted Funds	Restricted Funds	Total	Total
	£	£	£	£
Stewardship and collections	36,505		36,505	36,425
Donations and gifts	30,387	2,550	32,937	22,930
Gift Aid receivable	9,864		9,864	9,162
Other income	7,347		7,347	9,832
	84,103	2,550	86,653	78,349
OTHER TRADING ACTIVITIES				
Rent from church hire (concerts)	39,602		39,602	34,048
Sales, books media and fairs	601		601	2,542
	40,203	0	40,203	36,590
4 CHARITABLE ACTIVITIES				
General fees receivable for services	3,780		3,780	2,262
Fees for music provision at services	2,731		2,731	2,710
Fees for Pastoral Assistant	14,400		14,400	7,200
	20,911	0	20,911	12,172
5 INVESTMENT INCOME : RENTS				
Ground rents - 6-12 Gloucester Terrace	12,010		12,010	12,010
Crypt income	71,437		71,437	66,000
Car park income	34,504		34,504	32,273
Holy Trinity Hall	63,033		63,033	60,825
Reimbursed utility expenses	22,791		22,791	23,440
	203,775	0	203,775	194,548

Restricted Donations £2,550 are for handrails.

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Page 24

	Unrestricted Funds	Restricted Funds	2023 £	2022 £
	£	£	£	£
6 COST OF RAISING FUNDS				
<i>Costs of generating donations</i>				
Advertising, printing and web site	6,444		6,444	4,069
<i>Costs related to leases and other activities</i>				
Crypt: utility and insurance costs	22,791		22,791	23,440
Holy Trinity Hall running costs	6,889		6,889	8,001
Subscriptions and licences	5,276		5,276	4,158
Books, media and miscellaneous	4,851		4,851	9,205
	46,251	0	46,251	48,873
7 CLERGY, SERVICES AND PARISH WORK				
Parish share	87,775		87,775	85,200
Director of Music and choir payments	35,719		35,719	33,754
Organ tuning and repairs	6,141		6,141	2,665
Organ scholar and music fees	8,210		8,210	2,720
Assistant Priest costs	40,150		40,150	40,779
Pastoral Assistant	19,467		19,467	6,964
Clergy and ecclesiastical expenses	11,635		11,635	11,847
Verger costs	3,821		3,821	3,775
Outreach and local projects	7,213		7,213	13,560
	220,131	0	220,131	201,264
8 OCCUPANCY COSTS				
Vicar and Assistant Priest flats	13,526		13,526	7,870
Church utilities	9,216		9,216	9,356
Repairs and maintenance	21,485		21,485	7,168
Cleaning and servicing	17,845		17,845	18,852
Grounds maintenance	5,494		5,494	4,190
	67,566	0	67,566	47,436

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Page 25

			2023	2022
			£	£
	Unrestricted	Restricted		
	Funds	Funds	Total	Total
	£	£	£	£
9 SUPPORT AND GOVERNANCE COSTS				
<i>Support:</i>				
Parish Office administration	5,536	0	5,536	5,924
Insurance	10,584	0	10,584	8,334
Bank charges	2,391	0	2,391	1,802
Consultancy and legal fees	1,411	0	1,411	6,658
Book keeping and IT support	25,370	0	25,370	23,880
Depreciation of equipment and furnishings	7,595	7,946	15,541	13,536
<i>Governance:</i>				
Accountancy	3,822	0	3,822	3,750
Independent Examination	1,250	0	1,250	1,250
	57,959	7,946	65,905	65,134

10 GRANTS OR DONATIONS PAYABLE

Charitable giving	1,489	0	1,489	5,790
	1,489	0	1,489	5,790

11 SALARIES

The number of employees in the financial year: 0 (2022: 0)

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Page 26

			2023 £	2022 £
12 FIXED ASSET INVESTMENTS	Unrestricted	Restricted		
Movements in the year.	Funds	Funds	Total	Total
	£	£	£	£
<i>Income Funds</i>				
Market value at 1st January 2023	568,068	464,620	1,032,688	1,170,471
Purchases at cost, less disposals at market value.	0	0	0	0
Net losses / gains on annual valuation	53,446	43,717	97,163	-137,783
Market value at 31st December 2023	621,514	508,337	<u>1,129,851</u>	<u>1,032,688</u>
<i>Endowment Funds</i>				
Market value at 1st January 2023	0	196,721	196,721	222,968
Purchases at cost, less disposals at market value.	0	0	0	0
Net losses / gains on annual valuation	0	18,508	18,508	-26,247
Market value at 31st December 2023	0	215,229	<u>215,229</u>	<u>196,721</u>
TOTAL FUND VALUES AT MARKET VALUE	621,514	723,566	<u>1,345,080</u>	<u>1,229,409</u>
Note:				
Unrealised Gains/ (Losses)	Income Funds		97,163	
	Endowment Funds		18,508	
TOTAL per SOFA, p17.			<u>115,671</u>	

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Page 27

13 TANGIBLE FIXED ASSETS

	TOTAL	Long Leasehold Property	Church Fixtures and Furnishings
Cost or original valuation:	£	£	£
At 1 January 2023	1,087,258	525,000	562,258
Additions	9,902	9,902	0
At 31 December 2023	1,097,160	534,902	562,258
Depreciation:			
At 1 January 2023	81,449	0	81,449
Provided in the year	15,541	0	15,541
At 31 December 2023	96,990	0	96,990
Net book value:			
At 31 December 2023	1,000,170	534,902	465,268
At 31 December 2022	1,005,809	525,000	480,809

Revaluation of Leasehold Property

The leasehold property is not depreciated as stated in the accounting policy, note 1d page 19.

<u>Address and lease details</u>	<u>Cost</u>	<u>Valuation/Purchase</u> <u>Date</u>	<u>Valuation</u>	<u>Independent</u> <u>Valuer</u>
	£		£	
Flat 61, Pembroke House Inverness Terrace, W2 6HQ	240,617	10 Oct 2019	525,000	Plaza Estates Agency Limited SW3 1NU
Lease extension (additional 90 years) (including 3rd party fees)		June 2023	9,902	
			534,902	

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Page 28

14 DEBTORS

	2023	2022
	£	£
Debtors accounts	12,246	4,516
Tax refund due	1,940	0
	<u>14,186</u>	<u>4,516</u>

15 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Creditors and Accruals	29,794	17,316
	<u>29,794</u>	<u>17,316</u>

16 FUND MOVEMENTS

	Balance 01/01/2023	Resources Incoming	Resources Outgoing	Gains Losses	Transfers Between Funds	Balance 31/12/2023
	£	£	£		£	£
GENERAL FUNDS						
Free Reserves	16,402	366,105	-385,801	0	3,608	314
<i>Designated</i>						
61, Pembroke House	533,153	0	0	0	1,749	534,902
Restored Organ (2021)	368,417	0	-7,595	0	0	360,822
Investments	12 568,068	0	0	53,446	0	621,514
						<u>1,517,552</u>
RESTRICTED FUNDS						
Church Renovation.						
Investments and Deposits	12 455,098	16,445	0	43,717	0	515,260
Fixtures and Fittings	<u>112,392</u>	0	-7,946	0	0	<u>104,446</u>
	567,490					619,706
	<u>2,053,530</u>	<u>382,550</u>	<u>-401,342</u>	<u>97,163</u>	<u>5,357</u>	<u>2,137,258</u>

General Funds are the net assets and bank deposits available for immediate use at 31 December 2023 and include designated funds held in order to generate income for the church and provide capital for larger projects.

The investments are stated at market value, (note 12), at 31 December 2023. They are a permanent fund.

The Church Renovation Fund consists of donations and net assets given for the continuing renovation of St James.

The investments in this fund are also held at market value at 31 December 2023, (note 12).

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Page 29

17 RESTRICTED ENDOWMENT FUNDS

	Balance 01/01/2023	Resources Incoming	Resources Outgoing	Gains Losses	Transfers Between Funds	Balance 31/12/2023
	£	£	£		£	£
Ralli Trust	69,656	1,557	0	6,553	-1,557	76,209
Barber Trust	127,065	3,800	0	11,955	-3,800	139,020
	196,721	5,357	0	18,508	-5,357 *	215,229

* The Ralli and Barber Trust endowments allow the income to be spent on the maintenance and upkeep of St James and so the interest is transferred to General Funds.

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL 2023	TOTAL 2022
	£	£	£	£	£
Tangible Fixed Assets	895,724	104,446	0	1,000,170	1,005,815
Investments	621,514	508,337	215,229	1,345,080	1,229,409
Net current assets / liabilities	314	6,923	0	7,237	15,027
	1,517,552	619,706	215,229	2,352,487	2,250,251

19 TRUSTEES EXPENSES AND RELATED PARTIES.

No material expenses were reimbursed or remuneration paid to any member of the PCC, or any related party to members of the PCC including any businesses controlled by them during this financial year or the previous one.

Accounts

ST JAMES'S CHURCH, PADDINGTON

Page 18

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2022

INCOME AND EXPENDITURE		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2022	Total Funds 2021
	Notes	£	£		£	£
INCOMING RESOURCES						
Income and Endowments from:						
Collections Donations and Legacies	3	78,349	0	0	78,349	104,028
Other Trading Activities	3	36,590	0	0	36,590	19,059
Charitable Activities: Services and other fees	4	12,172	0	0	12,172	5,244
Investment Income						
Rents receivable	5	194,548	0	0	194,548	172,393
Bank and deposit Interest		16,922	13,818	5,851	36,591	36,326
TOTAL INCOME		338,581	13,818	5,851	358,250	337,050
EXPENDITURE ON						
Raising Funds	6	48,873	0	0	48,873	34,033
Charitable Activities						
Clergy, services and parish work	7	201,264	0	0	201,264	179,789
Occupancy costs	8	47,436	0	0	47,436	101,855
Support and governance costs	9	61,980	3,154	0	65,134	79,844
Grants or donations payable	10	5,790	0	0	5,790	1,772
TOTAL EXPENDITURE		365,343	3,154	0	368,497	397,293
NET INCOME / (EXPENDITURE)		-26,762	10,664	5,851	-10,247	-60,243
TRANSFERS BETWEEN FUNDS		5,851	0	-5,851	0	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)		-20,911	10,664	0	-10,247	-60,243
Unrealised Gains and (losses) on investments	12	-75,793	-61,990	-26,247	-164,030	174,380
Realised Gains and (losses) on investments		0	0	0	0	4,559
NET MOVEMENT IN FUNDS		-96,704	-51,326	-26,247	-174,277	118,696
RECONCILIATION OF FUNDS:						
Total Funds brought forward		1,582,744	618,816	222,968	2,424,528	2,305,831
Total funds carried forward		1,486,040	567,490	196,721	2,250,251	2,424,527

The notes on pages 20 to 31 form part of these accounts.

All activities are continuing. There are no gains or losses other than those recognised through the income and expenditure account.

ST JAMES'S CHURCH, PADDINGTON
BALANCE SHEET AS AT 31 DECEMBER 2022

Page 19

	Note	2022		2021	
		£	£	£	£
FIXED ASSETS					
Tangible assets	13	1,005,809		1,015,174	
Investments	12	1,229,409	2,235,218	1,393,439	2,408,613
CURRENT ASSETS					
Debtors and prepayments	14	4,516		2,830	
Cash at bank and in hand		27,472		23,591	
Short term deposits		361		361	
		<u>32,349</u>		<u>26,782</u>	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR					
	15	-17,316		-10,867	
NET CURRENT ASSETS			15,033		15,915
<u>NET ASSETS</u>			<u>2,250,251</u>		<u>2,424,528</u>
FUNDS OF THE CHARITY					
Unrestricted Income Funds:					
General		16,402		33,890	
Designated Investment Fund		568,068	584,470	643,861	677,751
Fixed Asset Funds:					
Designated Fixed Asset Funds		617,187		620,610	
Revaluation Reserve		284,383	901,570	284,383	904,993
Restricted Funds			567,490		618,816
TOTAL INCOME FUNDS	16		2,053,530		2,201,560
RESTRICTED ENDOWMENT FUNDS	17		196,721		222,968
<u>TOTAL FUNDS</u>			<u>2,250,251</u>		<u>2,424,528</u>

David Madel
Churchwarden
For and on behalf of the Parochial Church Council :
The notes on pages 20 to 31 form part of these accounts.

Lorna Harrison
Churchwarden
3 May 2023

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

Page 20

Accounting Policies

1 Basis of Preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with the Charities Act 2011, accounting standard FRS102 and the Statement of Recommended Practice, Accounting and Reporting by Charities FRS102.

These financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value and the periodic revaluation of leaseholdings.

The accounts include transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

1a Funds

Restricted capital (endowment) funds are those where the interest may be spent in accordance with the donor's wishes or the Trust Deed, but where the capital may not be spent.

Restricted income funds are those where the capital and interest may be spent in accordance with the donor's wishes or the trust Deed. Donations for a specific purpose are also restricted income funds.

Unrestricted funds are those which are not subject to any restriction as to their use. Such funds are available for application on the general purpose of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted, since the PCC may reverse such decisions at any time prior to expenditure taking place.

1b Incoming Resources

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

Planned giving by bankers order (or regular donations) is recognised only when received.

Income tax recoverable on Gift Aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement; the amount is quantifiable, and its ultimate receipt by the PCC is probable.

Income from church lettings and fee income is recognised when the rental or fee is due.

Dividends and interest are accounted for when receivable.

All other income is recognised gross, and on a receivable basis.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)

Page 21

1c Resources Expended

Costs are recognised as soon as a legal obligation can be quantified and the trustees consider that crystallisation of the cost is probable.

Cost of generating funds represents the cost of advertising, and the cost of maintaining properties that currently generate income for the PCC.

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

The Diocesan Common Fund is accounted for when payable. Any amount unpaid at 31 December is provided in the accounts as a liability.

Support costs include all costs incurred or payments made in the furtherance of the PCC's objects. Governance costs include the cost of compliance with constitutional and statutory requirements.

1d Fixed Assets

Consecrated land and buildings.

Consecrated or beneficial property is excluded from the accounts by Section 10(2)(a) of the Charities Act 2011.

Movable church furnishings held by the churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory, which can be inspected (at any reasonable time). For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1st January 2000 have been capitalised and depreciated on a straight line basis in the accounts over their currently anticipated useful economic life.

Other Buildings

Properties are included in the accounts at valuation. The PCC reviews the valuation annually, and any permanent impairment in value is transferred to the SOFA. No depreciation is charged on these buildings as, in the view of the PCC, the estimated useful life is so long that any charge would be immaterial.

61 Pembroke House, Hallfield Estate. The church owns a long lease of this residential flat, granted for a term of 125 years from 1 March 1982, and acquired by the PCC for £240,617 in 2004. It is used as a home for the Assistant Priest and therefore generates no income.

It is accounted for as a long leasehold asset, see note 13.

The PCC have revalued the property in October 2019, in accordance with accounting standards, to £525,000, (2018 £240,617).

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)

Page 22

The church owns a long sublease of **Holy Trinity Hall** in the basement of **170 Gloucester Terrace** and the freehold of the whole site subject to a long head lease. Both were acquired at no cost to the parish as a result of the amalgamation of the benefice of Holy Trinity, Bishop's Bridge Road with St James's in the 1960s and are therefore not accounted for. A 20 year sub-under lease of the Hall was granted in 2011 and rent is accounted for in the Statement of Financial Activities, (SOFA).

The church also owns an 81.7% interest in the freehold of the blocks of flats at **6-12 Gloucester Terrace** which include the vicarage, constructed between 1999 and 2003. This also had no known cost to the parish as the flats were constructed on the site of the former vicarage and church hall, and is therefore also not accounted for. Ground rents are accounted for in the SOFA.

Other Assets

Equipment used within the church premises with a purchase price exceeding £1,000 is capitalised. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

Depreciation is provided at the following rates to write off fixed assets over their useful lives. In addition, an annual impairment review is carried out, and where appropriate the carrying value of an asset is reduced to the higher of net realisable value and recoverable value through continued use.

Organ restoration	-Straight line over 50 years
Church furnishings	-Straight line over 20 years
Furniture, fittings and office equipment	-Straight line over 5 years

1e Investments

Investments are valued at market value at 31 December, the figures being provided by the Fund Managers. Movements in the value of investments, and gains or losses realised on disposal are accounted for through the SOFA. Investments are held for the purpose of long term income generation or larger infrequent projects and repairs. However, investments can be realised quickly, usually with 1 weeks notice, if the PCC require additional liquidity.

