



# **Christ Church North Finchley Annual Meeting**

## **Introduction**

“Every good and perfect gift is from above, coming down from the Father of the heavenly lights, who does not change like shifting shadows.” James 1:17

The purpose of this special newsletter is to help us to know what is going on in the Christ Church family, so that we can give thanks to God and pray about the way ahead.

I hope you'll find lots of interest in this. It's extra important right now that we make the effort to tell each other and to find out about what is going on in the whole church family. The normal week by week conversations that we share at church haven't been happening. So this report, and our annual meeting on 23<sup>rd</sup> May, have real importance.

It goes without saying that it's been an unusual year. As I look back and as I read the different snapshots that make up this newsletter, I'm really, deeply thankful that there still is a Christ Church family, and that the Lord has been keeping us through the past year. The context we're living in has changed. Looking ahead is not about trying to go back to normal – it's about asking for the Lord to guide us and help as we seek to know and show Jesus as a whole church family in this changed situation. Many of us will be carrying scars, and there will be some gaps in our church family which we will only spot as we gather again more. But there is also some exciting new growth. God's grace has brought us this far – his grace will lead us on. I hope that as you read this report you will pray with thanks.

Dave Walker

# What has been happening in the last year?

## Church Services – Dave Walker

What has been happening?

- During the last few months our Sunday morning services have been able to continue unbroken, thanks to the online facility which we now have at Christ Church. I am really thankful to the Lord for this and for the people who've worked hard to make it happen. Inevitably much has been lost during this time: functioning as an online congregation and /or meeting under socially distanced conditions have been difficult in various ways, and have made us miss many important things which we are normally able to do together. I've often found myself saying "but what we have is so much better than nothing!"
- As well as just keeping going, we've gained in some important ways: our online services have made it so much easier to connect with and include people who are not able to make it to church. They have also made it much easier for us to share what we do with newcomers, and for people who are curious to try us out. These are benefits that we hope to keep going forwards.
- Physically gathering again after so long is a challenge. Loosening restrictions will hopefully make it much easier for the majority of us to gather physically, rather than majority online as we are at the moment – one of our challenges as a whole church family now is to make that change. Some of us will be desperately keen to come back, others of us less so. It's worth remembering that coming to church is always a sacrificial thing – we give up the comfort of our homes to come together for one another's benefit, so that we can worship together. Doing this again after we've been so used to being at home will need God's grace, prayer and patience.
- Crucial to this will be getting the youth and children's groups running physically again. As I look to the changes over the next couple of months of Sunday services, this seems to me the most pressing priority. The fact that our services will continue to be available online will hopefully help with this, in that it will allow leaders and helpers to catch up with the service more easily.
- Our other services have had some extended breaks. The Thursday morning prayer, after some time as a private prayer time during the height of the pandemic, is now up and running again in its usual form. We are really thankful for this helpful service but also conscious that numbers are low after Lockdown. The evening service has not yet begun again.

### **Church Council – Christine Denny**

During Lockdown, the Church Council continued to have “Zoom” meetings on alternate months.

Most of the items on the Agenda covered the day to day running of the church but there are two significant outcomes to report.

After lengthy discussions and much prayer, it was decided to invest in an audio-visual package which would allow services to be streamed from church and viewed on YouTube and Facebook enabling a wider congregation to watch the services. It was also agreed to employ Kelly Morris on a part time basis until December 2020 to operate the equipment and that Kelly would train volunteers to take over from her. In January 2021, the Government imposed a three-month National Lockdown giving little opportunity to train them so it was decided to extend her contract until December 2021 by which time a group of volunteers should be available on a rota basis.

In February 2021 it was agreed to implement the first phase of the refurbishment of the Church Hall starting with the kitchen, toilets, lobby and the “store cupboard”. Work scheduled to be completed by the end of June.

### **House Groups & Hubs – Dave Walker**

One way that we have seen some real growth during the pandemic is in the ways that we have managed to keep in touch with each other and support and encourage each other, when so many of the usual channels of communication haven’t been functioning. Here is some of what has been happening:

- Housegroups are midweek gatherings where we study the Bible, pray and share our lives – like nuclear families within the broader Christ Church family. Three of our house groups have continued to meet online throughout the pandemic, with one other group meeting physically when restrictions have allowed. I (Dave) have tried to provide Bible study materials based on the Sunday services for most weeks but have often struggled to produce them on time – I’m very grateful for Andrew Demetriou who will be helping with this from now on.
- Hubs began at the start of the first lockdown as a way of helping us to keep in touch with each other and support each other and hopefully to prevent people from becoming isolated from the church family. They consist of contact groups with leaders. These were really important in the first lockdown – I think it’s fair to say that while some have continued well, others have struggled or ceased in the second lockdown.
- Christ Church Whatsapp group: This has been a valuable way of sharing prayer requests and Bible readings and other news and encouragements. It has grown into an important part of our church life, and was especially important when the lockdown

was tightest.

- Weekly Newsletter: I'm thankful to Colin for producing this each week – having started almost a year ago, this now has quite a wide circulation within the church family and is our main way of sharing news.
- Christianity Explored. We held an online course between January and March which had 5 regular members (plus 3 leaders). There were great discussions.

### **Prayer – Ian & Sue Fabray**

Every Monday evening from 7.15- 7.45pm we have prayer on WhatsApp, apart from the third Monday when we meet together on zoom. We share prayer requests on WhatsApp so we can pray in our own homes for each other and the needs of the world. Once a month its lovely to physically see each other on Zoom. We usually begin with a Psalm, and average 10-12 people praying together. It's been encouraging to see one or two new people coming but would be lovely to see more.

### **Youth & Children's Groups - Maggie Thorp**

We are grateful to the Lord for all we have been able to do online with our children and young people. Online engagement was really high at first but after over a year of everything, including school work, being on a screen the number of children and young people responding has lessened. Please pray for them.

In June we will be back in the hall face to face. Hurray! We want to continue to teach and enthuse them as they grow in faith and knowledge of the Lord. But we do not currently have enough volunteers to do this. So, we are wondering who God is prompting to step forward to help!

### **Safeguarding - Maggie Thorp**

We continue to carry out Safeguarding checks on our new staff and volunteers.

### **Missions - John Cooper**

Surprisingly, the pandemic has been an encouragement to our work. We have had the Morts in Nigeria and the Tomlinsons in Lebanon taking part in our services via zoom. This has brought them face to face with a larger section of the church.



### **Finance - Ronnie Mathews & Paul Smith**

This last year has been a very different year for church finances. In general, the finances have held up this last year. However, there is a big **BUT**. We have a surplus but only because we thankfully received two legacies totalling £80,000 **AND** we agreed with the Diocese that we would temporarily reduce our monthly payments to the General Fund by 50%. Without the legacies and the reduction to the Diocese we would have lost about £40,000. Giving to the church has held up reasonably well, with many people moving over to direct payment by standing orders. It is noteworthy that operationally the church still pays out more than it receives in giving (somewhere in the order of £30,00). Usually, the short fall is covered by revenue from other events and from Hall income. Needless to say, this year our costs for the running of the Hall exceeded our Hall income. The money received by way of rent from 622 High Road has to be repaid to the Church Maintenance Fund.

### **Stephens Hall - Will Hawkes**

After an extensive consultation with the church family, at the start of 2020 plans were approved to upgrade aspects of the Hall, with the focus being to renovate the kitchen and toilets in the first phase. The approved budget for the work was £70,000. The project was put on hold during 2020 due to the pandemic, and work finally started in March 2021. Barnet Council agreed to provide £5,000 in funding towards the project.

The usual Hall users were active at the start of 2020 (badminton, dancing, Brownies, Red Cross and of course church groups), however the Hall was closed from March due to the situation. At the end of the first lockdown a rigorous set of covid protocols were put in place and some users were able to return in the autumn.