1f Current Assets

Amounts owing to the PCC in respect of fees, rent or other income are shown as debtors less provision for amounts that may prove irrecoverable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)

Page 23

1g Operating Leases

Rentals payable under operating leases are charged to resources expended on a straight line basis over the period of the lease.

1h Reserves Policy

Free reserves are defined as short term investments (see 1e above) and deposit or current bank accounts, under the control of the PCC and which are used both for immediate overhead expenditure and future liabilities.

The PCC may *designate* part of these free reserves, for a specific named purpose or project after the conclusion of which any surpluses are returned to the free reserve as cash or re invested for income generation.

As short term investments are readily liquidated, the PCC has resolved to maintain only a small cash reserve on deposit or current bank accounts up to a maximum of 1 months budgeted expenditure. All other funds should be held as investments.

Free reserves, (including designated investment funds) are held for the following purposes:

- 1) To provide an annual income of interest to be spent on general overheads.
- 2) To provide for potential future liabilities identified through risk analysis.
- 3) To provide funds for specific named projects identified by the PCC.
- 4) To provide generally for repairs to the fabric of the church.

In addition to free reserves, the *Designated Fixed Asset Fund* holds the the leasehold property at 61, Pembroke House and the restored organ.

Together these comprise the **Unrestricted Funds** of the church. See Balance Sheet page 18 and Movement on Funds note 16 page 30.

The **Restricted Income Fund** is not available for general expenditure but represent those donations, and interest thereon, given for the renovation and improvement of St James. The majority of this fund is held as short term investments, generating income for the fund and as such is held as a reserve until required.

There are **2 Endowment Funds** which are held permanently as investments. The trusts of these funds allow the income to be spent on general overheads as determined by the PCC.

1i Going Concern

The church is able to pay its liabilities as they fall due, has no significant contingent liabilities or post balance sheet events that would contradict this view and has sufficient reserves to continue to operate for at least 12 months from the signature date of these accounts.

ST JAMES'S CHURCH, PADDINGTON

Page 24

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2022

2 COMPARATIVE INCOME AND EXPENDITURE:

Comparative figures for Unrestricted, Restricted and Endowment funds for the **2021 Financial Year**.

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2021 £
INCOMING RESOURCES				
Income and Endowments from:				
Collections Donations and Legacies	75,571	28,806	0	104,028
Charitable Activities: Services and other fees	5,244	0	0	5,244
Other Trading Activities: Rent from church hire	18,711	0	0	19,059
Investment Income				
Rents receivable	172,393	0	0	172,393
Bank and deposit Interest	18,208	13,364	4,754	36,326
TOTAL INCOME	290,127	42,170	4,754	337,050
EXPENDITURE ON				
Raising Funds	30,110	0	0	30,110
Charitable Activities				
Clergy, services and parish work	183,712	0	0	183,712
Occupancy costs	88,656	13,199	0	101,855
Support and governance costs	56,803	23,041	0	79,844
Grants or donations payable	1,772	0	0	1,772
TOTAL EXPENDITURE	361,053	36,240	0	397,293
NET INCOME / (EXPENDITURE)	-70,926	5,930	4,754	-60,243
TRANSFERS BETWEEN FUNDS	4,754	0	-4,754	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)	-66,172	5,930	0	-60,242
Unrealised Gains and (losses) on investments	80,571	65,906	27,903	174,380
Gains on the Revaluation of Fixed Assets	4,559	0	0	4,559
NET MOVEMENT IN FUNDS for 2021	18,958	71,836	27,903	118,697

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

Page 25

			2022	2021
			£	£
3 COLLECTIONS, DONATIONS AND LEGACIES				
	Unrestricted	Restricted		
	Funds	Funds	Total	Total
	£	£	£	£
Stewardship and collections	36,425		36,425	38,790
Donations and gifts	22,930		22,930	49,126
Gift Aid receivable	9,162		9,162	10,812
Other income	9,832		9,832	5,300
	78,349	0	78,349	104,028
OTHER TRADING ACTIVITIES				
Rent from church hire	34,048		34,048	18,711
Sales, books media and fairs	2,542		2,542	348
	36,590	0	36,590	19,059
4 CHARITABLE ACTIVITIES				
General fees receivable for services	2,262		2,262	1,247
Fees for music provision at services	2,710		2,710	3,997
Fees for Pastoral Assistant	7,200		7,200	0
	12,172	0	12,172	5,244
5 INVESTMENT INCOME : RENTS				
Ground rents - 6-12 Gloucester Terrace	12,010		12,010	12,010
Crypt income	66,000		66,000	66,046
Car park income	32,273		32,273	29,944
Holy Trinity Hall	60,825		60,825	41,300
Reimbursed utility expenses	23,440		23,440	23,093
	194,548	0	194,548	172,393

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

Page 26

	Unrestricted Funds	Restricted Funds	2022 £	2021 £
	£	£	£	£
6 COST OF RAISING FUNDS				
<i>Costs of generating donations</i>				
Advertising, printing and web site	4,069		4,069	2,456
<i>Costs related to leases and other activities</i>				
Crypt: utility and insurance costs	23,440		23,440	22,596
Holy Trinity Hall running costs	8,001		8,001	4,005
Subscriptions and licences	4,158		4,158	1,053
Books, media and miscellaneous	9,205		9,205	3,923
	48,873	0	48,873	34,033
7 CLERGY, SERVICES AND PARISH WORK				
Parish share	85,200		85,200	85,200
Director of Music and choir payments	33,754		33,754	27,837
Organ tuning and repairs	2,665		2,665	2,016
Organ scholar and music fees	2,720		2,720	2,810
Assistant Priest costs	40,779		40,779	40,866
Pastoral Assistant	6,964		6,964	0
Clergy and ecclesiastical expenses	11,847		11,847	12,517
Verger costs	3,775		3,775	1,233
Outreach and local projects	13,560		13,560	7,310
	201,264	0	201,264	179,789
8 OCCUPANCY COSTS				
Vicar and Assistant Priest flats	7,870		7,870	8,543
Church utilities	9,356		9,356	7,650
One-off premises costs	0		0	43,166
Repairs and maintenance	7,168		7,168	17,414
Church roof repair project	0		0	11,206
Cleaning and servicing	18,852		18,852	11,465
Grounds maintenance	4,190		4,190	2,411
	47,436	0	47,436	101,855

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

Page 27

			2022	2021
			£	£
	Unrestricted	Restricted		
	Funds	Funds	Total	Total
	£	£	£	£
9 SUPPORT AND GOVERNANCE COSTS				
<i>Support:</i>				
Parish Office administration	5,924	0	5,924	5,300
Insurance	8,334	0	8,334	9,336
Bank charges	1,802	0	1,802	2,306
Consultancy and legal fees	6,658	0	6,658	5,070
Organ restoration (consultancy and accomodation)	0	0	0	19,887
Book keeping and IT support	23,880	0	23,880	20,165
Depreciation of equipment and furnishings	10,382	3,154	13,536	12,880
<i>Governance:</i>				
Accountancy	3,750	0	3,750	3,700
Independent Examination	1,250	0	1,250	1,200
	61,980	3,154	65,134	79,844

10 GRANTS OR DONATIONS PAYABLE

Charitable giving	5,790	0	5,790	1,772
	5,790	0	5,790	1,772

11 SALARIES

The number of employees in the financial year: 0 (2021: 0)

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

Page 28

			2022 £	2021 £
12 FIXED ASSET INVESTMENTS	Unrestricted	Restricted		
Movements in the year.	Funds	Funds	Total	Total
	£	£	£	£
Income Funds				
Market value at 1st January 2022	643,861	526,610	1,170,471	1,196,558
Purchases at cost, less disposals at market value.	0	0	0	-172,564
Net losses / gains on annual valuation	-75,793	-61,990	-137,783	146,477
Market value at 31st December 2022	568,068	464,620	<u>1,032,688</u>	<u>1,170,471</u>
Endowment Funds				
Market value at 1st January 2022	0	222,968	222,968	195,065
Purchases at cost, less disposals at market value.	0	0	0	0
Net losses / gains on annual valuation	0	-26,247	-26,247	27,903
Market value at 31st December 2022	0	196,721	<u>196,721</u>	<u>222,968</u>
TOTAL FUND VALUES AT MARKET VALUE	568,068	661,341	<u>1,229,409</u>	<u>1,393,439</u>
Note:				
Unrealised Gains	Income Funds		-137,783	
	Endowment Funds		-26,247	
TOTAL per SOFA, p18.			<u>-164,030</u>	

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

Page 29

13 TANGIBLE FIXED ASSETS

	TOTAL	Long Leasehold Property	Church Fixtures and Furnishings
Cost or original valuation:	£	£	£
At 1 January 2022	1,083,086	525,000	558,086
Additions	4,172	0	4,172
At 31 December 2022	1,087,258	525,000	562,258
Depreciation:			
At 1 January 2022	67,912	0	67,912
Provided in the year	13,537	0	13,537
At 31 December 2022	81,449	0	81,449
Net book value:			
At 31 December 2022	1,005,809	525,000	480,809
At 31 December 2021	1,015,174	525,000	490,174

Revaluation of Leasehold Property

The leasehold property is not depreciated as stated in the accounting policy, note 1d page 19.

<u>Address and lease details</u>	<u>Cost</u>	<u>Valuation Date</u>	<u>Valuation</u>	<u>Independent Valuer</u>
	£		£	
Flat 61, Pembroke House Inverness Terrace, W2 6HQ <i>84 years unexpired</i>	240,617	10 Oct 2019	525,000	Plaza Estates Agency Limited SW3 1NU

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

Page 30

14 DEBTORS	2022 £	2021 £
Other debtors	4,516	2,830
	4,516	2,830

15 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2022 £	2021 £
Creditors and Accruals	17,316	10,867
	17,316	10,867

16 FUND MOVEMENTS

	Balance 01/01/2022 £	Resources Incoming £	Resources Outgoing £	Gains Losses	Transfers Between Funds £	Balance 31/12/2022 £
GENERAL FUNDS						
Free Reserves	33,890	338,581	-357,748	0	1,679	16,402
<i>Designated</i>						
61, Pembroke House	533,153	0	0	0	0	533,153
Restored Organ (2021)	371,840	0	-7,595	0	4,172	368,417
Investments 12	643,861	0	0	-75,793	0	568,068
						1,486,040
RESTRICTED FUNDS						
Church Renovation.						
Investments and Deposits 12	575,970	13,818	0	-61,990	0	527,798
Fixed Assets	42,846	0	-3,154	0	0	39,692
	618,816					567,490
	2,201,560	352,399	-368,497	-137,783	5,851	2,053,530

General Funds are the net assets and bank deposits available for immediate use at 31 December 2022, £16,402 (2021 33,890) and include designated funds held in order to generate income for the church and provide capital for larger projects. The investments are stated at market value, (note 12), at 31 December 2022. They are a permanent fund. **The Church Renovation Fund** consists of donations and net assets given for the continuing renovation of St James. The investments in this fund are also held at market value at 31 December 2022, (note 12).

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

Page 31

17 RESTRICTED ENDOWMENT FUNDS

	Balance 01/01/2022	Resources Incoming	Resources Outgoing	Gains Losses	Transfers Between Funds	Balance 31/12/2022
	£	£	£		£	£
Ralli Trust	78,949	2,072	0	-9,293	-2,072	69,656
Barber Trust	144,019	3,779	0	-16,954	-3,779	127,065
	222,968	5,851	0	-26,247	-5,851 *	196,721

* The Ralli and Barber Trust endowments allow the income to be spent on the maintenance and upkeep of St James and so the interest is transferred to General Funds.

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS

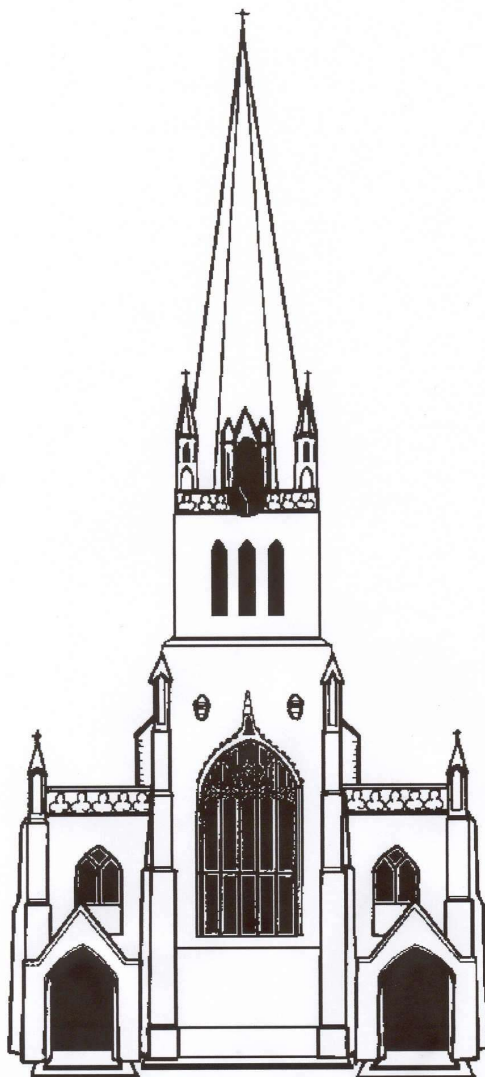
	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL 2022	TOTAL 2021
	£	£	£	£	£
Tangible Fixed Assets	901,570	104,245	0	1,005,815	1,015,174
Investments	568,068	464,620	196,721	1,229,409	1,393,439
Net current assets / liabilities	16,402	-1,375	0	15,027	15,915
	1,486,040	567,490	196,721	2,250,251	2,424,528

19 TRUSTEES EXPENSES AND RELATED PARTIES.

No material expenses were reimbursed or remuneration paid to any member of the PCC, or any related party to members of the PCC including any businesses controlled by them during this financial year or the previous one.

Accounts

**ST JAMES'S CHURCH, PADDINGTON
PAROCHIAL CHURCH COUNCIL**



ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2021

CONTENTS

	Page
Agenda for 2022 Meetings and Minutes of 2021	2-5
Officers and advisers	6
Annual report	7-13
Churchwardens' Fabric Report	14
Safeguarding Statement	15
Electoral Roll Officer's Report	15
Deanery Synod Report	16
Independent Examiner's report	17
Statement of financial activities	18
Balance sheet	19
Notes to the accounts	20-31

ANNUAL MEETINGS

2021

AGENDA – 22nd May 2022

Annual Meeting of Parishioners

1. Apologies for absence
2. Minutes of the 2021 meeting (see page 2)
3. Election of the Churchwardens

Annual Parochial Church Meeting

1. Apologies for absence
2. Minutes of the 2021 meeting (see page 2)
3. Matters arising
4. Declaration of 'Any Other Business'
5. Election of two Deanery Synod Representatives
6. Election of PCC Representatives
7. Annual Report of the Vicar
8. Results of PCC Election (if applicable)
9. Churchwardens' Report on the Fabric of the church
10. Finance:
 - i. The APCM will be invited to receive the PCC's examined accounts
 - ii. Any questions on the 2021 accounts
 - iii. The APCM will resolve to appoint an Independent Examiner for the 2021 Accounts
11. Electoral Roll Officer's Report
12. Deanery Synod Report
13. Any other business – declared under item 4

**ST JAMES'S CHURCH, PADDINGTON
PAROCHIAL CHURCH COUNCIL**

MINUTES

Minutes of the Annual Meeting of Parishioners held on Sunday, 16 May 2021

- 1. Apologies for absence** were received from Auriol Blandy, Gabrielle Higgins, Emily Melzer and Liz Whitmore.
- 2. The Minutes of the 2020 meeting** were approved and signed.
- 3. Election of Churchwardens:** Mary Lambert reported that Lorna Harrison and Sir David Madel had been nominated, proposed and seconded for election as Churchwardens. As there were no other nominations, the above were duly elected by the meeting. It was noted that these are annual elections. Fr. Paul expressed his thanks for the support and help he had received from Lorna and David since they were elected as Churchwardens in September 2020.

Minutes of the Annual Parochial Church meeting held on 16 May 2021

- 1. Apologies for absence** were received from Auriol Blandy, Gabrielle Higgins, Emily Melzer and Liz Whitmore. Fr. Paul asked for prayers for Auriol Blandy who is in a Care Home and is having to make plans for her future.
- 2. The Minutes of the last meeting held on 13 September 2020** were approved and signed. Fr. Paul congratulated Mary Lambert on the Minutes, which was followed by applause.
- 3. Matters arising from the Minutes:** There were none.
- 4. Any other Business to be discussed under Item 12:** Jackie Hetherington said she would like to ask about a successor for Mary Lambert as PCC Secretary.
- 5. Election of PCC representatives:** Mary Lambert reported that there are three vacancies on the PCC, all for a period of three years. Loraine Hawkins, John Moss and Dave Rekawa had been nominated, proposed and seconded and were standing for re-election for a further three year term. In the absence of other nominations, Loraine Hawkins, John Moss and Dave Rekawa were re-elected for the three year term. Fr. Paul expressed his thanks to all members of the PCC and particularly to Loraine, John and Dave and for their willingness to be re-elected.
- 6. Annual Report of the Vicar:** Fr. Paul referred to his Report on pages 8-10 of the printed Annual Report which had been the main subject of his sermon. He said it had been an extraordinary year and he was deeply grateful for the love, support and fraternity of Fr. Owen and Fr. Martin. His appreciation was deep and sincere for their priestly ministry. Jackie Hetherington added thanks from all concerned for the imaginative things which the clergy had done to keep the church open and alive during the pandemic and lockdowns. Fr. Owen then expressed thanks to Fr. Paul for his leadership and reported that on July 4th Fr. Paul will have been Vicar of St James's for 10 years. A celebratory lunch will be arranged for that day. Mary Lambert then read the following statement which Liz Whitmore had sent:

“If there is an opportunity for anyone to read out a message from me, I would like to say: how full of admiration I am for you all, and for George and Sue, for having ‘kept the show on the road’ in spite of so many obstacles. I offer my sympathies to all three of the clergy with the frustration they have all been experiencing with all the rules which have so fundamentally curtailed their ministry. My special thanks to Fr. Paul and Fr. Owen for their resourcefulness in these unusual circumstances and to the pure energy which they have expended in creating other forms of worship for us all. My gratitude also to Fr. Martin for his valuable contributions and, especially, for the ‘meaty’ sermons he has provided. With my prayers and all good wishes, Liz”.

7. Results of PCC Election: This was not applicable as there had been no election

8. The Churchwardens’ Report on the Fabric of the church: This was noted on pages 13-14.

Fr. Paul added that at present there is an infestation of rats in the Vicarage. An excellent rat man is in charge!

9. Finance:

a) Fr. Paul explained that the Accounts are on pages 17 onwards, with the Notes from page 19. The video which Sarah Smith, our Independent Examiner, had prepared for the PCC was played, with explanations from Fr. Paul during then presentation.

On page 20 Sarah drew attention to the fact that 61 Pembroke House, Hallfield Estate, where Fr. Owen lives, was revalued in 2019 to £525,000. It had been acquired by the PCC in 2004 for £240,617, so it has more than doubled in value. It is accounted for as a long leasehold asset. There are 86 years left on the lease.

Fr. Paul pointed out that throughout the Accounts there is a comparison between the figures for 2019 and 2020. The following points were noted:

- On page 24 the Crypt Income has increased as the rent paid by Bright Horizons has increased by £15,000 a year.
- Total expenditure is down (page 17) as reductions were made during lockdown, particularly in staff costs and the choir. We have no employees (and so no employer obligations) but instead contract the services of various people (e.g. Administrator, Organist, Sacristan.)
- On page 26 the figure for Depreciation and Furnishings was up as we had to pay for new bollards and repairs to the boiler.
- The important figures to note were on page 17 – our total income was £312,865 (2019 £382,902),
- Expenditure was £317,343 (2019 £333,196) and the total funds carried over were £2,305,831 (2019 £2,213,148).

b) Receiving the examined Accounts Mary Lambert read the following resolution from the

PCC: *‘Mary Lambert proposed by email on 28 April 2021 that the 2020 Accounts be approved.*

Seconded by Robert Lloyd. No objections had been raised. These Accounts are now ready to be received by the APCM on 16 May 2021’. The meeting received the Accounts.

c) Questions on the Accounts:

Jane Low asked about the Ralli and Barber Trusts listed on page 30. Fr. Paul explained that these are Trusts which have been left to St James’s by past benefactors as historic endowments. We benefit from the interest (c.£11,000 p.a.) but we cannot realise the capital.

Robert Lloyd, as Co-Treasurer, commented how blessed we are at St James’s not to have to rely on one source of income. We have rents from the Car Park, from our two nurseries, the ground rent of 6-12 Gloucester Terrace (page 24, note 5) and our investments (page 27 note 12).

Fr Paul expressed his sincere appreciation to Sue Silkstone for the extra devotion and tenacity she has shown with regard to the Accounts over a very testing period. She has shown great diligence for which we are all very grateful.

d) **Appointment of Independent Examiner:** The appointment of Sarah Smith as Independent Examiner for the 2021 Accounts was unanimously agreed. Thanks were expressed to Sarah Smith for the work she does on behalf of the church.

10. **Electoral Roll Officer's Report:** Mary Lambert drew attention to her Report on Page 14. The number on the Roll is now 160, an increase of 12 names since the last revision in September 2020.
11. **Deanery Synod Report:** Fr. Paul drew attention to the Report on Page 15 and reported that no further meetings had taken place in 2020 because of Covid. He also reported that because Anna Bromley is now worshipping elsewhere, she wished to step down from being a Deanery Synod representative and would, therefore, no longer be an ex officio member of the PCC. For the time being Andrew Crawford would continue as our one Deanery Synod representative for the time being.
12. **Any other Business:** Jackie Hetherington pointed out that Mary Lambert had been PCC Secretary for ten years. Fr. Paul expressed his appreciation, which was followed by applause. Mary said this had not been the right time to make a change but she was looking for a willing volunteer to take her place. In the meantime she would continue for another year.
13. **Admission of Churchwardens:** Following the Admission Declaration format which had been sent from the Diocese, Fr. Paul duly 'Admitted' Lorna Harrison and Sir David Madel to serve as Churchwardens at St James's, Sussex Gardens for the year 2021-2022. The necessary forms were later completed and sent to the Diocese.
14. **The meeting closed with prayer.** Fr. Paul thanked God for all the riches and resources we have been given, and for the gift of one another.

OFFICERS AND ADVISERS 2021**Vicar**

The Revd Paul Thomas

Assistant Priest

The Revd Owen Dobson

Church Wardens

Lorna Harrison (*from 13th September 2020*)

Sir David Madel (*from 13th September 2020*)

Parish Administrator

Mrs Sue Silkstone

Principal Address

St James's Parish Office

Sussex Gardens

London

W2 3UD

Bankers

National Westminster Bank plc

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26 Spring Street

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W2 1WE

Accountant & Independent Examiner

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LE15 7QA

Solicitors

Winkwood Sherwood

Minerva House

5 Montague Close

London

SE1 9BB

Main Office

The Parish Office

St James's Church

Sussex Gardens

London

W2 3UD

ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2021

THE PAROCHIAL CHURCH COUNCIL

The Parochial Church Council is a Registered Charity No. 1134640 with the Charity Commission. This report for the year ended 31st December 2021 complies with the current statutory requirements.

The Vicar, Assistant Priest (Fr. Owen Dobson), Churchwardens and the lay Deanery Synod representatives are ex officio members of the Parochial Church Council.

The elected members of the Parochial Church Council during the year, with their years of retirement, were:

Mary Lambert (2023) (Secretary)
 Martin Tinsley (2023)
 Robert Lloyd (2023) (Co-Treasurer)

John Moss (2024)
 Loraine Hawkins (2024) (Co-Treasurer)
 Daveska Rekawa (2024)

Tosin Akinluyi (2022)
 Jacqueline Hetherington (2022)
 Emily Melzer (2022 – resigned July 2021)

The following were co-opted members of the Parochial Church Council during the year:

David Banks (2022)
 George de Voil (2022)

Lay Deanery Synod Representatives:
 Andrew Crawford (elected 2020 to serve to 2023)

STRUCTURE, GOVERNANCE AND MANAGEMENT

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

APPOINTMENT AND INDUCTION OF PCC MEMBERS

PCC members are elected at the Annual Parochial Church Meeting for a term of three years and at each Annual Parochial Church Meeting three of the Members will retire from office. On retirement PCC members are eligible for re-election. Casual vacancies are filled by elections by the Annual Parochial Church Meeting or by the PCC as appropriate.

New PCC members undergo an induction to brief them on their legal obligations under charity and church law, the content of the constitution, the Council and the decision making processes and the recent performance of the church.

ORGANISATIONAL POLICY

The PCC met three times in 2021. There is one Standing Committee which consists of the Vicar, Fr. Owen Dobson, Churchwardens (ex officio), and at least two elected members of the PCC. The elected members from September 2021 were Mary Lambert, Robert Lloyd and Loraine Hawkins. Other sub-committees are formed as and when required. The Parish Administrator was, from 1 July 2012, appointed to manage the day to day operations of the charity.

OBJECTIVE, ORGANISATION AND ACTIVITIES FOR THE PUBLIC BENEFIT

The objective of the Parochial Church Council is to provide day to day management of the Church, to generate funding necessary for its ongoing ministerial commitments, and to safeguard its assets.

St James's 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 of the Church Centre complex of St James's Paddington; Holy Trinity Hall, Paddington; and 61 Pembroke House, Hallfield Estate.

ACTIVITIES DURING THE YEAR

The Council met three times during the year, including one short meeting for the sole purpose of appointments of officers. The average attendance was 80%. The principal items of business discussed during the year were: ministry to children, addressing safeguarding, increasing church income, outreach and fabric matters.

Major events in the life of the parish during the year are set out in the Vicar's Annual Report.

VICAR'S ANNUAL REPORT 2021

*Sin and death and hell shall never
Stifle hymns of love:*

While in many ways life continued to feel stifled in 2021 with the various regulations on distancing, singing and mask-wearing still in place for more than half the year, our keeping the faith and the life of the Church as open and visible as possible at St James's during the darkest points of the lockdowns of 2020 has given us, I believe, a renewed and unshakable confidence in our mission here, our vocation to be the Parish Church of Paddington, and, above all, and through all, in the indestructible life of the Risen Christ in his Church.

The restrictions, faced with faith and with the Holy Spirit's creativity and spontaneity, have been turned into opportunities, and new ways of making the life of the Church here in Paddington visible and attractive to parishioners, and a resource for the wider Church. Though nothing can take the place of the embodied Christian community gathered to celebrate the Sacraments of the New Covenant, the online ministries developed over these two years – be it the daily live-streaming of worship, study sessions or hymn sings – have been a life-line to many, and a window into the life and worship of the Church we have never had before, which God has undoubtedly blessed and used to draw people to himself. The Family Mass is another innovation that sprang from a reimagining of our ministry to children and families during the pandemic, and has borne much fruit in this year of its establishment.

The impact of the pandemic on the physical, mental and emotional health of people has become increasingly evident in those presenting at Church in need. This is another ministry that has grown, through listening to people, praying with them, giving food vouchers and sign-posting to other services that can help. The increased presence of refugees and asylum seekers staying in the Parish is another way God is calling us to serve him here, and it has been a blessing to be able to begin to minister to those who have sought sanctuary in this country and found themselves in this city, and, owing to the many empty hotels, in this Parish.

Such are some of the fruits of the pandemic. But, there is no doubt that it has been a great joy and relief to see, slowly over the course of the year, restrictions lifting and some of those things we have most missed in the Church's life returning: the praises of the People of God once again resound in congregational singing, and the hospitality that so naturally flows at St James's from the altar to the tea table (or prosecco table) abounds! Stay & Play and Community Choir are both bursting with life and energy; our delayed pilgrimage to Hereford was at last able to happen, and much of the colour of life has come flooding back.

Below are a few highlights of 2021: a notably un-stifled twelve months!

January

- The first of many online hymn sing-alongs for Candlemas: we had others for the Month of Mary, Easter, Whitsuntide, Harvest, with people joining in from near and far via the Facebook page.
- The response to the chapel we installed in the porch during the lockdown and the value of having a devotional image visible even when the Church is closed led to the blessing and installation of a restored crucifix.
- We had a study session after Mass on Holy Order, part of our discernment of issues relating to episcopal and priestly ministry at St James's.

February

- A series of online Commonwealth Conversations formed our Lent course, with contributions from friends of the Parish from Singapore, Malawi, Bahrain and Sri Lanka.
- Fr Martin led an online meditation on Passiontide hymns.

March

- A Lady Day Festival combined online prayers and devotions, reflections on artistic representations, a Bible study, and the High Mass of the Annunciation.
- It was a joy to keep Holy Week with minimal restrictions after 2020, and were greatly blessed by having Fr Barry Orford as our preacher for the week.

April

- We had baptisms of both adults and children on Easter Day at both the High Mass and the Family Mass.
- An attack by a vandal left the statue of Our Lady and the Paschal Candle and stand in pieces, and the statue of St James damaged. The spontaneous response and generosity from members of the congregation and online followers was deeply moving, and led to the restoration of the damaged items and the installation of the Holy Family altar.

May

- A joyful feast of Pentecost saw the return of post-Mass refreshments at long last, a much missed part of our life and ministry of hospitality. We also welcomed back Fr Bill Wilson, former Vicar of St James's, as preacher.

June

- Ordinand Paul Knox from the College of the Resurrection, Mirfield, joined us on placement for a month.

July

- We celebrated the tenth anniversary of Fr Paul becoming Vicar of St James's, and the organ, its restoration finally completed, was blessed and heard in worship for the first time.
- An inaugural concert for the organ was performed by Ashley Grote of Norwich Cathedral.
- The Bishop of Fulham came to administer Confirmation
- The clergy led School leavers' events for both St James and St John and Hallfield Schools.
- Congregational singing returned!

August

- Westminster Children's Services got in touch about refugee families living locally, which led to new contacts being made and outreach developed.
- The car park was resurfaced and blessed!

September

- We had a Gala Concert for the organ with performances by, among many others, The London Welsh Male Voice Choir, who livened up the after-party too.
- Paddington Community Choir and Stay & Play, after the various disruptions and restrictions, were able to restart fully.

October

- We kept a jolly Harvest Thanksgiving, and had the first Parish Lunch since the pandemic.
- We hosted a conversation between Fr Philip Barnes and the Reverend Canon Vanessa Baron, who helped us explore the way those of different integrities can co-exist within the same Church, a further part of our discernment of issues relating to episcopal and priestly ministry at St James's.
- A collection of clothing for refugees saw us inundated with donations: a hugely successful Clothing Drive, set up and run by volunteers from St James's, had at least 200 come into Church to receive clothing, school uniforms and pushchairs, with hospitality provided.

November

- A group from St James's went on a Parish Pilgrimage to Hereford and Welsh Borders, a trip originally planned for March 2020 and delayed by Covid more than once. Many prayers were offered, and much bacon was consumed.

December

- Advent and Christmas carol services, J. H. Kenyon Memorial Service and many concerts filled the weeks of December.
- After the success of 2020, we repeated 'Carols in the Car Park' which drew a big crowd, sustained by mulled cider.
- Restrictions at the Parish School meant the clergy led seven separate school Christmas services, spread over two days, surely some sort of record.
- We had a chaotic but wonderful Family Mass Nativity, and a full and joyful Christmas.

FINANCIAL RESULTS FOR THE YEAR

The results for the year ended 31st December 2021 are set out in the Statement of Financial Activities on page 18. That statement shows a current year deficit of £60,242, (2020 deficit of £4,478). After adjusting for investment gains of £174,380 and accounting profits on the disposal of investment assets, £4,559 (2020 unrealised gains of £89,540 and realised gains of £7,621), the net movement in funds shows a surplus of £118,697 for the year (2020 surplus of £92,683).

Funds available to the PCC have increased from £2,305,831 at the end of 2020 to £2,424,528 at the end of 2021. Of that sum, £1,582,744 is Unrestricted Funds, £618,816 is Restricted Funds and £222,968 is Endowment Funds.

FINANCIAL REVIEW

The PCC is dependent on incoming resources from property, investments and the continued support of its worshippers in donations, in particular via standing orders but also via the envelope system, both making use of the Gift Aid scheme. The life of the church continued to be disrupted by covid-19 restrictions which only gradually lifted as described in the vicar's report, pages 9-11. Church hire income increased this year by 121% to £18,711 but is yet to recover anywhere close to pre-pandemic (2019) levels of £41,653. Similarly, unrestricted donations and collections are only at 71%, (£75,571) of 2019 levels, (£106,704).

However, whilst impacted by reduced income, the Unrestricted Fund deficit this year is largely attributable to other factors. A number of "one off" expenditures were written off. These include the nave chapel and cushions, £31,246, forecourt resurfacing £11,920 and residual roof repair costs, £11,206. Running costs for the clergy, services and parish work increased by 2.6% to £183,712. See note 7, page 26.