Maryte Ladygaite was hired as the Hall caretaker in the summer, with a focus of the work being on maintaining high cleaning standards. She worked during the autumn between the lockdowns, however chose to resign from the job as she had moved to South East London and the commute was too far. She will be replaced in 2021.

A standard pricing tariff is in place which ensures transparency for all users, and simplifies the staff workload. This will be adopted in 2021.

### **622 - Paul Smith**

As you are aware the renovation and conversion of 622 High Road into two flats was completed last year. It was signed off by Building Control and received a 'completion certificate'. Both flats were furnished. The flats were advertised privately by me and Val on 'Open Rent' (an online platform that also lists on 'Right Move' etc.). This all involved a lot of paperwork was produced. The flats have been let out to two young couples, with both tenancies starting on 27<sup>th</sup> July 2020. All tenants seem happy, everything seems well and both tenants are paying their rent on time. The rent received is £1,250 per month for the 1 bed first

floor flat and £1,425 per month for the ground floor 2 bed flat. The church therefore receives a total income of £32,100 per annum in rent. Jacy (the Builder) has been back on a couple of occasions to fix very minor issues.

### **Technical Ministry - Kelly Morris**

During the last 12 months we have gone from a church that was in-person only, mainly using hymn books, song sheets and real-life Bibles to a church that is, to coin the buzz word of the day, hybrid!

We are now (and have been for a long time) a church family that is both online and in-person. Through this we are reaching out to our church family as we knew it before the pandemic started, as well as being able to welcome new people to our family who may never have visited us in person. Members of our family who have moved away are now joining in with our services again from wherever they are, and thanks to zoom they have even joined us in our small groups on occasion, or when we have done coffee together on zoom after a service.

This pandemic has taught us that church is so much more than four walls, and however much we may have felt technology was a distraction and something that stopped us from building real relationships previously, it has now become the only way we have been able to connect with each other properly for over a year. I constantly find myself asking where we would be if we didn't have these facilities that we have today?!

Anyone watching the service online or in-person will have spotted that we have made an investment into some equipment to enable us to carry on as a church. The first was for a camera and interface to enable us to carry on live streaming once we moved back into the church building, and shortly after we invested in 4 screens and some control equipment to benefit members of our congregation in the building, eliminating the need for hymn books etc. during a time when sharing items like that was (and still is) quite difficult.

**I thank God for all the support I have received to be able to make these changes, and the generous donations from all of you to be able to pay for them.**

### **English Tuition Classes - Rosemarie Nixon**

ETC has been on zoom since Easter 2020; we are on our 40th session!

All four classes are meeting electronically and some of our ladies, who had to return home for various reasons, now join us from Japan, Taiwan, and other far-flung places.

### **123 Club - Christina Siattis**

During the last year, owing to the circumstances of the Covid-19 pandemic, the 123 club was unable to operate and run as it would have normally done in the two small halls. As an

alternative, the 123 Club team have, at various times, prepared take-home activity packs, relating to the message of Jesus, which we were able to offer to our members. We met our members in the narthex when they came to collect them from the narthex area.

### **Brunch Club - Jodie Willett**

Unfortunately owing to Covid, the Brunch Club could not continue. We've tried our best to keep in touch and remain connected with everyone. Sadly during this time we lost 2 of our regular attendees, Brian and Victor who will both be sadly missed. We thank God for them, their lives and all the times we were able to spend together.

I am also thankful for the wonderful people who are keen to return and see each other again. We will be aiming to start up Brunch Club again in June, and we look forward to seeing everyone again, enjoying each other's company and also using the new kitchen and toilets which have been renovated during this time off.

### **Thinking Green Group - Sarah Walker**

With world environment issues such as the climate crisis and plastic in our oceans and more local issues like the decrease in biodiversity and litter we felt it was important that Christ Church started to think more environmentally. It is also a biblical mandate right back in Genesis that we are to look after the world that God has given us. A Rocha, a Christian environmental charity, has designed a scheme called eco church where your church can put in place measures to get an eco-award (bronze, silver, and gold). Three of us have started to meet to look through the check list and put some of the ideas into action and to pray about this. Some things that are underway are a youth and children's eco afternoon on Sunday 9th May, organising a monthly church litter pick in our local community (litter pickers and hi-vis jackets have been purchased) and a guest speaker coming as soon as we can start hot potato evenings again. If this is something that interests, you please let me know we would love more people to join us.

### **Ministry among Iranian People - Aled Williams**

Being thankful that Iranian people have become a visible part of our Christchurch family. Every Sunday, there will typically be 6-12 Iranians joining the service in person or online. Outside church services, Bible reading, study and prayer takes place via WhatsApp or in person with Aled at present. The Gospel of Mark is used to help with exploring Christianity, baptism preparation as well as reading passages from the Sunday morning services for deeper understanding and discipleship.

### **Administrator's Report - Colin Short**

Starting a new job in a pandemic was a real challenge and I have been thankful for the support and care that I have received. It is taking time for me to get used to the rhythm of things at Christ Church. I am always happy to receive feedback and suggestions.

## **Church Wardens' Report - Graham Turl and Allan Ssesanga**

For much of the past year the building has not been in use due to the COVID-19 pandemic.

Risk assessments were undertaken at various points during 2020 to allow the building to, once again, be accessed.

The first occasion was an Open Day in July which coincided with the end of the first lockdown and for which a comprehensive risk assessment was carried out and the church pews and floor were marked out to enable social distancing to be achieved.

At around that time, there were leaks from the roof in the north-west corner of the nave and the next round of gutter-cleaning was brought forward to ensure no blockages in the valley gutters in that area.

Shortly after this the building was once again used for services until a surge in cases just after Christmas again made this impossible. The same basic risk assessment and arrangements were used again when the building opened again in 2021, however this coincided with an intermittent fault developing with the Church Boiler. As soon as the boiler engineer came the boiler worked and as soon as he went away again it stopped working. Going forward, there is a possibility that the spark plugs in the main burner may need replacing, if the problem is to be fully solved. There is also the possibility that we might need to consider replacing the boiler as there are various issues that might all need to be addressed:

- The need to ensure that the building is always warm in winter
- The fact that the boiler room is still liable to flooding when we have heavy rain if the sump pump (that keeps the rainwater drains flowing) fails as it did once last year.
- The potential implications of the current zero carbon drive, in this country and around the world, which could mean that we need to switch to a fuel other than gas to heat our church.

## What you can pray for in the coming year.

### Church Services – Dave Walker

- That we might gather again physically as continue to reach people with our online services while moving towards a majority online gathering.
- The ongoing faithfulness of those involved in leading, preaching, praying etc. so that our services might be pleasing to the Lord, filled with his word and fruitful in our lives.
- That we might soon be able to sing, eat and share the Lord's Supper together much more freely, and that we might do these things wisely and well.
- For the restart of onsite youth and children's ministry.
- For growth in our Thursday service.

### Church Council – Christine Denny

For wisdom and guidance in all the deliberations of the new PCC.

### House Groups & Hubs – Dave Walker

- That God will sustain and grow his people through these different things.
- Grace and strength for those who lead and contribute to house groups, hubs, WhatsApp, newsletters etc.
- Wisdom regarding the future of hubs and the network of pastoral care at Christ Church.

### Prayer – Ian & Sue Fabray

Prayer is an important part of the Christian life, let's encourage one another to pray.