The Organ Restoration Project completed with a total capitalised cost, over 2 years, of £375,595. The total cost is net of VAT which has been reclaimed by the PCC. The organ as a working functional asset is being depreciated over 50 years from July 2021. The carrying value on the balance sheet will be reviewed annually.

The church finances remain in robust good health in spite of a second difficult year and thanks are due to the clergy, Sue Silkstone and the PCC for careful stewardship throughout.

INVESTMENT POLICY

The investment portfolio continues to be monitored quarterly and the trustees remain very satisfied with the income return and capital growth, with total performance (after fees and expenses) averaging +17.4% over the year, compared with Consumer Price Index movements of +5.7%. In summary, the investment advisors predicted another year of growth in 2022. However, inflation at the start of the year was a concern even before the invasion of Ukraine which has led to increased volatility and uncertainty in the global markets.

Source: CCLA Investment Report for the quarter to 31 December 2021.

RISK ASSESSMENT

The PCC together with the Churchwardens and the Vicar have implemented controls and procedures to minimise internal and external risks to the church community and buildings. This approach ensures a consistently high standard of stewardship.

The trustees undertook a general review of external financial risks in 2021.

Income and expenditure continues to be closely monitored via budgetary control and reporting.

RESERVES POLICY

The Reserves Policy is stated at note 1h page 23. Free reserves being the general and designated investment funds are £33,890 and £643,861 respectively at year end. Of this £15,915 are net current assets. The cash in current and deposit accounts is £19,732 at 31 December 2021. The trustees are able to access invested funds quickly if required.

The trustees are satisfied that the total of unrestricted income funds meets their established reserves policy.

INDEPENDENT EXAMINER

A resolution to re-appoint Sarah Smith (Mrs) BSc. (HONS) FCCA FCIE as Independent Examiner for the 2022 Accounts will be proposed at the APCM.

GREENFIELD TRUST

There is one charity associated with the church, the Greenfield Trust, formerly the Vicar's discretionary fund. This is a separate charity registered with the Charity Commission with registration number 1123568 and thus does not form part of the PCC's accounts. Its trustees are the Vicar and Churchwardens. It supports the welfare of the sick and aged living or working in or connected with the parish and applications for grants are always welcomed.

David Madel & Lorna Harrison

For and on behalf of the Parochial Church Council

4 May 2022

CHURCH WARDENS' FABRIC REPORT 2021

Roof Renovation Project

The final snaggings have been addressed and retention monies paid – this project is now complete.

Re-lamping and upgrading of lighting system

The final LED conversion, Phase 4 (Chancel & Memorial Chapel plus the Nave Altar floor lighting) was completed in September 2021. The entire church is now lit by LEDs.

The Organ Restoration

The complete restoration of the organ was completed in 2021 (having begun in August 2020) and the Inaugural Recital took place in July. The instrument was blessed at Mass on Sunday 4th July 2021.

Nave Sanctuary

During August 2021 Universal Stone, a company recommended by our Inspecting Architect, repaired and repointed the entire Sanctuary flooring.

Car Park resurfacing

The entire church forecourt was re-surfaced in August 2021.

Other ad-hoc repairs

During the course of the year the following repairs were undertaken on the fabric of the building:

1. Minor repairs on the church clock and a new 3-year maintenance contract commenced.
2. A bell rope was attached to a new-found bell in the clock tower.
3. An additional pulpit light was installed in the sounding board.
4. 3 replacement lights were fitted to the exterior of the church, which are now LED fittings.
5. The small under-counter fridge was replaced in the Parish Office.

Lorna Harrison & David Madel

Church Wardens

20th April 2022

SAFEGUARDING STATEMENT & REPORT

St James's Church selects and vets everyone with any responsibility related to children, young persons and vulnerable adults within the church, in compliance with the House of Bishops safeguarding policy and practice guidance. All those with such responsibility have undergone DBS checks. All DBS checks and record keeping are up to date. Church Officers have undergone safeguarding training provided by the Diocese of London to ensure they have the knowledge and skills they need to provide care and support to children, young people and vulnerable adults and recognise and respond to abuse in accordance with the House of Bishops safeguarding policy and practice guidance.

The St James's Church's safeguarding policy was re-confirmed by the PCC on 7 July 2021 and signed by 11 July. This policy is posted on noticeboards in the Church and on the St James's website, together with the name of the Safeguarding Officer and contact information in case anyone wishes to raise a safeguarding concern. At this meeting, the Vicar reminded those present of the importance of alertness by all to safeguarding concerns.

Loraine Hawkins was re-appointed as CSO on 7 July. A Notice is displayed in church and in the Parish Office with photographs and contact details for the Safeguarding Officer and the Children's Champion. This information, together with a copy of the Safeguarding Policy statement is posted on the Church's website under a menu button on the home page. The details about the CSO and Children's Champion were added to the WhatsApp group for Family Mass.

The Pastoral Assistant undertook two modules of safeguarding training during 2021. The Vicar undertook safeguarding refresher training in December 2021.

No incidents of concern were reported by the CSOs or Children's Champion during 2021.

Loraine Hawkins
4 May 2022

ELECTORAL ROLL REPORT FOR 2021/2022

A lot of visitors come to St James's for concerts and other events, but the Electoral Roll is a list of those people who attend services regularly and have become a part of the parish community - often helping in a voluntary capacity.

Last year we had 160 on the Electoral Roll. This year we have 166. Everyone is welcome to St James's and we hope to add more names to this list over the coming year.

Mary Lambert
Electoral Roll Officer
2 May 2022

PADDINGTON DEANERY SYNOD¹ REPORT 2021

The Synod of the Paddington Deanery met twice in 2021, in January and again in October. The normal pattern of three meetings per year was not possible because of the on-going risk posed by the coronavirus. The meeting in January was held via Zoom and was chaired by the Area Dean (Fr Paul Thomas). It discussed the opportunities presented to the parishes in the Deanery of Paddington to work more closely in partnership in certain areas of common need or common cause. The idea of 'Parishes in Partnership' was developed in discussion. It was felt that instead of being wedded to a fixed 'plan' it was more desirable in Paddington for the partnerships to be more informal and occasional, as need and opportunity arises. The meeting in October allowed for a reflection on the pandemic. Participants were able to express their perspectives and opinions about how the pandemic had been handled by the Church of England nationally and at diocesan level. Feelings of disappointment and disenchantment were expressed by Synod members. It was noted and celebrated that of all the Deaneries in the Two Cities Area, the churches of the Paddington Deanery had remained open to their people with almost every church continuing the pattern of public worship and ministry. The October meeting was Fr Paul's last as Area Dean. After a five year term he was stepping down. He expressed his deep appreciation to the Synod for its encouragement and co-operation over the last quinquennium, and prayed God's blessing on the Deanery.

Fr Paul Thomas

Vicar

20th April 2021

¹Background

Paddington Deanery brings together twelve Church of England churches in the Paddington area, from Hyde Park in the south to Kilburn Park in the north. Through its meetings and other activities, the Synod aims to strengthen the links between congregations in order to support church growth and serve the wider community more effectively. The network of Deanery Synods also provides the means by which any Diocese, or the church more widely, can consult, and thereby ascertain the views of the clergy and/or laity at ground level when there are difficult issues to be resolved: a question can be put, debated and separate votes taken among the clergy and laity in each Deanery and the results sent to be aggregated by the question originator(s). Every three years each parish, at its Annual Parochial Church Meeting (APCM), elects its lay representatives to the Deanery Synod, the number being determined by the size of its Electoral Roll. St James's has two lay representatives, David Whiting and Andrew Crawford, who were elected at the 2017 APCM. They are ex-officio members of the Parochial Church Council during their 3-year term of office. All the clergy are ex-officio members. The Area Dean is Fr. Paul Thomas, Vicar of St James's. Synod meetings are open to all, but only the elected representatives may vote. Individual lay members of the local area Synods can have some influence on the wider church since it is they who elect the lay members of the General Synod, the 'governing body' of the CofE, as well as the Diocesan Synod and Area Councils. The Synod is also responsible for appointing a Foundation Governor to each of the eight church schools in the Deanery. Further information about the Deanery may be found at <https://www.london.anglican.org/directory/westminster-paddington-deanery/> with links to all the parish websites.

INDEPENDENT EXAMINER'S REPORT TO THE PCC OF ST JAMES'S CHURCH, PADDINGTON

I report on the accounts of the charity for the year ended 31st December 2021, which are set out on the attached pages.

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since the gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies

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

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

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

Sarah A Smith (Mrs) BSc FCCA FCIE
8 Main Street
Cold Overton
Nr Oakham
LEICS LE15 7QA
Date: 4 May 2022.

ST JAMES'S CHURCH, PADDINGTON

Page 18

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

INCOME AND EXPENDITURE		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2021	Total Funds 2020
	Notes	£	£		£	£
INCOMING RESOURCES						
Income and Endowments from:						
Collections Donations and Legacies	3	75,571	28,806	0	104,377	90,640
Charitable Activities: Services and other fees	4	5,244	0	0	5,244	4,802
Other Trading Activities: Rent from church hire	2	18,711	0	0	18,711	8,477
Investment Income						
Rents receivable	5	172,393	0	0	172,393	163,515
Bank and deposit Interest		18,208	13,364	4,754	36,326	45,431
TOTAL INCOME		290,127	42,170	4,754	337,051	312,865
EXPENDITURE ON						
Raising Funds	6	30,110	0	0	30,110	30,860
Charitable Activities						
Clergy, services and parish work	7	183,712	0	0	183,712	178,987
Occupancy costs	8	88,656	13,199	0	101,855	46,056
Support and governance costs	9	56,803	23,041	0	79,844	59,966
Grants or donations payable	10	1,772	0	0	1,772	1,474
TOTAL EXPENDITURE		361,053	36,240	0	397,293	317,343
NET INCOME / (EXPENDITURE)		-70,926	5,930	4,754	-60,242	-4,478
TRANSFERS BETWEEN FUNDS		4,754	0	-4,754	0	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)		-66,172	5,930	0	-60,242	-4,478
Unrealised Gains and (losses) on investments	12	80,571	65,906	27,903	174,380	89,540
Realised Gains and (losses) on investments		4,559	0	0	4,559	7,621
NET MOVEMENT IN FUNDS		18,958	71,836	27,903	118,697	92,683
RECONCILIATION OF FUNDS:						
Total Funds brought forward		1,563,786	546,980	195,065	2,305,831	2,213,148
Total funds carried forward		1,582,744	618,816	222,968	2,424,528	2,305,831

The notes on pages 20 to 31 form part of these accounts.

All activities are continuing. There are no gains or losses other than those recognised through the income and expenditure account.

ST JAMES'S CHURCH, PADDINGTON
BALANCE SHEET AS AT 31 DECEMBER 2021

Page 19

	Note	2021		2020	
		£	£	£	£
FIXED ASSETS					
Tangible assets	13	1,015,174		855,909	
Investments	12	1,393,439	2,408,613	1,391,623	2,247,532
CURRENT ASSETS					
Debtors and prepayments	14	2,830		3,290	
Cash at bank and in hand		23,591		67,648	
Short term deposits		361		361	
		<u>26,782</u>		<u>71,299</u>	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR					
	15	-10,867		-13,000	
NET CURRENT ASSETS			15,915		58,299
<u>NET ASSETS</u>			<u>2,424,528</u>		<u>2,305,831</u>
FUNDS OF THE CHARITY					
Unrestricted Income Funds:					
General		33,890		39,954	
Designated Investment Fund		643,861	677,751	735,854	775,808
Fixed Asset Funds:					
Designated Fixed Asset Funds		620,610		503,595	
Revaluation Reserve		284,383	904,993	284,383	787,978
Restricted Funds			618,816		546,980
TOTAL INCOME FUNDS	16		2,201,560		2,110,766
RESTRICTED ENDOWMENT FUNDS	17		222,968		195,065
<u>TOTAL FUNDS</u>			<u>2,424,528</u>		<u>2,305,831</u>

David Madel
Churchwarden
For and on behalf of the Parochial Church Council :
The notes on pages 20 to 31 form part of these accounts.

Lorna Harrison
Churchwarden
4 May 2022.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021

Page 20

Accounting Policies

1 Basis of Preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with the Charities Act 2011, accounting standard FRS102 and the Statement of Recommended Practice "Accounting and Reporting by Charities" 2015.

These financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value and the periodic revaluation of leaseholdings.

The accounts include transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

1a Funds

Restricted capital (endowment) funds are those where the interest may be spent in accordance with the donor's wishes or the Trust Deed, but where the capital may not be spent.

Restricted income funds are those where the capital and interest may be spent in accordance with the donor's wishes or the trust Deed. Donations for a specific purpose are also restricted income funds.

Unrestricted funds are those which are not subject to any restriction as to their use. Such funds are available for application on the general purpose of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted, since the PCC may reverse such decisions at any time prior to expenditure taking place.

1b Incoming Resources

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

Planned giving by bankers order (or regular donations) is recognised only when received.

Income tax recoverable on Gift Aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement; the amount is quantifiable, and its ultimate receipt by the PCC is probable.

Income from church lettings and fee income is recognised when the rental or fee is due.

Dividends and interest are accounted for when receivable.

All other income is recognised gross, and on a receivable basis.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

Page 21

1c Resources Expended

Costs are recognised as soon as a legal obligation can be quantified and the trustees consider that crystallisation of the cost is probable.

Cost of generating funds represents the cost of advertising, and the cost of maintaining properties that currently generate income for the PCC.

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

The Diocesan Common Fund is accounted for when payable. Any amount unpaid at 31 December is provided in the accounts as a liability.

Support costs include all costs incurred or payments made in the furtherance of the PCC's objects. Governance costs include the cost of compliance with constitutional and statutory requirements.

1d Fixed Assets

Consecrated land and buildings.

Consecrated or beneficial property is excluded from the accounts by Section 10(2)(a) of the Charities Act 2011.

Movable church furnishings held by the churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory, which can be inspected (at any reasonable time). For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1st January 2000 have been capitalised and depreciated on a straight line basis in the accounts over their currently anticipated useful economic life.

Other Buildings

Properties are included in the accounts at valuation. The PCC reviews the valuation annually, and any permanent impairment in value is transferred to the SOFA. No depreciation is charged on these buildings as, in the view of the PCC, the estimated useful life is so long that any charge would be immaterial.

61 Pembroke House, Hallfield Estate. The church owns a long lease of this residential flat, granted for a term of 125 years from 1 March 1982, and acquired by the PCC for £240,617 in 2004. It is used as a home for the Assistant Priest and therefore generates no income.

It is accounted for as a long leasehold asset, see note 13.

The PCC have revalued the property in October 2019, in accordance with accounting standards, to £525,000, (2018 £240,617).

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

Page 22

The church owns a long sublease of **Holy Trinity Hall** in the basement of **170 Gloucester Terrace** and the freehold of the whole site subject to a long head lease. Both were acquired at no cost to the parish as a result of the amalgamation of the benefice of Holy Trinity, Bishop's Bridge Road with St James's in the 1960s and are therefore not accounted for. A 20 year sub-under lease of the Hall was granted in 2011 and rent is accounted for in the Statement of Financial Activities, (SOFA).

The church also owns an 81.7% interest in the freehold of the blocks of flats at **6-12 Gloucester Terrace** which include the vicarage, constructed between 1999 and 2003. This also had no known cost to the parish as the flats were constructed on the site of the former vicarage and church hall, and is therefore also not accounted for. Ground rents are accounted for in the SOFA.

Other Assets

Equipment used within the church premises with a purchase price exceeding £1,000 is capitalised. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

Depreciation is provided at the following rates to write off fixed assets over their useful lives. In addition, an annual impairment review is carried out, and where appropriate the carrying value of an asset is reduced to the higher of net realisable value and recoverable value through continued use.

Organ restoration	-Straight line over 50 years
Church furnishings	-Straight line over 20 years
Furniture, fittings and office equipment	-Straight line over 5 years

1e Investments

Investments are valued at market value at 31 December, the figures being provided by the Fund Managers. Movements in the value of investments, and gains or losses realised on disposal are accounted for through the SOFA. Investments are held for the purpose of long term income generation or larger infrequent projects and repairs. However, investments can be realised quickly, usually with 1 weeks notice, if the PCC require additional liquidity.

1f Current Assets

Amounts owing to the PCC in respect of fees, rent or other income are shown as debtors less provision for amounts that may prove irrecoverable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

Page 23

1g Operating Leases

Rentals payable under operating leases are charged to resources expended on a straight line basis over the period of the lease.

1h Reserves Policy

Free reserves are defined as short term investments (see 1e above) and deposit or current bank accounts, under the control of the PCC and which are used both for immediate overhead expenditure and future liabilities.

The PCC may *designate* part of these free reserves, for a specific named purpose or project after the conclusion of which any surpluses are returned to the free reserve as cash or re invested for income generation.

As short term investments are readily liquidated, the PCC has resolved to maintain only a small cash reserve on deposit or current bank accounts up to a maximum of 1 months budgeted expenditure. All other funds should be held as investments.

Free reserves, (including designated investment funds) are held for the following purposes:

- 1) To provide an annual income of interest to be spent on general overheads.
- 2) To provide for potential future liabilities identified through risk analysis.
- 3) To provide funds for specific named projects identified by the PCC.
- 4) To provide generally for repairs to the fabric of the church.

In addition to free reserves, the *Designated Fixed Asset Fund* holds the the leasehold property at 61, Pembroke House and the restored organ.

Together these comprise the **Unrestricted Funds** of the church. See Balance Sheet page 18 and Movement on Funds note 16 page 30.

The **Restricted Income Fund** is not available for general expenditure but represent those donations, and interest thereon, given for the renovation and improvement of St James. The majority of this fund is held as short term investments, generating income for the fund and as such is held as a reserve until required.

There are **2 Endowment Funds** which are held permanently as investments. The trusts of these funds allow the income to be spent on general overheads as determined by the PCC.

1i Going Concern

The church is able to pay its liabilities as they fall due, has no significant contingent liabilities or post balance sheet events that would contradict this view and has sufficient reserves to continue to operate for at least 12 months from the signature date of these accounts.

ST JAMES'S CHURCH, PADDINGTON

Page 24

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2021

2 COMPARATIVE INCOME AND EXPENDITURE:

Comparative figures for Unrestricted, Restricted and Endowment funds for the **2020 Financial Year**.

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2020 £
INCOMING RESOURCES				
Income and Endowments from:				
Collections Donations and Legacies	78,846	11,794	0	90,640
Charitable Activities: Services and other fees	4,802	0	0	4,802
Other Trading Activities: Rent from church hire	8,477	0	0	8,477
Investment Income				
Rents receivable	163,515	0	0	163,515
Bank and deposit Interest	27,062	12,905	5,464	45,431
TOTAL INCOME	282,702	24,699	5,464	312,865
EXPENDITURE ON				
Raising Funds	30,860	0	0	30,860
Charitable Activities				
Clergy, services and parish work	178,987	0	0	178,987
Occupancy costs	46,056	0	0	46,056
Support and governance costs	49,601	10,365	0	59,966
Grants or donations payable	1,474	0	0	1,474
TOTAL EXPENDITURE	306,978	10,365	0	317,343
NET INCOME / (EXPENDITURE)	-24,276	14,334	5,464	-4,478
TRANSFERS BETWEEN FUNDS	5,464	0	-5,464	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)	-18,812	14,334	0	-4,478
Unrealised Gains and (losses) on investments	47,347	29,642	12,551	89,540
Gains on the Revaluation of Fixed Assets	7,621	0	0	7,621
NET MOVEMENT IN FUNDS for 2020	36,156	43,976	12,551	92,683

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Page 25

3 COLLECTIONS, DONATIONS AND LEGACIES			2021	2020
			£	£
	Unrestricted	Restricted		
	Funds	Funds	Total	Total
	£	£	£	£
Stewardship and collections	38,790		38,790	39,396
Donations and gifts	20,320	28,806	49,126	30,318
Gift Aid receivable	10,812		10,812	13,272
Other income	5,649		5,649	7,654
	75,571	28,806	104,377	90,640

The restricted fund donations were for the organ restoration project and statue repairs.

4 CHARITABLE ACTIVITIES

General fees receivable for services	1,247		1,247	1,487
Fees for music provision at services	3,997		3,997	3,315
	5,244	0	5,244	4,802

5 INVESTMENT INCOME : RENTS

Ground rents - 6-12 Gloucester Terrace	12,010		12,010	12,010
Crypt income	66,046		66,046	66,000
Car park income	29,944		29,944	28,775
Holy Trinity Hall	41,300		41,300	35,000
Reimbursed utility expenses	23,093		23,093	21,730
	172,393	0	172,393	163,515

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Page 26

	Unrestricted Funds	Restricted Funds	2021 £	2020 £
	£	£	£	£
6 COST OF RAISING FUNDS				
<i>Costs of generating donations</i>				
Advertising, printing and web site	2,456		2,456	3,443
<i>Costs related to leases and other activities</i>				
Crypt: utility and insurance costs	22,596		22,596	21,730
Holy Trinity Hall running costs	4,005		4,005	3,500
Subscriptions and licences	1,053		1,053	2,187
	30,110	0	30,110	30,860
7 CLERGY, SERVICES AND PARISH WORK				
Parish share	85,200		85,200	89,736
Director of Music and choir payments	27,837		27,837	20,662
Organ tuning and repairs	2,016		2,016	1,852
Music fees	2,810		2,810	1,300
Assistant Priest costs	40,866		40,866	40,725
Clergy and ecclesiastical expenses	12,517		12,517	12,740
Verger costs	1,233		1,233	2,945
Outreach and local projects	7,310		7,310	4,899
Books, media and miscellaneous	3,923		3,923	4,128
	183,712	0	183,712	178,987
8 OCCUPANCY COSTS				
Vicar and Assistant Priest flats	8,543		8,543	6,915
Church utilities	7,650		7,650	6,984
One-off premises costs	43,166		43,166	0
Repairs and maintenance	4,215	13,199	17,414	15,248
Church roof repair project	11,206		11,206	2,057
Cleaning and servicing	11,465		11,465	11,359
Grounds maintenance	2,411		2,411	3,493
	88,656	13,199	101,855	46,056

One-off premises costs relate to the nave chapel and pew cushions, £31,246 and forecourt re surfacing, £11,920. Restricted repairs and maintenance costs relate to statue repairs for which there was a fund raising appeal, note 3

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Page 27

			2021	2020
			£	£
	Unrestricted	Restricted		
	Funds	Funds	Total	Total
	£	£	£	£
9 SUPPORT AND GOVERNANCE COSTS				
<i>Support:</i>				
Parish Office administration	5,300	0	5,300	5,096
Insurance	9,336	0	9,336	9,430
Bank charges	2,306	0	2,306	1,596
Consultancy and legal fees	5,070	0	5,070	4,680
Organ restoration (consultancy and accomodation)	0	19,887	19,887	7,211
Book keeping and IT support	20,165	0	20,165	16,590
Depreciation of equipment and furnishings	9,726	3,154	12,880	10,714
<i>Governance:</i>				
Accountancy	3,700	0	3,700	3,449
Independent Examination	1,200	0	1,200	1,200
	56,803	23,041	79,844	59,966

10 GRANTS OR DONATIONS PAYABLE

Charitable giving	1,772	0	1,772	1,474
	1,772	0	1,772	1,474

11 SALARIES

The number of employees in the financial year: 0 (2020: 0)

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Page 28

			2021 £	2020 £
12 FIXED ASSET INVESTMENTS	Unrestricted	Restricted		
Movements in the year.	Funds	Funds	Total	Total
	£	£	£	£
<i>Income Funds</i>				
Market value at 1st January 2021	735,854	460,704	1,196,558	1,366,773
Purchases at cost, less disposals at market value.	-172,564	0	-172,564	-247,204
Net losses / gains on annual valuation	80,571	65,906	146,477	76,989
Market value at 31st December 2021	643,861	526,610	<u>1,170,471</u>	<u>1,196,558</u>
<i>Endowment Funds</i>				
Market value at 1st January 2021	0	195,065	195,065	182,514
Purchases at cost, less disposals at market value.	0	0	0	0
Net losses / gains on annual valuation	0	27,903	27,903	12,551
Market value at 31st December 2021	0	222,968	<u>222,968</u>	<u>195,065</u>
TOTAL FUND VALUES AT MARKET VALUE	643,861	749,578	<u>1,393,439</u>	<u>1,391,623</u>
Note:				
Unrealised Gains	Income Funds		146,477	
	Endowment Funds		27,903	
TOTAL per SOFA, p18.			<u>174,380</u>	

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Page 29

13 TANGIBLE FIXED ASSETS

	TOTAL	Long Leasehold Property	Church Fixtures and Furnishings
Cost or original valuation:	£	£	£
At 1 January 2021	910,941	525,000	385,941
Additions	172,145	0	172,145
At 31 December 2021	1,083,086	525,000	558,086
Depreciation:			
At 1 January 2021	55,032	0	55,032
Provided in the year	12,880	0	12,880
At 31 December 2021	67,912	0	67,912
Net book value:			
At 31 December 2021	1,015,174	525,000	490,174
At 31 December 2020	855,909	525,000	330,909

Revaluation of Leasehold Property

The leasehold property is not depreciated as stated in the accounting policy, note 1d page 19.

<u>Address and lease details</u>	<u>Cost</u>	<u>Valuation</u> <u>Date</u>	<u>Valuation</u>	<u>Independent</u> <u>Valuer</u>
	£		£	
Flat 61, Pembroke House Inverness Terrace, W2 6HQ <i>85 years unexpired</i>	240,617	10 Oct 2019	525,000	Plaza Estates Agency Limited SW3 1NU
			£	

Church Fixtures and Furnishings: Additions

Organ restoration works (net of VAT)	156,632
LED Lighting project	15,513
Additions for the Financial Year.	172,145

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Page 30

14 DEBTORS	2021 £	2020 £
Other debtors	2,830	3,290
	2,830	3,290

15 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2021 £	2020 £
Creditors and Accruals	10,867	13,000
	10,867	13,000

16 FUND MOVEMENTS

	Balance 01/01/2021 £	Resources Incoming £	Resources Outgoing £	Gains Losses	Transfers Between Funds £	Balance 31/12/2021 £
GENERAL FUNDS						
Free Reserves	39,954	290,127	-357,297	4,559	56,547	33,890
<i>Designated</i>						
61, Pembroke House	533,153	0	0	0	0	533,153
Restored Organ (2021)	254,825	0	-3,756	0	120,771	371,840
Investments 12	735,854	0	0	80,571	-172,564	643,861
RESTRICTED FUNDS						
Church Renovation.						
Investments and Deposits 12	500,980	42,170	-33,086	65,906	0	575,970
Fixed Assets	46,000	0	-3,154	0	0	42,846
	<u>546,980</u>					<u>618,816</u>
	2,110,766	332,297	-397,293	151,036	4,754	2,201,560

General Funds are the net assets and bank deposits available for immediate use at 31 December 2021, £33,890 (2019, £39,954) and include designated funds held in order to generate income for the church and provide capital for larger projects. The investments are stated at market value, (note 12), at 31 December 2021. They are a permanent fund. The organ restoration project was completed in the financial year and the organ commissioned.

The Church Renovation Fund consists of donations and net assets given for the continuing renovation of St James. The investments in this fund are also held at market value at 31 December 2021, (note 12).

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Page 31

17 RESTRICTED ENDOWMENT FUNDS

	Balance 01/01/2021	Resources Incoming	Resources Outgoing	Gains Losses	Transfers Between Funds	Balance 31/12/2021
	£	£	£		£	£
Ralli Trust	69,069	2,004	0	9,880	-2,004	78,949
Barber Trust	125,996	2,750	0	18,023	-2,750	144,019
	195,065	4,754	0	27,903	-4,754 *	222,968

* The Ralli and Barber Trust endowments allow the income to be spent on the maintenance and upkeep of St James and so the interest is transferred to General Funds.

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS

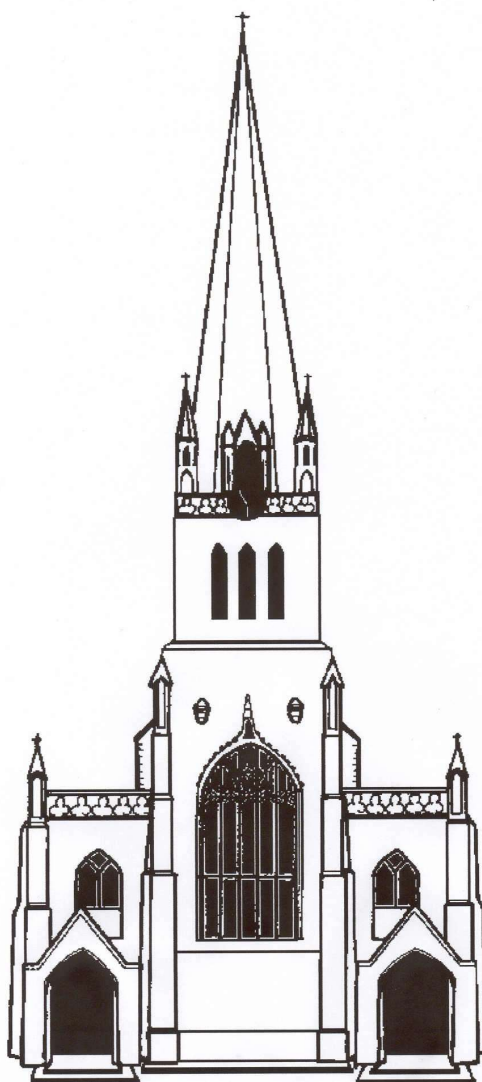
	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL 2021	TOTAL 2020
	£	£	£	£	£
Tangible Fixed Assets	972,328	42,846	0	1,015,174	855,909
Investments	643,861	526,610	222,968	1,393,439	1,391,623
Net current assets / liabilities	15,915	0	0	15,915	58,299
	1,632,104	569,456	222,968	2,424,528	2,305,831

19 TRUSTEES EXPENSES AND RELATED PARTIES.

No material expenses were reimbursed or remuneration paid to any member of the PCC, or any related party to members of the PCC including any businesses controlled by them during this financial year or the previous one.

Accounts

**ST JAMES'S CHURCH, PADDINGTON
PAROCHIAL CHURCH COUNCIL**



ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2020

CONTENTS

	Page
Agenda for 2021 Meetings and Minutes of 2020	1-4
Officers and advisers	5
Annual report	6-12
Churchwardens' Fabric Report	13
Safeguarding Statement	14
Electoral Roll Officer's Report	14
Deanery Synod Report	15
Independent Examiner's report	16
Statement of financial activities	17
Balance sheet	18
Notes to the accounts	19-30

ANNUAL MEETINGS

2021

AGENDA – 16th May 2021

Annual Meeting of Parishioners

1. Apologies for absence
2. Minutes of the 2020 meeting (see page 2)
3. Election of the Churchwardens

Annual Parochial Church Meeting

1. Apologies for absence
2. Minutes of the 2020 meeting (see page 2)
3. Matters arising
4. Declaration of 'Any Other Business'
5. Election of PCC Representatives
6. Annual Report of the Vicar
7. Results of PCC Election (if applicable)
8. Churchwardens' Report on the Fabric of the church
9. Finance:
 - i. The APCM will be invited to receive the PCC's examined accounts
 - ii. Any questions on the 2020 accounts
 - iii. The APCM will resolve to appoint an Independent Examiner for the 2021 Accounts
10. Electoral Roll Officer's Report
11. Deanery Synod Report
12. Any other business – declared under item 4

MINUTES

Minutes of the Annual Meeting of Parishioners held on Sunday, 13 September 2020

1. **Apologies for absence** were received from Anna Bromley, Liz Whitmore and Auriol Blandy. Auriol had expressed her very deep regret at having to miss the meeting because of Covid restrictions set by her Nursing Home
2. **The Minutes of the 2019 meeting** were approved and signed.
3. **Election of Churchwardens:** Mary Lambert reported that Cason Moore had decided not to stand again because of pressures of work and family commitments, and Tuukka Puolakka had returned to Finland. Lorna Harrison and Sir David Madel had been nominated, proposed and seconded for election as Churchwardens in place of Cason Moore and Tuukka Puolakka. In the absence of any other nominations, the above were duly elected by the meeting. It was noted that these are annual elections.
Fr. Paul expressed his sincere thanks and appreciation to Cason and to Tuukka ('our man in Helsinki') for their support and help since April 2019.

Minutes of the Annual Parochial Church Meeting held on 13 September 2020

1. **Apologies for absence** were received from Anna Bromley, Liz Whitmore and Auriol Blandy.
2. **The Minutes of the last meeting held on 28 April 2019** were approved and signed.