### Youth & Children's Groups - Maggie Thorp

Each group needs two leaders and two assistants to work well. This means two people are on duty each Sunday in each group and we are, therefore, on duty once or twice a month. This is where the gaps are:

<u>Gateway 4-7 yrs. old</u>	<u>Explorers 7-10 yrs. old</u>	<u>Pathfinder 11-14 yrs. old</u>	<u>Revive 15-17 yrs. old</u>
Leader 1. Maggie Leader 2. <b>Vacancy</b>	Leader 1. Kathryn Leader 2. <b>Vacancy</b>	Leader 1. Jodie Leader 2. <b>Vacancy</b>	Leader 1. Sarah Leader 2. Allan <b>[Vacancy Oct]</b>
Assistant 1. Juno Assistant 2. <b>Vacancy</b>	Assistant 1. Kelly Assistant 2. Faustina	Assistant 1. <b>Vacancy</b> Assistant 2. <b>Vacancy</b>	Assistant 1. <b>Vacancy</b> Assistant 2. <b>Vacancy</b>

Please, please pray. Ask "Is it me Lord?" then message Maggie, Sarah or Jodie for a full job specification and a chat if you think God wants you to fill one of the vacancies above.

**Safeguarding - Maggie Thorp**

That we may put the safety of our children and vulnerable members in the forefront of our prayers.

**Missions - John Cooper**

Bambo has taken over being the contact person for the Morts but alas Astrid is no longer the contact with the Colombo Bible College. We desperately need someone to take over this work.

**Finance - Ronnie Mathews & Paul Smith**

- Please pray for the renovations in the Hall and that this will increase the use and rental received from the Hall.
- Please also pray that giving to the church and the missionaries we support will continue and even increase and that all who can, will 'gift aid' which is a very efficient way of increasing funds without any costs to those giving. Pray that our income will improve so that we can go back to paying the Diocesan General Fund 100% of our normal contribution.
- Pray for funds to implement plans to redevelop the front of the Church.

**Stephens Hall - Will Hawkes**

Pray that the Hall can once again be a wonderful spiritual home, full of the noise of children encountering Jesus and the church family enjoying eating together again; pray that our users come back happily as the Lockdowns unwind and the work is finished; pray that we have a great team working together to run the Hall well.

**622 - Paul Smith**

The tenants of the one bed first floor flat want to move and buy their own house. Val and I have re-advertised on 'Open Rent' and are responding to enquiries. Once a potential tenant (single or couple) have been found we will have to do reference checks and produce new tenancy documentation. Hopefully, we will have found someone before the church AGM. Please pray for the present and new tenants - that 622 will be a blessing in their life. Also pray that we will find the right tenants and that all will continue to go well with 622 it's fabric and continued use.

**Technical Ministry - Kelly Morris**

The biggest need right now is for volunteers to learn how to use our sound and video equipment and who will commit to serving in one of these areas on one Sunday a month. It's an opportunity to engage with our church in a new and fun way and look how we can use what we have to enhance what we are doing even more. And it really is a lot easier than it looks!

Also, that we can use what we have in way of equipment and opportunity to keep spreading the Good News and reaching people in a new and right way.

### **English Tuition Classes - Rosemarie Nixon**

- That we may be able to maintain our full quota of enthusiastic teachers.
- When we return to face-to-face teaching, that we may still be able to involve alumni through better internet connections in the hall.
- When we return to face-to-face teaching, that we will be able to re-establish a crèche.

### **123 Club - Christina Siattis**

The 123 Club is hoping for a safe return for all of our members when we restart the group again in September.

### **Brunch Club - Jodie Willett**

We pray for safety, for good returning numbers and that the brunch club will continue to be a place where God's word is heard regularly.

### **Think Green Group - Sarah Walker**

Please pray for this new group that we can honour the Lord as we seek to look after our local area.

Good up take for the litter picks and good conversations with our community whilst we are doing them.

### **Ministry among Iranian People - Aled Williams**

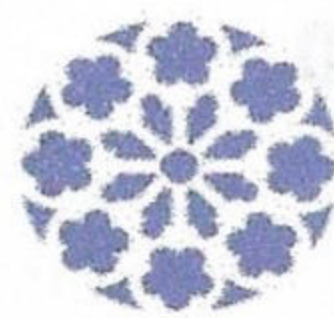
#### **Pray for:**

- Discernment and loving patience when dealing with cultural and language differences, psychological distress and requests for baptism that may be intertwined with asylum applications.
- Replicable growth as those being disciplined become disciples of others.
- Iranian members to be further integrated in the life of our Christchurch family.
- More to serve in this ministry. Anyone who wants to get involved is welcome to chat with Dave and Aled.

### **Administrator's Report - Colin Short**

For the induction of the new caretaker as they look after the church community and the regular users. To listen to and respond to those who approach me and that I may communicate in a way that is best for each person.





CHRIST CHURCH  
NORTH FINCHLEY  
to know and show Jesus

# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

Diocese of London

Charity Registration Number: 1134773

Report & Accounts  
31 December 2020

Simply Churches  
Chartered Accountants  
17 Heathville Road  
London N19 3AL



# **THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY**

## **Report and Financial Statements 2020 Contents**

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# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Legal and Administrative Information For the year ended 31 December 2020

<b>Charity Name</b>	THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY.		
<b>Charity No</b>	1134773. The Parish was established in 1864 and is a charity which was formally registered with the Charity Commission on 10 <sup>th</sup> March 2010.		
<b>Principal Address</b>	620 High Road, North Finchley, London N12 0NU .		
<b>Governing Document</b>	Parochial Church Council (Powers) Measure 1956 as amended and The Church Representation Rules (Contained in Schedule 3 to the Synodical Government Measure 1969 as amended).		
<b>Objective</b>	To Know and Show Jesus, within its local community and as part of the extended mission of the Church.		
<b>Members of the PCC</b>	The Members of the PCC who served during the year or who were serving at the date of this report were:		
	Clergy	David Walker	(Vicar)
	Churchwardens	Graham Turl Allan Ssesanga	(re-elected October 2020) (re-elected October 2020)
	Elected Lay Representatives	Christine Cooper Michael Osei William Hawkes Paul Smith Margaret Thorp Ronald Mathews	(re-elected October 2020) (re-elected October 2020) (re-elected October 2020) (re-elected October 2020) (re-elected October 2020) (re-elected October 2020)
	Lay Representatives to the Deanery Synod	John Cooper	(re-elected October 2020)
<b>Key Management Personnel</b>	Those in charge of directing, controlling, running and operating the Church on a day-to-day basis are the members of the PCC and the Church Administrator.		
<b>Bankers</b>	Charities Aid Foundation Bank 25 Kings Hill Avenue, Kings Hill Malling, Kent ME19 4JQ		
<b>Independent Examiner</b>	John Helm ACA Simply Churches 17 Heathville Road London N19 3AL		
<b>Quinquennial Inspector</b>	Louise Goodison RIBA Cazenove Architects 32-32 Clarence Mews London E5 8HL		



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Report of the Parochial Church Council For the year ended 31 December 2020

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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY ("PCC") submits its report and the financial statements of the PCC for the year ended 31 December 2020. The Financial Statements have been prepared in the format prescribed by the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP2015 (FRS102)) and the Financial Reporting Standard 102. The legal and administrative information set out earlier in this document forms part of this report. The PCC considers that these Financial Statements provide a True and Fair view of the Financial Position of the PCC in accordance with governing legislation and the Church Accounting Regulations 2006, governing the individual accounts of PCCs.

The PCC co-operates with the incumbent in promoting the whole mission of the Church within its Parish and beyond. It also has responsibility for the non-stipendiary staff and the maintenance of the Church building, Stephens Memorial Hall, the Vicarage and the property at 622 High Road.

### 1. Structure, Governance & Management

#### 1.1 Trustees

The PCC is a body corporate with perpetual succession. The PCC meets bi-monthly during the year and operates through a number of working groups which meet in addition to the full meetings of the PCC. The PCC discusses a full range of matters relating to finance, fabric, general administration and responsibility for keeping of the Electoral Roll. Members of the PCC are either *ex officio* or elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules. The incumbent PCC at the date of this report has held office since the last Annual Parochial Church Meeting in October 2020.