Fr. Paul then expressed his sincere thanks to Mary Lambert for the work she does for the PCC and for the preparations involved with the APCM. This was followed by applause.
3. **Matters arising from the Minutes:** There were none
4. **Any other Business:** Mary Lambert reported that the Appointment of Sidespeople is now done by the PCC and not at the APCM (a change from the Diocese)
5. **Election of PCC representatives:** As PCC Secretary, Mary Lambert reported that there are four vacancies on the PCC, three for a three-year term and one for a one year term.

Mary Lambert, Robert Lloyd and Martin Tinsley had been nominated, proposed and seconded and were standing for re-election for a further three year term. Daveska Rekawa had been nominated, proposed and seconded and was standing for election for the one year term.

In the absence of no other nominations, Mary Lambert, Robert Lloyd and Martin Tinsley were elected to the three year term, and Daveska Rekawa was elected for the one year term.

Fr. Paul expressed sincere thanks to Lola Olantunji for her time on the Deanery Synod and as ex officio member of the PCC, and deepest thanks to Auriol Blandy who was not being re-co-opted as a member of the PCC of which she had been a member for a great many years. She had given a lot of time to attendance at meetings, which was much appreciated.

- 6. Election of Deanery Synod Representatives:** Mary Lambert reported that Deanery Synod representatives are due this year for election for a three year term. Because of the size of the Electoral Roll St James's is entitled to elect three representatives. At this time, two people are standing for election. A third person could be elected next year for a two year term to fill the vacancy.

Andrew Crawford had been nominated, proposed and seconded for re-election, and Anna Bromley had been nominated, proposed and seconded for election.

In the absence of any other nominations, Andrew Crawford and Anna Bromley were elected to serve as our representatives for three years on the Deanery Synod.

- 7. Annual Report of the Vicar:** Fr. Paul drew attention to the Vicar's Report on pages 9-10. He expressed his gratitude to Fr. Owen for his help with compiling the Report and assistance with the pictures. He drew attention to some of the highlights of the year which had been illustrated.

- 8. Results of PCC Election:** This was not applicable as there had been no election.

- 9. Churchwarden's Report on the Fabric of the Church:** This was noted on pages 13/14.

Andrew Crawford pointed out that halfway down the paragraph on 'The Organ restoration' the initials for our organ builders should be F.H. (Browne & Sons) and not H.R. This was corrected.

10. Finance:

- a) The examined PCC's Examined Accounts were received by the meeting.**

- b) Questions on the Accounts:** Fr. Paul had hoped to show the video which, because of Covid, the PCC had received from Sarah Smith with the draft Accounts; this gives a detailed explanation of the figures. Unfortunately, only half of the video was available and the section on the figures was not part of Sarah's introduction.

Fr. Paul, therefore, drew attention to the main points which were noted: On page 18 our total Income in 2019 was £382,902 (compared to £401,973 in 2018). Expenditure in 2019 was £333,196 (2018 £728,948). Net Income/Expenditure in 2019 was, therefore, £49,706, and the Total Funds carried over in 2019 was £2,213,148. He drew attention to the figures on page 19 and the Notes to the Accounts on pages 20-31, particularly Page 25 and the amount of £41,653 received from Church Hire – which will be severely hit by Covid in 2020; he also explained the income we receive from 'Investment Income: Rents' including Holy Trinity Hall (Note 5).

On page 26 he drew attention to Note 7 and the amount of £37,704 for the Director of Music and choir payments; this amount is helped by George de Voil's careful management, and a donation to the parish for the choir. Also Note 8 'Occupancy Costs' where the sum of £388,748 for the church roof repair project in 2018 was noted. £100,000 had been saved and the rest of the money had come from our investments.

Fr. Paul expressed his appreciation and sincere thanks to Sue Silkstone, our Administrator, who manages our Accounts with friendliness and efficiency. Mary Lambert said she had been asked by Auriol Blandy to congratulate Sue on the excellent publication and presentation of the Annual Report and Accounts.

Robert Lloyd as Co-Treasurer, commented that our Accounts were in a very healthy state in 2019, and that up to June 2020 the financial situation was stable. Since Covid 19 major savings have been made.

Fr. Martin Draper asked what the position is with regard to the lease of 61 Pembroke House. Fr. Paul reported that we have had the flat re-valued and before lockdown the PCC had agreed to put aside money to cover the estimate for the lease extension. Mary Lambert confirmed that the matter is on the Agenda for PCC meetings and we are aware of the situation.

- c) **Acceptance of the Accounts:** Jackie Hetherington proposed that the Accounts be accepted; this was seconded by Andrew Crawford and unanimously agreed by the APCM.
 - d) **Appointment of Independent Examiner:** The appointment of Sarah Smith as Independent Examiner was unanimously agreed. Thanks were expressed to Sarah Smith for the work she does on behalf of the church.
11. **Electoral Roll Officer's Report:** Mary Lambert drew attention to her Report on Page 15. The number on the Roll is 149, an increase of 23 names since April 2019. Mary thanked Fr. Owen for the help he gives in advertising the Roll when necessary.
 12. **Deanery Synod Report:** Fr. Paul drew attention to the Report on page 16 and reported that there had been no meetings since lockdown.
 13. **Any other business:** Fr. Paul thanked Fr. Owen and Fr. Martin for their help and support and said they are a pure delight to work with. They are exceptional parish priests and he is most grateful for their fraternity and friendship. A spontaneous round of applause was given for them.
 14. **The meeting closed with prayer.** Fr. Paul thanked God for all the riches and resources we have been given, and for the gift of one another.

OFFICERS AND ADVISERS

Vicar

The Revd Paul Thomas

Assistant Priest

The Revd Owen Dobson

Church Wardens

Lorna Harrison (*from 13th September 2020*)

Sir David Madel (*from 13th September 2020*)

Parish Administrator

Mrs Sue Silkstone

Principal Address

St James's Parish Office

Sussex Gardens

London

W2 3UD

Bankers

National Westminster Bank plc

P O Box 2795

26 Spring Street

London

W2 1WE

Accountant & Independent Examiner

Sarah A Smith (Mrs) BSc FCCA FCIE

8, Main Street

Cold Overton

Oakham LEICS

LE15 7QA

Solicitors

Winkwood Sherwood

Minerva House

5 Montague Close

London

SE1 9BB

Main Office

The Parish Office

St James's Church

Sussex Gardens

London

W2 3UD

ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2020

THE PAROCHIAL CHURCH COUNCIL

The Parochial Church Council is a Registered Charity No. 1134640 with the Charity Commission. This report for the year ended 31st December 2020 complies with the current statutory requirements.

The Vicar, Assistant Priest (Fr. Owen Dobson), Churchwardens and the lay Deanery Synod representatives are ex officio members of the Parochial Church Council.

The elected members of the Parochial Church Council during the year, with their years of retirement, were:

Mary Lambert (2023) (Secretary)
 Martin Tinsley (2023)
 Robert Lloyd (2023) (Co-Treasurer)

John Moss (2021)
 Loraine Hawkins (2021) (Co-Treasurer)
 Dabeshka Rekawa (2021)

Tosin Ajayi (2022)
 Jacqueline Hetherington (2022)
 Emily Melzer (2022)

The following were co-opted members of the Parochial Church Council during the year:
 George de Voil

Lay Deanery Synod Representatives:
 Andrew Crawford (elected 2020)
 Anna Bromley (elected 2020)

STRUCTURE, GOVERNANCE AND MANAGEMENT

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

APPOINTMENT AND INDUCTION OF PCC MEMBERS

PCC members are elected at the Annual Parochial Church Meeting for a term of three years and at each Annual Parochial Church Meeting three of the Members will retire from office. On retirement PCC members are eligible for re-election. Casual vacancies are filled by elections by the Annual Parochial Church Meeting or by the PCC as appropriate.

New PCC members undergo an induction to brief them on their legal obligations under charity and church law, the content of the constitution, the Council and the decision making processes and the recent performance of the church.

ORGANISATIONAL POLICY

The PCC met four times in 2020. There is one Standing Committee which consists of the Vicar, Fr. Owen Dobson, Churchwardens (ex officio), and at least two elected members of the PCC. The elected members from September 2020 were Mary Lambert, Robert Lloyd and Loraine Hawkins. Other sub-committees are formed as and when required. The Parish Administrator was, from 1 July 2012, appointed to manage the day to day operations of the charity.

OBJECTIVE, ORGANISATION AND ACTIVITIES FOR THE PUBLIC BENEFIT

The objective of the Parochial Church Council is to provide day to day management of the Church, to generate funding necessary for its ongoing ministerial commitments, and to safeguard its assets.

St James's 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 of the Church Centre complex of St James's Paddington; Holy Trinity Hall, Paddington; and 61 Pembroke House, Hallfield Estate.

ACTIVITIES DURING THE YEAR

The Council met four times during the year, including one short meeting for the sole purpose of appointments of officers. The average attendance was 80%. The principal items of business discussed during the year were: ministry to children, addressing safeguarding, increasing church income, outreach and fabric matters.

Major events in the life of the parish during the year are set out in the Vicar's Annual Report.

VICAR'S ANNUAL REPORT

Vicar's Report 2020

'It is indeed right, it is our duty and our joy, at all times and in all places, to give you thanks...' – the opening words of the Eucharistic Prayer. In this most important way we were spiritually fully prepared for the deep disruption to our life that took hold of us in March 2020. At St James's, we know full well what our purpose and our priority is, and shall ever be – the worship of almighty God.

But the long months of bitter exile that kept us from fullest expression of our life were testing ones indeed. For a nation to go through such a trauma as this – the loss of so many of her people in tragedy, our isolation from one another, the acute pressure on households and families, and the constant uncertainty about the future – all without the consolation of our shared life in the sacraments, was wormwood and gall. We were even denied for a time the comfort of even being able to enter our heavenly Father's house. What a hard, hard year 2020 was.

But, in the face of all this sorrow, our life as a Parish Church has continued undeterred and undiminished, and has developed in ways that are innovative and exciting. At the very outset of the pandemic we held fast to the unshakable conviction that nothing, no matter how menacing, can overpower and overthrow the life of God's Holy Church. To paraphrase St Paul, 'no crisis, no virus, nor anything else in all creation shall be able to separate us from the love of God which is in Christ Jesus our Lord.' Our whole approach has been this – the darker the encircling gloom, the brighter we must shine the Christ-light. Every day at St James's throughout this most harrowing year, you have been held tenaciously in prayer by your priests who have moved heaven and earth to ensure that your needs and names have been placed upon the altar day-by-day-by-day. I pray this has brought you, and continues to bring you, solace, hope, and strength.

This tenacity arises not from an opinion or a philosophy, but from a *belief* that the Universal Church's unique role and purpose — at all times, but *especially* during this pandemic—is to draw all people into the saving mystery of Christ's death and resurrection, which mystery she proclaims in the Mass and the liturgical life, offering unceasingly her sacrifice of praise and thanksgiving, her Eucharist, to God. *This* is our duty and our joy.

It was a source of great sorrow that the decision was taken by the Archbishops and Diocesan Bishops to forbid the clergy (under pain of prosecution) from even entering their churches to pray for their people and parishes. Clergy were forbidden from doing what at their ordination they vowed before God to do – to ring the bell and say the prayers. This prohibition took place on Wednesday of Holy Week 2020 and it came as the bitterest blow. For very many clergy – including those of this parish – this calamitous decision was at once uncanonical (i.e. against the law of the Church) and more seriously, morally and spiritually inexcusable. At the moment when the nation needed the Church to be most present and visible, the Church of England disappeared behind closed doors. At the moment when the Church of England could have been renewed in her vocation as the Church to the nation, she chose instead anonymity and exile. This has left a painful wound and lasting sorrow.

But God is good and faithful, and throughout this year we at St James's have been renewed in our common life in Christ by following a different conviction and better judgement. In the most important sense everything continued unchanged, and in another sense we innovated – left, right, and centre! I believe we truly have been the Parish Church of Paddington in the fullest and most life-giving sense possible. We have spent ourselves in this task.

Here are just a few things that stand out from 2020:

Offering public worship

At every point in the year when it was possible, public worship has been offered, reverently and abiding by all the Covid rules. It was suspended from Sunday 29th March until Monday 5th July, and for six weeks in November and early December. It should be noted, some churches did not reopen at all for the rest of the year.

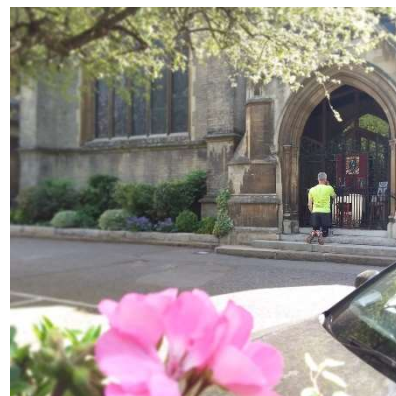


Live-streaming

From the moment public worship was suspended, we began to live-stream on our Facebook page as a way of sharing the continuing life of the Church in as wide a way as possible, using the modest technology we already had (we still simply use a smartphone). This even included the keeping of Holy Week and Easter from clergy studies and living rooms! We have received so many messages expressing what a life-line this has been, both for regular parishioners, but also for a wide diaspora of those who have been parishioners in the past, casual visitors, or strangers who stumbled across us.

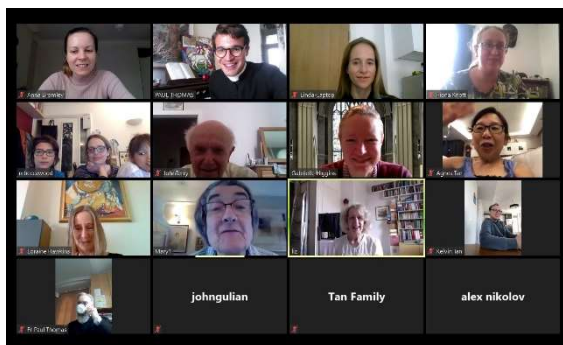
An open Church

Whilst 80% of churches in the Diocese remain closed, St James's has remained resolutely open. The power of our buildings as a sign of the presence of God, a witness to prayer, a safe place of beauty and peace where all may come, and an access point for spiritual, material and pastoral support has been almost entirely overlooked by the Diocesan hierarchy. We see its value first hand every day at St James's. During the period when the Church had to be completely closed, we constructed a shrine in the porch as a focus for prayer. Neighbours got in touch to say how much it meant to them: it was not an uncommon sight to see people kneeling on the Church step to pray.



Confirmation – being strengthened in the Faith

Just in the nick of time before the third lockdown began, the Bishop of Fulham was among us to administer the sacrament of Confirmation on what was a very happy, holy day.



Zoom!

Zoom has proved itself to be a flexible tool that allows communication between participants: in March and April we used it to convene Confirmation classes, which led to further post-Mass study groups, attracting a goodly number. Zoom *E-levenesses* and post-Mass Coffee slots were established, allowing much needed social contact. We have hosted numerous hymn sings, Bible studies, Community Choir meet-ups etc.

Music & Organ

One benefit of the lockdown has been that the Organ Restoration Project has been able to continue apace. Workmen from Manders were on site from July to dismantle the instrument, store what has remained in Church on scaffolding, and remove the rest to the workshop. In the meantime, an electronic instrument has filled the gap. After the easing of the first lockdown, under George's capable care, we were able to have organ and a single singer, going up to two, and, for Christmas services, a full choir. Though hymn singing remained forbidden, the music that we had brought much beauty and colour to the Sacred Liturgy. And Christmas did not pass by without any opportunity to sing: an outdoor 'Carols in the Car Park', accompanied by Brass Quartet, drew in many people from congregation and neighbourhood alike. This is surely something we should do again next Christmas!



Memorial Window

The stained glass window given in memory of the Canadian Ukrainian troops stationed in the Parish during the war was installed by designer and maker Glenn Carter in April 2020, though, alas, the planned dedication and blessing of the window must wait until international travel is possible and distancing is no more.

Ministry to Families

With public worship suspended we sought to do a special live-streamed slot for our children. This has turned into something with quite a following beyond the Parish of Paddington! But the teaching of the Catholic Faith, of serious things communicated with humour and creativity (the wig collection now needs its own cupboard in the Sacristy) has captured the imaginations of very many and turned into a resource for the wider Church, as well as one for our own Church family.

Virtual Sunday School continued after public worship was restored, but, noticing that families were not returning to the 10.30am Mass whilst Sunday School was still not possible, we began a 12noon Family Mass twice a month, the first one happening in October. This has given us a long-looked for opportunity to do child-focused teaching during the Mass. We hope the lasting fruits will be children growing in the Faith and learning the language and customs of the Liturgy.