#### 1.2 Church Attendance

The electoral roll is completely reviewed and revised once every six years but is updated every year in between. It currently stands at 106.

#### 1.4 Risk Management

The PCC's primary concern and aspiration is the furtherance of the Gospel to the glory of God, both in the local community and in the wider world, in keeping with its ethos which is "to know and show Jesus". Whilst the PCC trusts wholly in the Lord to work out his good will to this end, it also recognises the responsibility that the Church bears for the Individual Members and to the Membership as a corporate body, in terms of the identification and management of risks that may be faced in the pursuit of its goals. The PCC has therefore assessed the risks it faces and has put into place proper policies and procedures that it considers are necessary to mitigate these risks.

Christ Church North Finchley has a number of measures in place to mitigate risk. These include a Safeguarding Policy that is structured in accordance with the guidelines set out by the Church of England, a Health and Safety policy that recognises its Duty of Care to all people entering the premises and a Finance Policy that recognises the Fiduciary Duty that it has for the proper maintenance and care of the Church Finances. These and other Policies that direct the functioning of the PCC are underwritten by a sensitive yet robust pastoral structure at the centre of which is the care of the individual, which is its ultimate goal.

### 2. Activities, Strategies & Public Benefit

The PCC has given due regard to the Charity Commissions' guidance on public benefit. To this end the PCC organises the following activities in order to enable ordinary people to live out their faith as part of our parish community:

- Providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its members and for anyone who wishes to benefit from what the Church offers; and
- Promoting Christian values, and service by members of the Church in and to their communities, to the benefit of individuals and society as a whole.



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Report of the Parochial Church Council For the year ended 31 December 2020

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### 3. Achievements and Performance

The Year 2020, whilst being a challenging year due to the difficulties posed by the Covid-19 Pandemic, has nevertheless been a year of significant achievement. The Church has adapted to the needs of the prevailing situation and has continued to function successfully in ministering to the pastoral needs of the Congregation. It has been heart-warming to witness the love and concern that has been in abundant supply throughout and for the reaching out to members of the congregation affected by the pandemic. The use of Social Media has been made to good effect and Live Service Broadcasts have continued throughout the Lockdown. Kelly Morris was installed as Technological Facilitator and has played a key role in enabling this to succeed.

Among the key achievements of the year is the completion of the renovation of the flats at 622 High Road. The project took longer than was initially anticipated, however the work has been completed to an excellent standard by Jacy Rodriguez and has justified the delay in completion. The Flats have been let and it is anticipated that the income derived from their letting will recoup the costs of the Redevelopment in approximately 5 years.

The Live Streaming of the Church Service has been another key success in helping the Church provide for the pastoral needs of the Congregation through the year. This was facilitated by the installation of Video and Sound equipment which will provide continued service with helping members of the Congregation to participate in the live Service if they are unable to attend in person.

Income derived from the letting of Stephens Memorial Hall was depressed over the year due to the Lockdowns made necessary for the control of the spread of Covid-19. However, it is anticipated that this will recover post pandemic as the core lettings will continue when restrictions are eased. Planned redevelopment of the Hall was put on hold due to the pandemic, but is expected to proceed in 2021. The proposed work is expected to enhance the appeal of the Hall and drive income in future years.

There has been a change in the role of Church Administrator, with Marzena Adegbola vacating the post, as a result of a house move which made travel to work unviable. Colin Short has taken over the role of Church Administrator and commenced his employment in September 2020. Maryte Ladygaite commenced in the role of Hall Caretaker, but left at the end of the year. The post is currently vacant and will be filled when the Hall is back in use after Lockdown restrictions are eased.

Further in-depth analyses of the Income and Expenditure for the year and of the financial position of the PCC at 31<sup>st</sup> December 2020 are provided in the following pages of these Financial Statements.

### 4. Going Concern

The Covid-19 pandemic has posed some significant challenges to the finances of the Church. However, the PCC is confident that these are short term challenges and do not pose any significant risk to the Church as a Going Concern.

The reduction of the Hall income has been significant as the Lockdown measures took effect, however the contracts for the Core Lettings remain in place and uptake of Hall use will commence when Lockdown restrictions are eased.

Congregational giving which is the main source of income for the Church and been somewhat depressed, but the effect is marginal. It is thought that this is a result of the impact that the pandemic has had on Individual income. The mode of giving has changed over the year, and with restricted access to Church Services more members of the Congregation have moved to making direct payments to the Church Bank Account, either by Standing Order or one-off payments, where they gave via the Open Plate in previous years.

As part of its Financial Risk Management Strategy the Finance Committee of the PCC undertook a Cash Flow review for the period to the end of December 2021. Taking into consideration the worst-case scenario, it was considered prudent to take action in 2020 to mitigate any cash flow risks in 2021. As part of this review, the PCC has negotiated a reduction by



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Report of the Parochial Church Council For the year ended 31 December 2020

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50% of its contribution to the Common Fund, with a view to stabilising cash flow. This will be reviewed periodically and uplifts in payments will be made where possible until contributions can be restored to pre-pandemic levels.

The PCC considers that there are no significant risks posed to the Church as Going Concern and that it is therefore appropriate that the Financial Statements for 2020 should be prepared on a Going Concern basis.

### 5. Financial Review

The PCC's has three main sources of Funding which are Income derived from the Freewill offerings of Members of the Congregation, the income derived from the Letting of Stephens Memorial Hall and the Income derived from the Letting of the flats at 622 High Road.

#### 5.1 Financial Activity and Financial Position

The Statement of Financial Activities and Balance Sheet can be found on pages 9 and 10 respectively. The Church has a net surplus of £58,910 in the year to December 2020. This is in comparison to a marginal deficit of £1092 in the year to December 2019. Income received in the period amounted to £215,485 (£163,919 in 2019) and Expenditure amounted to £156,576 (£165,010 in 2019). This includes income received from the Hall and Clubs. The receipt of legacies amounting to £80,000, included within the Income has enabled the Church to achieve a surplus in the year, although it is worth noting that without these the deficit reported in the current year would have been significant.

##### 5.1.1 Income

The Church received income of £157,841 (£82,129 in 2019), through voluntary giving towards its general activities in the advancement of the Gospel. This included Legacies of £80,000 and was significantly higher than in the previous year. Voluntary Giving for specific pastoral purposes amounted to £2,268 (£7,086 in 2019). Voluntary Giving towards the maintenance of the Church mounted to £6,043 (£5,745 in 2019). The total amount received through Voluntary Giving amounted to £163,884. (This compares with £87,874 in 2019).

Tax recovered from Gift Aided receipts recognised in the period amounted to £17,723 (£20,181 in 2019). Actual receipts in the year amounted to £20,667 and this included £16,150 relating to 2019. A further provision of £13,208 has been made for amounts recoverable for 2020, yielding the amount reflected in the financial statements for 2020.

Income from the Hall and Clubs and ancillary church activities amounted to £20,503 (£54,963 in 2019). The significant reduction is due to the Hall being unavailable for use during the National Lock Down periods made necessary for the control of the Covid-19 pandemic.

The Flats at 622 High Road have been re-let consequent to their refurbishment and yielded an income of £13,375 in the period (£902 in 2019). The Flats were not let in the previous financial period.

##### 5.1.2 Revenue Expenditure

The Church contributed £63,000 (£70,000 in 2019) towards the Church of England Common Fund. This is the most significant item of expenditure and represents 39% of the total outlay in the year.

The total Employment costs paid by the year amounted to £22,705. This was made up of Gross Salaries of £22,388 and workplace pension costs of £367 (In 2019 Gross Salaries amounted to £19,844 and Pensions costs amounted to £354). No liability to Employers National Insurance was incurred as these costs fell within the Employers Allowance for the period.

Employment Costs are Allocated between the Church and Stephens Memorial Hall. The Cost allocated to the Church in the period was £10,867 and the cost allocated to the Hall amounted to £11,838.



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Report of the Parochial Church Council For the year ended 31 December 2020

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Total costs of £6,559 (£3,974 in 2019) was spent on maintaining the fabric for the Church. This included £4,533 of Depreciation charged in the year for the Video and Sound equipment that was installed in the year to live stream the Sunday Services when the Church building has not been accessible during the Covid-19 pandemic. A further £20,019 (£14,779 in 2019) was spent on Utilities and Insurance.

Costs incurred in the Operation and Maintenance of Stephens Memorial Hall were £24,034 (£34,362 in 2019) and £2,459 for the operation of the Clubs (£4615 in 2019). Maintenance Costs of £3,897 were incurred with regard to 622 High Road, that did not form part of the costs incurred in the Re-development Costs. (£4,920 in 2019)

### 5.1.3 Missionary Giving

The Church has a policy of allocating 10% of its Unrestricted Income (Excluding Exceptional items) towards supporting the advancement of the Gospel through the work of our Mission Partners both in the United Kingdom and abroad. The amounts allocated for this purpose was £9,500 (£9,500 in 2019). This will be paid to our Mission Partners shortly. An amount of £9,503 was paid out in the year, however this related to prior years.

### 5.1.3 Capital Expenditure

Work on the redevelopment of 622 High Road was completed in the year. The total cost of the refurbishment amounted to £165,801. These costs have been capitalised and serve to enhance the value of the property. The Flats have a combined rental value of £32,100 per annum based on existing tenancy agreements.

A further sum of £13,600 was spent in the installation of Video and Sound equipment to facilitate the live streaming of the Church services.

## 5.2 Fund Balances at the Year End

The Funds of the Church are divided into three categories:

- General Church Fund: Which is an Unrestricted Fund
- Designated Funds: Hall Funds, and Club Funds which are Unrestricted Funds.
- The Maintenance Fund: Which is a Restricted Fund.

Total Funds at the Year End amount to £2,022,486. The General Funds had a balance of £1,811,398, Designated Funds a balance of £83,904 and the Maintenance Fund a balance of £127,184.

The General Church Fund includes the Fixed Assets, The General Church Bank Account, the Debtors and the Creditors. Taken together with the changes in Debtors and Creditors, the General Church Funds have increased by £68,686. There has been no change in the valuation recorded for Stephens Memorial Hall, but the value of 622 High Road has increased by £68,007 due to the capitalisation of redevelopment costs incurred in 2020. The value of Stephens Memorial Hall is included at £1,513,314 and the value of 622 High Road at £356,147.

The Designated funds show a decrease of £10,322 in the year. This is consequent to the reduced use of Stephens Memorial Hall during the National Lockdowns resulting from the Covid-19 Pandemic.

The Maintenance Fund is held for the maintenance of the Church Building and other ancillary elements forming part of its fabric. The Fund shows an increase of £546 for the year. Expenditure incurred in the redevelopment of 622 High Road is treated as a loan to the General Fund, so the value of the Fund has not been depleted thereby.

The Redevelopment Costs of 622 High Road were met from cash reserves held in the Maintenance Fund as the PCC considered it preferable to use these funds for the redevelopment rather than borrow the funds from third parties. To ensure that the funds are repaid and to provide a mechanism for the repayment, the Redevelopment Costs are shown as a Loan made over to the General Fund, with the provision that this is repaid over a period of approximately 5 years.



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Report of the Parochial Church Council For the year ended 31 December 2020

The PCC further provides an undertaking that they (via the General Fund) will borrow funds at commercial rates using 622 High Road as collateral, and repay any amounts outstanding to the Maintenance Fund in full, should this become necessary for the maintenance of the Church Building, at any time prior to the repayment of the Loan in the manner set out above.

### 6. Reserves Policy

The PCC has as yet no clearly formulated Reserves Policy, however, an analysis of the funds show the following free reserves at the year end.

	Balance at 31 Dec 2020	Balance at 31 Dec 2019
<b>Total Reserves</b>	<b>2,022,486</b>	<b>1,963,576</b>
<b>Less: Restricted Funds</b>	<b>(118,119)</b>	<b>(126,638)</b>
<b>Less: Fixed Assets</b>	<b>(1,878,528)</b>	<b>(1,801,455)</b>
<b>Free Reserves</b>	<b>25,839</b>	<b>35,483</b>

### 7. Plans for Future Periods

The redevelopment of Stephens Memorial Hall was scheduled to commence in the summer of 2020, but planned works were put on hold as a result of the Covid-19 pandemic. These works are now expected to commence in the spring of 2021.

The works will take place in 3 phases. Phase 1 will entail the upgrade of the Kitchen with an expected cost of £30,000 (including VAT). Phase 2 will entail the upgrade of the Toilets, also with an expected cost of £30,000 (including VAT). Phase 3 will include the installation of Secondary Glazing, a Disabled Persons Toilet and other enhancements. Phase 3 has not been fully costed and will proceed subject to the availability of funds.

### 8. Responsibilities of Trustees for the Financial Statements

The PCC is responsible for preparing the report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice. Charity law in England and Wales requires the PCC to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the PCC and of the income and application of income of the charity for that period.

In preparing those financial statements, the PCC is required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles of the Charities SORP
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the activities of the charity will continue.

The PCC is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enables them to ensure that the financial statements comply with the Charities Act 2011, the Charity Accounts and Reports Regulations 2008 and the provisions of the governing document. The PCC is also



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

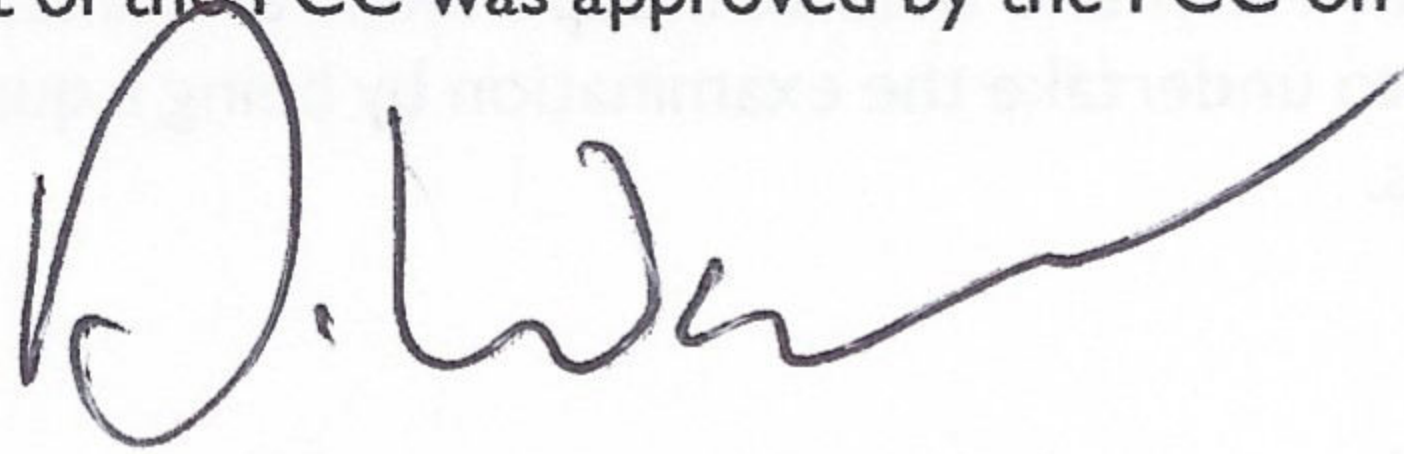
## Report of the Parochial Church Council For the year ended 31 December 2020

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responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The PCC is responsible for the maintenance and integrity of the charity and financial information included in the charity's website.