Conclusion:

2020 has been for us the most exhausting *and* the most invigorating year. Our ministry has opened up to an ever wider circle of people, and we have developed quite a cyber parish of worshippers who participate (as much as that medium allows) in our life. Very many parishes of the catholic tradition now look to us for a lead. One senior priest recently said to me, 'you have become a beacon of catholic life in the Church of England.' For that, and for all his many mercies shown to us, Deo Gratias.

Fr Paul

FINANCIAL RESULTS FOR THE YEAR

The results for the year ended 31st December 2020 are set out in the Statement of Financial Activities on page 17. That statement shows a current year deficit of £4,478, (2019 surplus of £49,706). After adjusting for investment gains of £89,540 and accounting profits on the disposal of investment assets, £7,621 (2019 unrealised gains of £244,162 and revaluation gains of £284,383), the net movement in funds shows a surplus of £92,683 for the year (2019 surplus of £578,251).

The small deficit can be analysed as Unrestricted Funds, deficit £(18,812) and Restricted Funds, surplus £14,334.

Funds available to the PCC have increased from £2,213,148 at the end of 2019 to £2,305,831 at the end of 2020. Of that sum, £1,563,786 is Unrestricted Funds, £546,980 is Restricted Funds and £195,065 is Endowment Funds.

FINANCIAL REVIEW

The PCC is dependent on incoming resources from property, investments and the continued support of its worshippers in donations, in particular via standing orders but also via the envelope system, both making use of the Gift Aid scheme. The life of the church, services and concerts were deeply disrupted by the national lockdowns imposed to control the spread of covid-19 infections. There was a direct impact, therefore on income and the direct expenditure relating to services. Rental income, (increased in 2019) was paid in full by the tenants.

The Unrestricted Fund deficit is attributed to a loss of donations and church hire income due to the church closures. Donations decreased from £106,704 in 2019 to £78,846 and church hire from £41,653 in 2019 to £8,477. Running costs in terms of services, the director of music and choir were also lower, at £23,814 in 2020 compared to £45,404 in 2019. Fixed overheads such as the cost of clergy, their accommodation, parish share and utilities were largely unchanged at £155,173, (2019 £155,925). See note 7, page 25.

The Organ Restoration Project continued with the realisation of Unrestricted Fund investments, £254,825. These investments had a carrying value of £247,204 and therefore produced an accounting profit of £7,621. Invoices to the full value of the investments realised were paid in the year, see note 13, page 28.

The church finances remain in robust good health in spite of an extraordinarily difficult year and thanks are due to the clergy, Sue Silkstone and the PCC for careful stewardship throughout.

INVESTMENT POLICY

The investment portfolio continues to be monitored quarterly and the trustees remain very satisfied with the income return and capital growth, with total performance (after fees and expenses) averaging 10.2% over the year. In summary, the investment advisors felt that the expectations of true economic recovery in 2021 were already being expressed in the financial markets at the year end and so these need to be justified by a strong real recovery. Market volatility will be a threat, especially if there is unexpected adverse pandemic news; fixed income stocks will have minimal yield but good quality equities should flourish and overall positive returns are expected for 2021.

Source: CCLA Investment Report for the quarter to 31 December 2020.

RISK ASSESSMENT

The PCC together with the Churchwardens and the Vicar have implemented controls and procedures to minimise internal and external risks to the church community and buildings. This approach ensures a consistently high standard of stewardship.

The trustees undertook a general review of external financial risks in 2020.

Income and expenditure continues to be closely monitored via budgetary control and reporting.

RESERVES POLICY

The Reserves Policy is stated at note 1h page 21. Free reserves being the general and designated investment funds are £39,954 and £735,854 respectively at year end. Of this £18,023 are net current assets including £12,722 cash deposits. The trustees are able to access invested funds quickly if required.

The trustees are satisfied that the total of unrestricted income funds meets their established reserves policy.

INDEPENDENT EXAMINER

A resolution to re-appoint Sarah Smith (Mrs) BSc. (HONS) FCCA FCIE as Independent Examiner for the 2021 Accounts will be proposed at the APCM.

GREENFIELD TRUST

There is one charity associated with the church, the Greenfield Trust, formerly the Vicar's discretionary fund. This is a separate charity registered with the Charity Commission with registration number 1123568 and thus does not form part of the PCC's accounts. Its trustees are the Vicar and Churchwardens. It supports the welfare of the sick and aged living or working in or connected with the parish and applications for grants are always welcomed.

David Madel & Lorna Harrison

For and on behalf of the Parochial Church Council

20 March 2021

CHURCH WARDENS' FABRIC REPORT 2020

Roof Renovation Project

The final retention (circa £6000) for the roof works will only be settled with the contractor once the outstanding snaggings have been addressed, which is envisaged in 2021, especially as several small leaks were discovered after heavy rain in autumn 2019.

Re-lamping and upgrading of lighting system

Phase 3 of the LED conversion project was completed in 2020, leaving the final Phase 4 (Chancel & Memorial Chapel plus the Nave Altar floor lighting) carried forward to 2021.

The Organ Restoration

The organ restoration project began in August and has continued apace since then. The organ was dismantled and most parts removed to the restorers' workshop for refurbishment/replacement with various parts being returned from time to time to St James's and stored safely. Owing to the Covid pandemic, the organ builders, F H Browne & Sons Ltd, were able to progress much more quickly than anticipated; they expect to return in March 2021 to re-assemble the organ, some 4-6 months ahead of schedule. It was decided that the cost of restoring the silver/gilt decorative pipes was much too high; instead, the lighting experts who have been doing the LED conversion work quoted a much more reasonable amount to illuminate these pipes, which will bring out their beauty and at the same time light up the organ itself.

Continuo Organ

St James's was offered the opportunity to buy, at a very good price (£10,500), a continuo organ that had been built by F H Browne & Sons Ltd for St Mellitus Church. The sale was agreed and delivery is expected early 2021 with payment from the organ restoration fund. This instrument will not only further enhance the worship offered at St James's but generate additional income when it is hired out for concerts. It is anticipated that, over time, the instrument will have paid for itself.

The New Stained Glass Window Project

The installation of this new window was completed in August 2020. Some of the old glass pieces were used to make repairs to a similar window in the toilets. The window will be hallowed in a Service of Blessing later in 2021.

Nave Sanctuary

The Inspecting Architect has undertaken a thorough inspection of the Nave Sanctuary (NS). It has been 17 years since it was installed. The NS is showing its age, as it endures a lot of wear and tear with concerts and general church activities. Quite a lot of the pointing has worn away, some flag stones are loose, and the hatch to what lies underneath is in need of work. Bakers of Danbury provided a quote for this work and a second, more competitive, quote was obtained from Universal Stone, a company recommended by the church architects. It is hoped this necessary work will be carried out in August 2021.

Covid-19

The church had to close in March 2020 due to HM Government's lockdown and restrictions regarding places of worship, and did not re-open its doors to the public until May 2020 for private prayer only. Public worship resumed in June and remained in place until a further lockdown in November 2020 when the church could only be open for private prayer. All stringent measures were put in place throughout the year, under pandemic guidelines from HMG and the Church of England, to ensure St James's remained a Covid-compliant, safe environment for the public.

Other ad-hoc repairs

During the course of the year the following repairs were undertaken on the fabric of the building:

1. A new electric meter was installed in the EYU to replace an old/faulty one.
2. New lock was installed on the Vicarage garden gate
3. New castors were fitted to the Nave Altar
4. Various boiler repairs were carried out and a new contractor appointed to maintain the 4 boiler units and the central heating in the church, EYU and Bright Horizons on a 6-monthly basis
5. A new water heater was installed in the parish office – this is the only source of hot water there

6. The Monstrance & Processional Cross were repaired and cleaned
7. Various bollard repairs were carried out before determining that new innards needed to be replaced together with ancillary equipment to make the system more efficient (40% of costs, including the annual maintenance contract, borne by 6-12 Gloucester Terrace Management Board)
8. Equipment was purchased in order to provide all services, Sunday School and various activities online.

Lorna Harrison & David Madel

Church Wardens

20th March 2021

SAFEGUARDING STATEMENT & REPORT

St James's Church selects and vets everyone with any responsibility related to children, young persons and vulnerable adults within the church, in compliance with the House of Bishops safeguarding policy and practice guidance. All those with such responsibility have undergone DBS checks. All DBS checks and record keeping are up to date. Church Officers have undergone safeguarding training provided by the Diocese of London to ensure they have the knowledge and skills they need to provide care and support to children, young people and vulnerable adults and recognise and respond to abuse in accordance with the House of Bishops safeguarding policy and practice guidance.

The St James's Church's safeguarding policy was re-confirmed by the PCC on 14 October 2020. This policy is posted on noticeboards in the Church and on the St James's website, together with the name of the Safeguarding Officer and contact information in case anyone wishes to raise a safeguarding concern.

Loraine Hawkins was re-appointed as CSO on 14 October. A Notice is displayed in church and in the Parish Office with photographs and contact details for the Safeguarding Officer and the Children's Champion. No incidents of concern were reported by the CSOs or Children's Champion during 2020.

In response to the request of the Bishop of London to all parishes, a "Past Cases Review" was conducted in April by the Vicar and CSO with the help of Sue Silkstone and Mary Lambert. The CSO completed a safeguarding self-audit jointly with Sue Silkstone in May. Both exercises were reported to the Diocese. The CSO completed all required Diocesan safeguarding training by September 2020. This completes all outstanding actions identified in the self-audit.

Loraine Hawkins

19th March 2021

ELECTORAL ROLL REPORT FOR 2020/2021

One of the problems of the Covid lockdowns has been the lack of opportunity to welcome and talk to new people who have been attending St James's on a regular basis over the past few months. I am happy to report, however, that 12 new names have been added to the Electoral Roll since the last revision in September 2020 – only seven months this time as our last Annual Parochial Meeting (APCM) was delayed to September last year.

At that time there were 149 on the list. Sadly an elderly member of the congregation died so her name was taken off the list, which left 148. With the addition of the 12 new names referred to above, we now have 160 on our Electoral Roll.

As the Covid situation improves, we look forward to more social activities and the chance to meet and greet those who have recently joined the community at St James's, and to add more names over the coming year.

Mary Lambert

Electoral Roll Officer

26 April 2021

PADDINGTON DEANERY SYNOD¹ REPORT 2020

The Report covers the period from 1 January to 30th March 2020

The meeting was held on 10th March 2020 at 7.30pm at St Luke's, Fernhead Road. The Revd Adam Atkinson (Area Director of Mission Development) presented the new Diocesan Vision also called the Capital Vision 2030.

Revd Adam Atkinson explained that Bishop of London's vision was for every Londoner to encounter the love of God in Christ.

Amnbitions

Confident disciples – Grow and mature faith.

Compassionate Communities – encourage providers and support exiting where necessary. such as Mental health charities, Housing charities, Children and Mother support charities.

Creative Growth – Address social needs.

Investing in young people – Encourage and provide for people under 25 years.

Mission Enablers

People and diversity strategy

Finance and buildings

Partnership working

Safer Churches

All inspired by prayer.

He asked each parish to develop their plan for achieving the vision based on the guideline provided.

Lola Olatunji

Deanery Synod Lay Representative (until September 2020)

30th March 2021

NB: Due to the Covid pandemic, no further Deanery Synod meetings took place in 2020

¹Background

Paddington Deanery brings together twelve Church of England churches in the Paddington area, from Hyde Park in the south to Kilburn Park in the north. Through its meetings and other activities, the Synod aims to strengthen the links between congregations in order to support church growth and serve the wider community more effectively. The network of Deanery Synods also provides the means by which any Diocese, or the church more widely, can consult, and thereby ascertain the views of the clergy and/or laity at ground level when there are difficult issues to be resolved: a question can be put, debated and separate votes taken among the clergy and laity in each Deanery and the results sent to be aggregated by the question originator(s). Every three years each parish, at its Annual Parochial Church Meeting (APCM), elects its lay representatives to the Deanery Synod, the number being determined by the size of its Electoral Roll. St James's has two lay representatives, David Whiting and Andrew Crawford, who were elected at the 2017 APCM. They are ex-officio members of the Parochial Church Council during their 3-year term of office. All the clergy are ex-officio members. The Area Dean is Fr. Paul Thomas, Vicar of St James's. Synod meetings are open to all, but only the elected representatives may vote. Individual lay members of the local area Synods can have some influence on the wider church since it is they who elect the lay members of the General Synod, the 'governing body' of the CofE, as well as the Diocesan Synod and Area Councils. The Synod is also responsible for appointing a Foundation Governor to each of the eight church schools in the Deanery. Further information about the Deanery may be found at <https://www.london.anglican.org/directory/westminster-paddington-deanery/> with links to all the parish websites.

INDEPENDENT EXAMINER'S REPORT TO THE PCC OF ST JAMES'S CHURCH, PADDINGTON

I report on the accounts of the charity for the year ended 31st December 2020, which are set out on the attached pages.

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since the gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies

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

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

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

Sarah A Smith (Mrs) BSc FCCA FCIE
 8 Main Street
 Cold Overton
 Nr Oakham
 LEICS LE15 7QA
 Date: 1 May 2021

ST JAMES'S CHURCH, PADDINGTON

Page 17

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020

INCOME AND EXPENDITURE		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2020	Total Funds 2019
	Notes	£	£		£	£
INCOMING RESOURCES						
Income and Endowments from:						
Collections Donations and Legacies	3	78,846	11,794	0	90,640	134,275
Charitable Activities: Services and other fees	4	4,802	0	0	4,802	9,223
Other Trading Activities: Rent from church hire	2	8,477	0	0	8,477	41,653
Investment Income						
Rents receivable	5	163,515	0	0	163,515	152,697
Bank and deposit Interest		27,062	12,905	5,464	45,431	45,054
TOTAL INCOME		282,702	24,699	5,464	312,865	382,902
EXPENDITURE ON						
Raising Funds	6	30,860	0	0	30,860	31,020
Charitable Activities						
Clergy, services and parish work	7	178,987	0	0	178,987	201,329
Occupancy costs	8	46,056	0	0	46,056	36,706
Support and governance costs	9	49,601	10,365	0	59,966	62,851
Grants or donations payable	10	1,474	0	0	1,474	1,290
TOTAL EXPENDITURE		306,978	10,365	0	317,343	333,196
NET INCOME / (EXPENDITURE)		-24,276	14,334	5,464	-4,478	49,706
TRANSFERS BETWEEN FUNDS		5,464	0	-5,464	0	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)		-18,812	14,334	0	-4,478	49,706
Unrealised Gains and (losses) on investments	12	47,347	29,642	12,551	89,540	244,162
Realised Gains and (losses) on investments		7,621	0	0	7,621	0
Gains on the Revaluation of Fixed Assets	13	0	0	0	0	284,383
NET MOVEMENT IN FUNDS		36,156	43,976	12,551	92,683	578,251
RECONCILIATION OF FUNDS:						
Total Funds brought forward		1,527,630	503,004	182,514	2,213,148	1,634,897
Total funds carried forward		1,563,786	546,980	195,065	2,305,831	2,213,148

The notes on pages 19 to 30 form part of these accounts.

All activities are continuing. There are no gains or losses other than those recognised through the income and expenditure account.

ST JAMES'S CHURCH, PADDINGTON
BALANCE SHEET AS AT 31 DECEMBER 2020

Page 18

	Note	2020		2019	
		£	£	£	£
FIXED ASSETS					
Tangible assets	13	855,909		627,985	
Investments	12	1,391,623	2,247,532	1,549,287	2,177,272
CURRENT ASSETS					
Debtors and prepayments	14	3,290		14,454	
Cash at bank and in hand		67,648		49,183	
Short term deposits		361		359	
		<u>71,299</u>		<u>63,996</u>	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR					
	15	-13,000		-28,120	
NET CURRENT ASSETS			58,299		35,876
<u>NET ASSETS</u>			<u>2,305,831</u>		<u>2,213,148</u>
FUNDS OF THE CHARITY					
Unrestricted Income Funds:					
General		39,954		58,766	
Designated Investment Fund		735,854	775,808	935,711	994,477
Fixed Asset Funds:					
Designated Fixed Asset Funds		503,595		248,770	
Revaluation Reserve		284,383	787,978	284,383	533,153
Restricted Funds			546,980		503,004
TOTAL INCOME FUNDS	16		2,110,766		2,030,634
RESTRICTED ENDOWMENT FUNDS	17		195,065		182,514
<u>TOTAL FUNDS</u>			<u>2,305,831</u>		<u>2,213,148</u>

Lorna Harrison
Churchwarden
For and on behalf of the Parochial Church Council :
The notes on pages 19 to 30 form part of these accounts.