### 8. Approval

The report of the PCC was approved by the PCC on 20 May 2021 and signed on its behalf by:



**David Walker**  
Vicar



**Ronald Mathews**  
Treasurer



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Report of the Independent Examiner to the Parochial Church Council of The Ecclesiastical Parish of Christ Church North Finchley

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I report on the accounts of the Parochial Church Council of Christ Church North Finchley for the year ended 31 December 2020, which are set out on pages 10 to 21.

### **Respective responsibilities of PCC and examiner**

The PCC are responsible for the preparation of the accounts. The PCC consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed. The charity's gross income exceeds £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

### **Basis of independent examiners' report**

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

### **Independent examiners' statement**

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

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



**John Helm**  
**Chartered Accountant**  
20 May 2021



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Statement of Financial Activities For the year ended 31 December 2020

	Notes	Unrestricted Funds £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>INCOME AND ENDOWMENTS</b>					
Voluntary Income	2(a)	157,841	6,043	163,884	87,874
Gift Aid Recovered	2(b)	16,661	1,063	17,723	20,181
Income from Functional Properties	2(c)	28,004	-	28,004	42,616
Church Activities	2(d)	5,874	-	5,874	13,248
<b>TOTAL INCOME</b>		<b>208,380</b>	<b>7,106</b>	<b>215,485</b>	<b>163,919</b>
<b>EXPENDITURE</b>					
Church Activities	3	150,017	6,559	156,576	165,010
Cost of Generating Funds					
<b>TOTAL EXPENDITURE</b>		<b>150,017</b>	<b>6,559</b>	<b>156,576</b>	<b>165,010</b>
<b>NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS</b>		<b>58,363</b>	<b>547</b>	<b>58,910</b>	<b>(1,092)</b>
<b>NET GAINS ON INVESTMENTS</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET INCOME / (EXPENDITURE)</b>		<b>58,363</b>	<b>547</b>	<b>58,910</b>	<b>(1,092)</b>
<b>TRANSFER BETWEEN FUNDS</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET MOVEMENT IN FUNDS</b>		<b>58,363</b>	<b>547</b>	<b>58,910</b>	<b>(1,092)</b>
Total Funds Brought Forward at 1st January		1,836,939	126,638	1,963,577	1,964,668
Total Funds Carried Forward at 31st December		1,895,302	127,184	2,022,486	1,963,576



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Balance Sheet

For the year ended 31 December 2020

	Notes	Unrestricted Funds 2020 £	Restricted Funds 2020 £	TOTAL 2020 £	TOTAL 2019 £
<b>FIXED ASSETS</b>					
Stephens Memorial Hall		1,513,314	-	1,513,314	1,513,314
Building (622 High Road)		356,147	-	356,147	288,141
Equipment		-	9,066	9,066	-
	5	1,869,462	9,066	1,878,528	1,801,455
<b>CURRENT ASSETS</b>					
Debtors and Prepayments	6	20,636	-	20,636	22,210
Cash at bank and in Hand	8	26,109	118,117	144,226	153,490
		46,745	118,117	164,863	175,700
<b>LIABILITIES</b>					
Creditors - Amounts falling due within one year	7	20,905	-	20,905	13,580
<b>NET CURRENT ASSETS / (LIABILITIES)</b>		25,840	118,117	143,957	162,121
<b>TOTAL NET ASSETS</b>		1,895,302	127,184	2,022,486	1,963,576
<b>PARISH FUNDS</b>					
Restricted Funds	9	-	127,184	127,184	126,638
Unrestricted Funds					
Designated Funds	9	83,904	-	83,904	94,226
General Church Funds	9	1,811,398	-	1,811,398	1,742,712
<b>TOTAL PARISH FUNDS</b>		1,895,302	127,184	2,022,486	1,963,576

The financial statements were approved by the PCC on 20 May 2021 and signed on its behalf by:

David Walker  
Vicar

Ronald Mathews  
Treasurer



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

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### **I. Accounting Policies**

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### **Basis of accounting**

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)) and Financial Reporting Standard 102 (FRS 102)). The financial statements are drawn up on the historical cost basis of accounting except for the Church Building which is excluded and Other Land and Buildings which are included at Market Value

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law.

The PCC meets the definition of a public benefit entity under FRS 102.

#### **Going Concern**

There are no material uncertainties about the charity's ability to continue as a going concern and accordingly the accounts have been drawn up on a going concern basis.

#### **Income recognition**

Voluntary income and donations (including legacies) are accounted for when received. Income from the recovery of tax on gift aided donations is accounted for in the period to which the relevant donation is received.

Income derived from Functional Properties are accounted for when earned. They are shown gross, with the associated costs of generating the income is included in the running costs of the Asset.

Interest on funds held on deposit is included when it is received.

#### **Expenditure recognition**

Expenditure is accrued as soon as a liability is considered probable, and the amount of obligation can be measured reliably. The PCC is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Charitable expenditure includes those costs in fulfilling the PCC's principal objects, as outlined in the Report of the PCC. These include, governance costs and an apportionment of support costs.

- Governance costs comprise all costs involving the public accountability of the PCC and its compliance with regulation and good practice. These costs include costs related to the independent examination and legal fees.
- Support Costs are costs incurred in the running of the Church, Hall and 622 High Road.

The PCC contributes to employee's workplace pensions in accordance with prevailing legislation, where the employee has opted to remain in the workplace pension scheme. The cost in the accounts is the amount of contributions paid and payable during the year.

#### **Taxation**

As a charity, the PCC is exempt from tax on income and gains falling within the provisions of the Corporation Taxes Act 2010 or the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen on the PCC.

#### **Tangible Fixed Assets**

##### *Consecrated Property and Moveable Church Furnishings*

Consecrated land and benefice property such as the church building and vicarage is excluded from the accounts in accordance with s10 of the Charities Act 2011. No value is placed on moveable church furnishings that are held by the vicar and churchwardens on special trust for the PCC and which require a faculty for disposal, since the PCC considers this to be Inalienable property. All expenditure incurred on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is expensed within the Statement of Financial Activities and not Capitalised and Amortised within the accounts.



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### I. Accounting Policies (Continued)

#### *Freehold Land & Buildings*

The freehold land and building, represented by Stephens Memorial Hall and the residential accommodation at 622 High Road NI2 are stated at their current valuations for insurance purposes. Depreciation is not provided as the estimated residual value is considered to be the same or higher than the carrying value of the property in the accounts.

#### *Tangible Fixed Assets for use by the Charity*

The cost of other furniture, fittings and equipment, less any expected residual value, is depreciated on a straight-line basis over the effective useful life of the asset, which has been estimated as 3 years.

#### **Debtors**

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

#### **Cash at bank and in hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

#### **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

#### **Fund accounting**

The funds held by the charity are either:

- Unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the PCC.
- Designated Funds are monies designated for use in the upkeep and maintenance of Stephens Memorial Hall, and for the running of the I23 Club, The English Tuition Club and the Thursday Luncheon Club.
- Restricted funds - these are funds that can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. The Maintenance fund is a restricted fund which solely benefits the maintenance of the Church building.

\* Governance costs comprise all costs involving the public accountability of the PCC and its compliance with regulation and good practice. These costs include costs related to the independent examination and legal fees.

\* Support Costs are costs incurred in the running of the Church, Hall and 622 High Road.

The PCC contributes to employees' workplace pensions in accordance with prevailing legislation, where the employee has opted to remain in the workplace pension scheme. The cost in the accounts is the amount of contributions paid and profits during the year.

As a charity, the PCC is exempt from tax on income and gains falling within the provisions of the Corporation Taxes Act 2010 or the Taxation of Charitable Gifts Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen on the PCC.

**Tangible Fixed Assets**

Consistent property and financial Church fundings

Consistent land and building property such as the church building and vicarage is excluded from the accounts in accordance with s10 of the Charities Act 2011. No value is placed on movable church furnishings that are held by the vicar and churchwardens on special trust for the PCC and which require a faculty for disposal, since the PCC considers this to be inalienable property. All expenditure incurred on conserved or historic buildings and movable church furnishings whether maintenance or improvement is recognised within the Statement of Financial Activities and not Capitalised and Amortised within the accounts.



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### 2. Income and Endowments

	Unrestricted Fund: £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>2(a) Voluntary Income</b>				
Planned Giving	71,949	6,000	77,949	65,667
Collections at Services	3,624	43	3,668	11,621
Legacies Received	80,000	-	80,000	3,500
Amounts Allocated for Specific purposes				
Receipts in Memory of Betty Harrison - Paid to Charity of her choice	-	-	-	183
Donations received for the Children's Summer Camp	-	-	-	498
Contributions towards the Mercy Fund	2,268	-	2,268	1,668
Contributions to Costs of 622 redevelopment	-	-	-	4,300
Contributions to support the studies of Theology Studer	-	-	-	300
Funds raised for Overseas Missions	-	-	-	136
	<u>157,841</u>	<u>6,043</u>	<u>163,884</u>	<u>87,874</u>
<b>2(b) Gift Aid Recovered</b>				
Gift Aid Recovered - Unrestricted	16,661	-	16,661	18,774
Gift Aid Recovered - Restricted	-	1,063	1,063	1,406
	<u>16,661</u>	<u>1,063</u>	<u>17,723</u>	<u>20,181</u>
<b>2(c) Income from Functional Properties</b>				
Income From Stephens Memorial Hall	14,585	-	14,585	41,714
Income from 622 High Road - Rent	13,375	-	13,375	902
Bank Interest Received on Hall Deposit Account	44	-	44	-
	<u>28,004</u>	<u>-</u>	<u>28,004</u>	<u>42,616</u>
<b>2(d) Income from Church Activities</b>				
Sale of Books, Cards and CDs, Concerts and Other	307	-	307	1,002
Fees from Courses, Groups and Events	2,735	-	2,735	4,525
Fees from Weddings and Funerals	1,292	-	1,292	2,249
Income from Clubs				
Income from the English Tuition Club	910	-	910	2,947
Income from The Luncheon Club	126	-	126	565
Income from the I23 Club	504	-	504	1,960
	<u>5,874</u>	<u>-</u>	<u>5,874</u>	<u>13,248</u>
<b>Total Income</b>	<u>208,380</u>	<u>7,106</u>	<u>215,485</u>	<u>163,919</u>



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### 3. Expenditure

Total Expenditure in the Year to December 2020 of £156,576 (£165,010 in 2019) is analysed as follows:

	Unrestricted Fund: £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>3(a) Church Activities</b>				
Ministry and Outreach				
Contribution to the London Diocesan Fund	63,000	-	63,000	70,000
Youth and Children's work	1,981	-	1,981	1,047
Church Social Activities	230	-	230	319
Expenses Reimbursed	1,131	-	1,131	3,377
Theology Students' College Fees	-	-	-	381
Sundry Ministry and Outreach	6,300	-	6,300	1,340
	<u>72,642</u>	<u>-</u>	<u>72,642</u>	<u>76,464</u>

	Unrestricted Fund: £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>3(b) Employment Costs</b>				
Administrator's Remuneration - Church Proportion	10,867	-	10,867	9,577
Employers NIC	-	-	-	-
	<u>10,867</u>	<u>-</u>	<u>10,867</u>	<u>9,577</u>

The total Employment costs paid by the year amounted to £22,705. This was made up of Gross Salaries of £22,388 and workplace pension costs of £367. These costs have historically been allocated equally between the Church and the Hall. Since October 2020 the role of the Administrator has been split between the role of Church Administrator and the role of Hall Caretaker which has been created with the intention that the Hall Caretaker will be responsible for the administration of the Hall. The Church Proportion of the Administrators Remuneration includes 50% of the Administrators cost to September 2020. The rest is included in the Expenditure on Stephens Memorial Hall. The Charity had one employee up to September 2020 and two employees thereafter.

No liability to Employers National Insurance was incurred as these costs fell within the Employers Allowance for the period.

	Unrestricted Fund: £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>3(c) Church Running Expenses</b>				
General Administration Costs	818	-	818	891
Printing and Stationery	1,366	-	1,366	1,410
Statutory Fees	597	-	597	1,126
Supplies	4	-	4	306
Subscriptions	647	-	647	552
Bank charges	135	-	135	150
Sundry Expenses	23	-	23	-
	<u>3,591</u>	<u>0</u>	<u>3,591</u>	<u>4,435</u>



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### 3. Expenditure (continued)

	Unrestricted Funds £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>3(d) Church Repairs and Maintenance</b>				
Church Premises - Cleaning	562	-	562	1,060
Church Premises - Utilities	12,063	-	12,063	5,612
Church Premises - Insurance	6,577	-	6,577	7,275
Church Premises - Maintenance of the Fabric of Building	-	2,026	2,026	3,974
Vicarage -Utilities	818	-	818	833
	<u>20,019</u>	<u>2,026</u>	<u>22,045</u>	<u>18,753</u>

	Unrestricted Funds £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>3(e) Maintenance of Other Functional Properties</b>				
Expenditure on Stephens Memorial Hall	24,034	-	24,034	34,362
Expenditure on 622	3,897	-	3,897	4,920
	<u>27,930</u>	<u>-</u>	<u>27,930</u>	<u>39,282</u>

	Unrestricted Funds £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>3(f) Expenditure on Clubs</b>				
Expenditure on the English Tuition Club	723	-	723	2,172
Expenditure on the Luncheon Club	1,005	-	1,005	505
Expenditure on the 123 Club	730	-	730	1,938
	<u>2,459</u>	<u>-</u>	<u>2,459</u>	<u>4,615</u>

	Unrestricted Funds £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
<b>3(g) Missionary and Charitable Giving</b>				
Open Doors	1,425	-	1,425	1,425
The Church Army Bridge Project	1,425	-	1,425	1,425
CMJ	1,425	-	1,425	1,425
Wycliffe Bible Translators	1,425	-	1,425	1,425
Homeless Action in Barnet (HAB)	950	-	950	950
Bread of Life	1,425	-	1,425	1,425
Colombo Theological Seminary	1,425	-	1,425	1,425
Medical Research Foundation - in Memory of Betty Harrison	-	-	-	183
	<u>9,500</u>	<u>-</u>	<u>9,500</u>	<u>9,683</u>



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### 3. Expenditure (continued)

	Unrestricted Funds	Restricted Funds	TOTAL 2020	TOTAL 2019
	£	£	£	£
<b>3(h) Pastoral Support and Special Appeals</b>				
Mercy Fund Expenditure	2,000	-	2,000	2,200
	2,000	-	2,000	2,200
<b>3(i) Governance Costs</b>				
Examiner's Fee	1,008	-	1,008	-
	1,008	-	1,008	-
<b>3(j) Other Costs</b>				
Depreciation of Church Equipment	-	4,533	4,533	-
	-	4,533	4,533	-
<b>Total Expenditure</b>	<b>150,017</b>	<b>6,559</b>	<b>156,576</b>	<b>165,010</b>

### 4 Analysis of Stephens Memorial Hall Income and Expenditure:

	2020	2019
	£	£
<b>4 Hall Accounts</b>		
<b>Income</b>		
Regular lettings and groups	12,076	35,980
Parties and other casual lets	629	3,344
Donation (incl Contra )	1,880	2,290
Interest	44	101
	<b>14,629</b>	<b>41,714</b>
<b>Expenditure</b>		
Utilities, cleaning, insurance	9,465	18,179
Repairs and maintenance	1,895	5,915
Hall decorations	-	-
Administration & Salaries	11,838	10,268
Hall Expenses paid by Church	-	-
Sundries	835	-
	<b>24,034</b>	<b>34,362</b>
<b>Net income</b>	<b>(9,405)</b>	<b>7,352</b>



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### 5 Tangible Fixed Assets

#### Freehold Land and Buildings:

The Church has control over two Functional Properties, Stephens Memorial Hall and the house at 622 High Road. On advice from the Diocese the Cost of these properties are now included as Fixed Assets on the Balance Sheet on the basis of their Insurance valuation. The value of 622 High Road has been enhanced by Redevelopment Costs incurred to date.