David Madel
Churchwarden

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020

Page 19

Accounting Policies

1 Basis of Preparation

The financial statements have been prepared in accordance with current Church Accounting Regulations together with the Charities Act 2011, accounting standard FRS102 and the Statement of Recommended Practice "Accounting and Reporting by Charities" 2015.

These financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value and the periodic revaluation of leaseholdings.

The accounts include transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

1a Funds

Restricted capital (endowment) funds are those where the interest may be spent in accordance with the donor's wishes or the Trust Deed, but where the capital may not be spent.

Restricted income funds are those where the capital and interest may be spent in accordance with the donor's wishes or the trust Deed. Donations for a specific purpose are also restricted income funds.

Unrestricted funds are those which are not subject to any restriction as to their use. Such funds are available for application on the general purpose of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted, since the PCC may reverse such decisions at any time prior to expenditure taking place.

1b Incoming Resources

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

Planned giving by bankers order (or regular donations) is recognised only when received.

Income tax recoverable on Gift Aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement; the amount is quantifiable, and its ultimate receipt by the PCC is probable.

Income from church lettings and fee income is recognised when the rental or fee is due.

Dividends and interest are accounted for when receivable.

All other income is recognised gross, and on a receivable basis.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

Page 20

1c Resources Expended

Costs are recognised as soon as a legal obligation can be quantified and the trustees consider that crystallisation of the cost is probable.

Cost of generating funds represents the cost of advertising, and the cost of maintaining properties that currently generate income for the PCC.

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

The Diocesan Common Fund is accounted for when payable. Any amount unpaid at 31 December is provided in the accounts as a liability.

Support costs include all costs incurred or payments made in the furtherance of the PCC's objects. Governance costs include the cost of compliance with constitutional and statutory requirements.

1d Fixed Assets

Consecrated land and buildings.

Consecrated or beneficial property is excluded from the accounts by Section 10(2)(a) of the Charities Act 2011.

Movable church furnishings held by the churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory, which can be inspected (at any reasonable time). For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1st January 2000 have been capitalised and depreciated on a straight line basis in the accounts over their currently anticipated useful economic life.

Other Buildings

Properties are included in the accounts at valuation. The PCC reviews the valuation annually, and any permanent impairment in value is transferred to the SOFA. No depreciation is charged on these buildings as, in the view of the PCC, the estimated useful life is so long that any charge would be immaterial.

61 Pembroke House, Hallfield Estate. The church owns a long lease of this residential flat, granted for a term of 125 years from 1 March 1982, and acquired by the PCC for £240,617 in 2004. It is used as a home for the Assistant Priest and therefore generates no income.

It is accounted for as a long leasehold asset, see note 13.

The PCC have revalued the property in October 2019, in accordance with accounting standards, to £525,000, (2018 £240,617).

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

Page 21

The church owns a long sublease of **Holy Trinity Hall** in the basement of **170 Gloucester Terrace** and the freehold of the whole site subject to a long head lease. Both were acquired at no cost to the parish as a result of the amalgamation of the benefice of Holy Trinity, Bishop's Bridge Road with St James's in the 1960s and are therefore not accounted for. A 20 year sub-under lease of the Hall was granted in 2011 and rent is accounted for in the Statement of Financial Activities, (SOFA).

The church also owns an 81.7% interest in the freehold of the blocks of flats at **6-12 Gloucester Terrace** which include the vicarage, constructed between 1999 and 2003. This also had no known cost to the parish as the flats were constructed on the site of the former vicarage and church hall, and is therefore also not accounted for. Ground rents are accounted for in the SOFA.

Other Assets

Equipment used within the church premises with a purchase price exceeding £1,000 is capitalised. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

Depreciation is provided at the following rates to write off fixed assets over their useful lives. In addition, an annual impairment review is carried out, and where appropriate the carrying value of an asset is reduced to the higher of net realisable value and recoverable value through continued use.

Church furnishings	-Straight line over 20 years
Furniture, fittings and office equipment	-Straight line over 5 years

1e Investments

Investments are valued at market value at 31 December, the figures being provided by the Fund Managers. Movements in the value of investments, and gains or losses realised on disposal are accounted for through the SOFA. Investments are held for the purpose of long term income generation or larger infrequent projects and repairs. However, investments can be realised quickly, usually with 1 weeks notice, if the PCC require additional liquidity.

1f Current Assets

Amounts owing to the PCC in respect of fees, rent or other income are shown as debtors less provision for amounts that may prove irrecoverable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

ST JAMES'S CHURCH, PADDINGTON
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

Page 22

1g Operating Leases

Rentals payable under operating leases are charged to resources expended on a straight line basis over the period of the lease.

1h Reserves Policy

Free reserves are defined as short term investments (see 1e above) and deposit or current bank accounts, under the control of the PCC and which are used both for immediate overhead expenditure and future liabilities.

The PCC may *designate* part of these free reserves, for a specific named purpose or project after the conclusion of which any surpluses are returned to the free reserve as cash or re invested for income generation.

As short term investments are readily liquidated, the PCC has resolved to maintain only a small cash reserve on deposit or current bank accounts up to a maximum of 1 months budgeted expenditure. All other funds should be held as investments.

Free reserves, (including designated investment funds) are held for the following purposes:

- 1) To provide an annual income of interest to be spent on general overheads.
- 2) To provide for potential future liabilities identified through risk analysis.
- 3) To provide funds for specific named projects identified by the PCC.
- 4) To provide generally for repairs to the fabric of the church.

In addition to free reserves, the *Designated Fixed Asset Fund* holds the the leasehold property at 61, Pembroke House and the restored organ (to be completed, 2021).

Together these comprise the **Unrestricted Funds** of the church. See Balance Sheet page 18 and Movement on Funds note 16 page 29.

The **Restricted Income Fund** is not available for general expenditure but represent those donations, and interest thereon, given for the renovation and improvement of St James. The majority of this fund is held as short term investments, generating income for the fund and as such is held as a reserve until required.

There are **2 Endowment Funds** which are held permanently as investments. The trusts of these funds allow the income to be spent on general overheads as determined by the PCC.

1i Going Concern

The church is able to pay its liabilities as they fall due, has no significant contingent liabilities or post balance sheet events that would contradict this view and has sufficient reserves to continue to operate for at least 12 months from the signature date of these accounts.

ST JAMES'S CHURCH, PADDINGTON

Page 23

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020

2 COMPARATIVE INCOME AND EXPENDITURE:

Comparative figures for Unrestricted, Restricted and Endowment funds for the **2019 Financial Year**.

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2019 £
INCOMING RESOURCES				
Income and Endowments from:				
Collections Donations and Legacies	106,704	27,571		134,275
Charitable Activities: Services and other fees	9,223			9,223
Other Trading Activities: Rent from church hire	41,653			41,653
Investment Income				
Rents receivable	152,697			152,697
Bank and deposit Interest	27,219	12,530	5,305	45,054
TOTAL INCOME	337,496	40,101	5,305	382,902
EXPENDITURE ON				
Raising Funds	31,020	0	0	31,020
Charitable Activities				
Clergy, services and parish work	201,329	0	0	201,329
Occupancy costs	36,706	0	0	36,706
Support and governance costs	53,363	9,488	0	62,851
Grants or donations payable	1,290		0	1,290
TOTAL EXPENDITURE	323,708	9,488	0	333,196
NET INCOME / (EXPENDITURE)	13,788	30,613	5,305	49,706
TRANSFERS BETWEEN FUNDS	5,305	0	-5,305	0
NET INCOME/(EXPENDITURE) BEFORE OTHER RECOGNISED GAINS /(LOSSES)	19,093	30,613	0	49,706
Unrealised Gains and (losses) on investments	147,446	67,926	28,790	244,162
Gains on the Revaluation of Fixed Assets	284,383	0	0	284,383
NET MOVEMENT IN FUNDS for 2019	450,922	98,539	28,790	578,251

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

Page 24

3 COLLECTIONS, DONATIONS AND LEGACIES	Unrestricted Funds £	Restricted Funds £	2020 £	2019 £
			Total £	Total £
Stewardship and collections	39,396	0	39,396	54,545
Donations and gifts	18,524	11,794	30,318	13,440
Legacy	0	0	0	20,001
Gift Aid receivable	13,272	0	13,272	10,794
VAT and insurance refunds	0	0	0	29,081
Other income	7,654	0	7,654	6,414
	78,846	11,794	90,640	134,275

The restricted fund donations were for the organ restoration project.

4 CHARITABLE ACTIVITIES

General fees receivable for services	1,487		1,487	5,673
Fees for music provision at services	3,315		3,315	3,550
	4,802	0	4,802	9,223

5 INVESTMENT INCOME : RENTS

Ground rents - 6-12 Gloucester Terrace	12,010		12,010	12,010
Crypt income	66,000		66,000	56,787
Car park income	28,775		28,775	29,725
Holy Trinity Hall	35,000		35,000	35,000
Reimbursed utility expenses	21,730		21,730	19,175
	163,515	0	163,515	152,697

See also note 1 pages 20 and 21

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

Page 25

	Unrestricted Funds	Restricted Funds	2020 £	2019 £
	£	£	£	£
6 COST OF RAISING FUNDS				
<i>Costs of generating donations</i>				
Advertising, printing and web site	3,443		3,443	4,742
<i>Costs related to leases and other activities</i>				
Crypt: utility and insurance costs	21,730		21,730	19,175
Holy Trinity Hall running costs	3,500		3,500	3,500
Subscriptions and licences	2,187		2,187	3,603
	30,860	0	30,860	31,020
7 CLERGY, SERVICES AND PARISH WORK				
Parish share	89,736		89,736	90,000
Director of Music and choir payments	20,662		20,662	37,704
Organ tuning and repairs	1,852		1,852	3,698
Music fees re-chargeable	1,300		1,300	4,002
Assistant Priest costs	40,725		40,725	40,294
Clergy and ecclesiastical expenses	12,740		12,740	12,621
Verger costs	2,945		2,945	5,414
Outreach and local projects	4,899		4,899	6,304
Books, media and miscellaneous	4,128		4,128	1,292
	178,987	0	178,987	201,329
8 OCCUPANCY COSTS				
Vicar and Assistant Priest flats	6,915		6,915	5,828
Church utilities	6,984		6,984	9,540
Repairs and maintenance	15,248		15,248	7,182
Church roof repair project	2,057		2,057	0
Cleaning and servicing	11,359		11,359	10,792
Grounds maintenance	3,493		3,493	3,364
	46,056	0	46,056	36,706

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

Page 26

			2020	2019
			£	£
	Unrestricted	Restricted		
	Funds	Funds	Total	Total
	£	£	£	£
9 SUPPORT AND GOVERNANCE COSTS				
<i>Support:</i>				
Parish Office administration	5,096		5,096	5,246
Insurance	9,430		9,430	8,266
Refreshments	0		0	4,223
Bank charges	1,596		1,596	2,185
Consultancy and legal fees	4,680		4,680	5,654
Organ restoration (consultancy)	0	7,211	7,211	0
Book keeping and IT support	16,590		16,590	23,570
Depreciation of equipment and furnishings	7,560	3,154	10,714	8,298
<i>Governance:</i>				
Accountancy	3,449		3,449	3,500
Independent Examination	1,200		1,200	1,200
Examiners expenses	0		0	709
	49,601	10,365	59,966	62,851

10 GRANTS OR DONATIONS PAYABLE

Charitable giving	1,474	0	1,474	1,290
	1,474	-	1,474	1,290

11 SALARIES

The number of employees in the financial year: 0 (2019: 0)

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

Page 27

			2020 £	2019 £
12 FIXED ASSET INVESTMENTS	Unrestricted	Restricted		
Movements in the year.	Funds	Funds	Total	Total
	£	£	£	£
<i>Income Funds</i>				
Market value at 1st January 2020	935,711	431,062	1,366,773	1,151,401
Purchases at cost, less disposals at market value.	-247,204	0	-247,204	0
Net losses / gains on annual valuation	47,347	29,642	76,989	215,372
Market value at 31st December 2020	735,854	460,704	<u>1,196,558</u>	<u>1,366,773</u>
<i>Endowment Funds</i>				
Market value at 1st January 2020	0	182,514	182,514	153,724
Purchases at cost, less disposals at market value.	0	0	0	0
Net losses / gains on annual valuation	0	12,551	12,551	28,790
Market value at 31st December 2020	0	195,065	<u>195,065</u>	<u>182,514</u>
TOTAL FUND VALUES AT MARKET VALUE	735,854	655,769	<u>1,391,623</u>	<u>1,549,287</u>

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

Page 28

13 TANGIBLE FIXED ASSETS

	TOTAL	Long Leasehold Property	Church Fixtures and Furnishings
Cost or original valuation:	£	£	£
At 1 January 2020	672,644	525,000	147,644
Additions	238,297	0	238,297
At 31 December 2020	910,941	525,000	385,941
Depreciation:			
At 1 January 2020	44,659	0	44,659
Provided in the year	10,373	0	10,373
At 31 December 2020	55,032	0	55,032
Net book value:			
At 31 December 2020	855,909	525,000	330,909
At 31 December 2019	627,985	525,000	102,985

Revaluation of Leasehold Property

The leasehold property is not depreciated as stated in the accounting policy, note 1d page 19.

<u>Address and lease details</u>	<u>Cost</u>	<u>Valuation</u> <u>Date</u>	<u>Valuation</u>	<u>Independent</u> <u>Valuer</u>
	£		£	
Flat 61, Pembroke House Inverness Terrace, W2 6HQ <i>86 years unexpired</i>	240,617	10 Oct 2019	525,000	Plaza Estates Agency Limited SW3 1NU
			£	

Church Fixtures and Furnishings: Additions

Organ restoration works	254,825
Lighting project	23,202
VAT reclaimable	-39,730
Additions for the Financial Year.	238,297

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

Page 29

14 DEBTORS	2020 £	2019 £
Other debtors	3,290	14,454
	3,290	14,454

15 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2020 £	2019 £
Creditors and Accruals	13,000	28,120
	13,000	28,120

16 FUND MOVEMENTS

	Balance 01/01/2020 £	Resources Incoming £	Resources Outgoing £	Gains Losses	Transfers Between Funds £	Balance 31/12/2020 £
GENERAL FUNDS						
Free Reserves	58,766	282,702	-306,978	0	5,464	39,954
DESIGNATED FUNDS						
61, Pembroke House*	533,153	0	0	0	0	533,153
Organ Restoration Project	0	0	0	7,621	247,204	254,825
Investments 12	935,711	0	0	47,347	-247,204	735,854
RESTRICTED FUNDS						
Church Renovation.						
Investments and Deposits	453,850	24,699	-7,211	29,642	0	500,980
Fixed Assets	49,154	0	-3,154	0	0	46,000
	<u>503,004</u>					<u>546,980</u>
	2,030,634	307,401	-317,343	84,610	5,464	2,110,766

General Funds represent net assets and bank deposits available for immediate use at 31 December 2020, £39,954 (2019, £58,766).

Designated Funds include the market value of investments held in order to generate income for the church and provide capital for larger projects, it is a permanent fund. The market value of the investments are stated in note 12. The organ project is stated on the balance sheet at cost £254,825 less VAT refunded £35,862. It is not completed or commissioned at the year end. Depreciation will be charged from completion of the project.

* The Pembroke House fund includes £8,153 on deposit for maintenance bills.

The Church Renovation Fund consists of donations and net assets given for the continuing renovation of St James.

ST JAMES'S CHURCH, PADDINGTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

Page 30

17 RESTRICTED ENDOWMENT FUNDS

	Balance 01/01/2020	Resources Incoming	Resources Outgoing	Gains Losses	Transfers Between Funds	Balance 31/12/2020
	£	£	£		£	£
Ralli Trust	64,624	2,335	0	4,445	-2,335	69,069
Barber Trust	117,890	3,129	0	8,106	-3,129	125,996
	182,514	5,464	0	12,551	-5,464	195,065

The Ralli and Barber Trust endowments allow the income to be spent on the maintenance and upkeep of St James and so the interest is transferred to the Unrestricted Income Fund.

18 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL 2020	TOTAL 2019
	£	£	£	£	£
Tangible Fixed Assets	809,909	46,000	0	855,909	627,985
Investments	735,854	460,704	195,065	1,391,623	1,549,287
Net current assets / liabilities	18,023	40,276	0	58,299	35,876
	1,563,786	546,980	195,065	2,305,831	2,213,148

19 TRUSTEES EXPENSES AND RELATED PARTIES.

No material expenses were reimbursed or remuneration paid to any member of the PCC, or any related party to members of the PCC including any businesses controlled by them during this financial year or the previous one.