No Depreciation is charged since the value of these properties are generally increasing rather than decreasing.

	622 High Road House £	Stephens Memorial Hall £	Total £
Cost at 1 January 2020	288,141	1,513,314	1,801,455
Redevelopment Cost	68,007	-	68,007
As at 31st December 2020	356,147	1,513,314	1,869,462
Depreciation			
As at 1 January 2020	-	-	-
Charge for year	-	-	-
As at 31 December 2020	-	-	-
Net book value at 31 December 2020	356,147	1,513,314	1,869,462
Net book value at 31 December 2019	288,141	1,513,314	1,801,455

#### Equipment

The Cost of Equipment purchased is Included in the Balance Sheet at its Net Book Value. Depreciation is charged on a straight-line basis over the effective useful life of the asset, which has been estimated as 3 years.

	Equipment £	Total £
Net Book Value at 1 January 2020	-	-
Equipment Purchased during the year	13,600	13,600
As at 31st December 2020	13,600	13,600
Depreciation		
As at 1 January 2020	-	-
Charge for year	4,533	4,533
As at 31 December 2020	4,533	4,533
Net book value at 31 December 2021	9,066	9,066



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### 6 Debtors

	2020 Total £	2019 Total £
Accrued income	-	1,024
Prepayments	2,531	2,532
HMRC (tax reclaim)	13,208	16,151
Amounts Due from the Letting of Stephens Memorial Hall	4,897	2,342
Sundry Debtor	-	1,185
	<b>20,636</b>	<b>22,210</b>

### 7 Creditors – Amounts falling due within one year

	2020 Total £	2019 Total £
Rental Deposits for Flats	2,675	-
Amounts due to Suppliers and Unpaid at the Year End	5,403	1,524
Amounts due to Missions Partners	10,412	10,680
Net Salaries, PAYE & Pensions	272	242
Accruals	1,008	-
Sundry Creditor	1,135	1,135
	<b>20,905</b>	<b>13,580</b>

### 8 Cash at Bank and In Hand

	Cash as at 1 Jan 2020 £	Movements Relating to Prior Year £	Receipts In The Year £	Payments in the Year £	Transfers Between Funds £	Cash as at 31 Dec 2020 £
General Church account	27,089	-	199,586	(131,653)	(58,298)	36,724
Maintenance account	22,898	-	5,205	(82,165)	68,298	14,236
Hall Current Account	43,892	-	13,338	(12,701)	(10,000)	34,529
Hall Reserve Account	50,401	-	44	-	-	50,446
English Tuition Club - Bank & Cash	7,685	-	910	(723)	-	7,872
The Luncheon Club - Bank Account	1,079	-	126	(1,005)	-	199
The 123 Club - Bank Account	446	-	504	(730)	-	220
	<b>153,490</b>	<b>-</b>	<b>219,713</b>	<b>(228,977)</b>	<b>-</b>	<b>144,226</b>

The Net cash position of the PCC has decreased by £9,264



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### 9 Analysis of Parish Funds

#### Movements during 2020

	Balance at 1 Jan 2020 £	Income £	Expend. £	Transfers £	Balance at 31 Dec 2020 £
<b>Designated Funds</b>					
Stephens Memorial Hall	85,017	14,629	(24,034)	-	75,612
English Tuition Club	7,685	910	(723)	-	7,872
The Luncheon Club	1,079	126	(1,005)	-	199
The 123 Club	447	504	(730)	-	221
Designated Funds	94,227	16,169	(26,492)	-	83,904
General Church fund	1,742,712	192,210	(123,524)	-	1,811,398
Total for Unrestricted Funds	1,836,939	208,379	(150,016)	-	1,895,302
<b>Restricted Funds</b>					
Maintenance Fund	126,638	7,106	(6,559)	-	127,184
Grand Total	1,963,576	215,485	(156,575)	-	2,022,486

The Restricted fund is presented in a single line analysis, and the brought forward figure is an amalgamation of the Maintenance Fund Bank Account and the Redevelopment Loan as presented in the accounts for 2019.

Descriptions of the funds and their purpose are as follows.

#### Restricted Funds:

**The Maintenance Fund:** The Maintenance Fund is a Restricted Fund that is used for the Maintenance of the Church Building and other ancillary elements forming part of its fabric. The Fund Income is received from Voluntary Giving by members of the congregation.

**Designated Funds:** The Designated Funds comprise the following:

**Hall Unrestricted Funds:** these are held in the Hall Current Account and Income is derived from the use of the Hall. Expenditure on the operation of the Hall is paid from this fund. The fund may also be used for General Charitable Purposes subject to limits imposed by the Hall Deed and the Hall Charity Commission Scheme (1972)

**The Hall Reserve:** the Hall Reserve has been accumulated over time from Surpluses generated from the Hall's activities. The Hall Reserve is held for the purpose of major Maintenance or Redevelopment work of the Hall.

**English Tuition Club:** income is derived from the activities of the Club and Expenses are paid out of Income received. The fund surplus has been accumulated over time from the activities of the Club.



# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

## Notes to the Financial Statements For the year ended 31 December 2020

### 9 Analysis of Parish Funds (continued)

**The Luncheon Club:** income is derived from the activities of the Club and Expenses are paid out of Income received. The fund surplus has been accumulated over time from the activities of the Club.

**The 123 Club:** income is derived from the activities of the Club and Expenses are paid out of Income received. The fund surplus has been accumulated over time from the activities of the Club.

#### Analysis of closing balances at 31 December 2020

	Fixed Assets £	Cash £	Owed between funds £	Creditors £	Debtors £	Total £
<b>Designated Funds</b>						
Stephens Memorial Hall	-	75,612	-	-	-	75,612
English Tuition Club	-	7,872	-	-	-	7,872
The Luncheon Club	-	199	-	-	-	199
The 123 Club	-	221	-	-	-	221
Designated Funds	-	83,904	-	-	-	83,904
General Church fund	1,869,462	(57,795)		(20,905)	20,636	1,811,398
Total for Unrestricted Funds	1,869,462	26,109	-	(20,905)	20,636	1,895,302
<b>Restricted Funds</b>						
Maintenance Fund	9,066	118,117		-	-	127,184
Grand Total	1,878,528	144,226	-	(20,905)	20,636	2,022,486

The Negative cash balance shown against the General Fund arises due to the existence of the Redevelopment Loan. The Current Balance on the Loan is £103,881

### 10. Related Party Transactions

There were no Expenses incurred by PCC members in relation to training, travel, subsistence or communication in the year.

Members of the PCC gave a total of £17,592 (2019: 15,922) in unrestricted offerings and donations during the year.

There were no other related party transactions in the year to December 2020